

**RICHARDSON CITY COUNCIL
MONDAY, JULY 27, 2015
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:00 PM
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, July 27, 2015 in the Richardson Room of the Civic Center, 411 W. Arapaho Road, Richardson, Texas. The Work Session will be followed by a Council Meeting at 7:00 p.m. in the Council Chambers. Council will reconvene the Work Session following the Council Meeting if necessary.

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

WORK SESSION – 6:00 PM, RICHARDSON ROOM

• **CALL TO ORDER**

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

The City Council will have an opportunity to preview items listed on the Council Meeting agenda for action and discuss with City Staff.

B. REVIEW AND DISCUSS PROPOSED CITY CHARTER PROPOSITIONS

C. REVIEW AND DISCUSS THE FUTURE BOND PROGRAM FINAL DEVELOPMENT

D. REVIEW AND DISCUSS MOSQUITO CONTROL PROGRAM

E. REPORT ON ITEMS OF COMMUNITY INTEREST

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

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. INVOCATION – MABEL SIMPSON

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MABEL SIMPSON

3. MINUTES OF THE JULY 13, 2015 MEETING, JULY 14-15 BUDGET RETREAT MEETINGS, AND JULY 20, 2015 MEETING

4. VISITORS

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

PUBLIC HEARING ITEM:

5. PUBLIC HEARING, ZONING FILE 15-09, A REQUEST BY VICTOR CASTRO, REPRESENTING BTR DEVELOPERS, FOR A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL WITH SPECIAL CONDITIONS TO LR-M(2) LOCAL RETAIL AND APPROVAL OF A SPECIAL PERMIT FOR A NEW MOTOR VEHICLE SERVICE STATION TO BE LOCATED AT 699 W. RENNER ROAD (SOUTHEAST CORNER OF RENNER ROAD AND CUSTER PARKWAY).

6. CONSENT AGENDA:

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

- A. CONSIDER ADOPTION OF ORDINANCE NO. 4125, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN AMUSEMENT ARCADE ON A 7.90-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED ON THE SOUTH SIDE OF BELT LINE ROAD, WEST OF YALE BOULEVARD, RICHARDSON, TEXAS.
- B. CONSIDER AWARD OF THE FOLLOWING BIDS:
1. BID #78-15 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO MEL’S ELECTRIC, L.P. FOR TRAFFIC SIGNAL INSTALLATION AND MODERNIZATION THROUGH THE CITY OF GARLAND BID #4488-14 PURSUANT TO UNIT PRICES.
 2. BID #79-15 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO STAPLES ADVANTAGE FOR OFFICE SUPPLIES PURSUANT TO CONTRACT PRICES THROUGH THE NATIONAL JOINT POWERS ALLIANCE CONTRACT #010615-SCC IN AN ESTIMATED ANNUAL AMOUNT OF \$225,000.
 3. BID #80-15 – WE RECOMMEND THE AWARD TO COHERENT TECHNICAL SERVICES, INC. FOR THE SOLE SOURCE PROCUREMENT FOR THE REDESIGN & MAINTENANCE OF THE EISEMANN CENTER WEBSITE IN THE AMOUNT OF \$40,000.

EXECUTIVE SESSION

In compliance with Section 551.072 and Section 551.076 of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Real Property
 - Property Considerations in the U.S. 75/W. Arapaho Rd. Area
- Deliberation Regarding Security Devices or Security Audits
 - Briefing by Chief of Police Regarding Building Security and Protocol

RECONVENE INTO REGULAR SESSION

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

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JULY 24, 2015, BY 5:00 P.M.

AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING SUSAN MATTISON, ADA COORDINATOR, VIA PHONE AT 972 744-0809, VIA EMAIL AT ADACoordinator@cor.gov, OR BY APPOINTMENT AT 1621 E. LOOKOUT DRIVE, RICHARDSON, TX 75082.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, July 27, 2015

Agenda Item: Review and Discuss Proposed City Charter Propositions

Staff Resource: Aimee Nemer, City Secretary
Shanna Sims-Bradish, Assistant City Manager
Pete Smith, City Attorney

Summary: The City Council will provide direction to City staff regarding refined City Charter propositions for voter consideration on the November 2015 ballot.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, July 27 2015

Agenda Item: Review and Discuss Future Bond Program Final Development

Staff Resource: Don Magner, First Assistant City Manager

Summary: Staff will summarize recommended parks, public building, streets and sidewalk propositions to confirm composition and accept additional feedback and direction from City Council in advance of final planning for a November 2015 bond election.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, July 27, 2015

Agenda Item: Mosquito Control Program Review

Staff Resource: Bill Alsup, Director of Health

Summary: Briefing on City's mosquito control and West Nile Virus control measures for 2015

Board/Commission Action: N/A

Action Proposed: N/A

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND MEETING
JULY 13, 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 (<i>arrived at 6:06 p.m.</i>)
Marta Gomez Frey	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Steve Spanos	Director of Engineering
Jim Lockart	Assistant Director of Engineering
Jim Dulac	Assistant City Engineer
Daryl Fourte	Director of Public Services
Hunter Stephens	Utility Systems Superintendent
Andrew Larkin	Management Intern

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

Michael Spicer, Director of Development Services, reviewed Zoning Files 15-08 and 15-12. City Manager Johnson reviewed Resolution No. 15-22.

B. REVIEW AND DISCUSS THE CITY COUNCIL COMMITTEE AND BOARD LIAISON APPOINTMENTS

Mayor Voelker distributed the following:

City Council Committees:

Audit Committee

Paul Voelker (Chair)
Mabel Simpson
Bob Townsend

Education Committee

Mark Solomon (Chair)
Mabel Simpson
Marta Frey

Retail Committee

Steve Mitchell (Chair)
Scott Dunn
Bob Townsend

Liaisons to Advisory Boards and Commissions:

Animal Services Advisory Board, Mark Solomon
Cultural Arts Commission, Scott Dunn
Environmental Advisory Commission, Marta Frey
Library Board, Mabel Simpson
Parks Commission, Bob Townsend

Regional Committees:

Collin County Bond Committee, Marta Frey
Dallas Regional Mobility Coalition, Steve Mitchell
Regional Transportation Council (Alternate), Steve Mitchell

Mayoral Committees/Roles:

Metroplex Mayors Association, Paul Voelker
Chamber of Commerce Board (Ex-Officio), Paul Voelker
Leadership Richardson Advisory Board (Ex-Officio), Paul Voelker
Mayor's Office of International Business, Paul Voelker and Bob Townsend

C. REVIEW AND DISCUSS THE WATER/WASTEWATER MANAGEMENT STRATEGY

First Assistant City Manager, Don Magner, briefed Council on this item reviewing:

- Water Maintenance Strategy
- Water Distribution System
- Water Division
- Water Maintenance Plan Elements
- Supervisory Control and Data Acquisition (SCADA) System
- Evaluation and Planning
- Water Main Repair and Replacement
- Hydrant Repair and Replacement
- Small Valve Replacement Program
- Water Meter Replacement Program
- Pump Station Maintenance
- Wastewater Collection System
- Drainage Basins
- Wastewater Division
- Environmental Protection Agency (EPA) Inspection
- Wastewater Maintenance Strategy
- Wastewater Plan Elements
- Sewer Main Maintenance and Repairs
- Sewer Main In-Line Rehab
- Manhole Rehabilitation
- CIPP Projects
- Lift Station Maintenance
- Funding Strategies

D. REVIEW AND DISCUSS THE FUTURE BOND PROGRAM DEVELOPMENT

First Assistant City Manager, Don Magner, briefed Council on this item reviewing:

- Recent Debt Issuance
- Debt Capacity
- 5/6 Year Bond Program Options – No Tax Increase Plans
- Parks and Recreation Projects
- Public Building Projects
- Drainage Projects
- Streets, Alleys, and Sidewalk Projects
- Traffic Projects

E. REVIEW AND DISCUSS THE DRAINAGE UTILITY PROGRAM

Jim Lockart, Assistant Director of Engineering reviewed the following:

- Drainage Infrastructure and Background
- City Operations
- Contract Services
- Current Projects
- Pay-Go Projects
- Completed Projects
- Work Plans

F. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Pro Tem Solomon commended staff on the July 4th celebration. Mayor Voelker reported on the success of the second Miss Texas Pageant held at the Eisemann Center.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. **INVOCATION – SCOTT DUNN**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN**
3. **MINUTES OF THE JUNE 22, 2015 MEETING**

Council Action

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

4. VISITORS

There were no visitors comments submitted.

PUBLIC HEARING ITEMS:

5. **CONTINUED CONSIDERATION OF PUBLIC HEARING, ZONING FILE 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 (CONTINUED FROM JUNE 22, 2015, CITY COUNCIL MEETING). THE APPLICANT HAS SUBMITTED A LETTER WITHDRAWING THIS REQUEST.

Public Hearing

There was no Public Hearing held.

Council Action

Mayor Pro Tem Solomon moved to accept the withdrawal of this request by the applicant. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

- 6. PUBLIC HEARING, ZONING FILE 15-12, A REQUEST BY COREY SHANE HYDEN, REPRESENTING FREE PLAY, INCORPORATED, FOR APPROVAL OF A SPECIAL PERMIT FOR AN AMUSEMENT ARCADE TO BE LOCATED AT 1730 E. BELT LINE ROAD (SOUTH SIDE OF BELT LINE ROAD, WEST OF YALE BOULEVARD). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.**

Public Hearing

After a presentation from the applicant, Corey Hyden, the following speakers addressed Council:

In Favor

Nicholas Palmos, 1800 Columbia Drive, Richardson
Kelse Hyden, 1231 Northlake Drive, Richardson

Opposed

Pat Maher, 1802 Tulane Drive, Richardson
Cathy Anderson, 1618 Villanova Drive, Richardson
Sid Kelley, 1660 University Drive, Richardson
Diana Clawson, 800 Westminster Drive, Richardson
Carmen Herndon, 1500 Creekside, Richardson

Councilmember Townsend asked the applicant about the menu and seating for dining. Mr. Hyden responded that the menu has not been completed but he expects that it will be gourmet snack food items served from a full service kitchen. He stated that there would be dining tables.

Councilmember Mitchell raised concerns about the serving of alcohol during certain hours, inquired if alcohol could be restricted to being served after 9:00 p.m., and asked if alcohol could be restricted to the sale of beer and wine only. Mr. Spicer, Director of Development Services explained that Council could impose these restrictions with the special use permit.

Councilmember Dunn asked if smoking would be prohibited. Mr. Spicer stated that it would.

Other items discussed by Council included minimum age restrictions, monitoring of adult content and the requirement of signage, security, business model, and the number of employees.

Mr. Hyden responded:

- The minimum age - under 13 require a guardian; anyone under 17 is not allowed after 9:00 p.m.
- Most, if not all of the games do not have adult content, but any that do will be in a separate area with signage
- Security will be managed by employees and a wristband system
- The business model is partners, not a franchise. Goal of company is to introduce younger kids to retro arcade games, allow target market of age 25-50 to play retro arcade games and ultimately sell the games at retail prices.
- 4-10 employees at all times.

Mayor Pro Tem Solomon moved to close the Public Hearing, seconded by Councilmember Scott, and approved unanimously.

Council Action

Mayor Pro Tem Solomon moved to approve the request as presented with the recommendations from the City Plan Commission as well as limiting the sale of alcohol to beer and wine only; except for private events. Councilmember Frey seconded the motion. A vote was taken and passed, 6-1 with Councilmember Townsend opposed.

ACTION ITEM:

- 7. CONSIDER RESOLUTION NO. 15-22, APPOINTING BRUCE ARFSTEN TO THE AGGREGATED POSITION OF REPRESENTATIVE; AND STEVE MITCHELL AS ALTERNATE TO THE AGGREGATED POSITION OF REPRESENTATIVE TO THE REGIONAL TRANSPORTATION COUNCIL OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, WHICH FRACTIONAL ALLOCATION MEMBERSHIP IS SHARED WITH THE TOWN OF ADDISON.**

Council Action

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

- 8. CONSENT AGENDA:**

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

- 1. ORDINANCE NO. 4123, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 15, PARKS AND RECREATION, BY ADDING ARTICLE VI., PUBLIC ARTS PROGRAM.**
- 2. ORDINANCE NO. 4124, AUTHORIZING THE CITY MANAGER ON BEHALF OF THE CITY TO JOIN IN AND CONSENT TO A TERMINATION OF RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 5, 2000, AND RECORDED ON JULY 27, 2001, IN VOLUME**

B. CONSIDER RESOLUTION NO. 15-23, APPROVING THE TERMS AND CONDITIONS OF THE 2015 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FUNDS SHARING AND FISCAL AGENCY AGREEMENT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #67-15 – WE REQUEST AUTHORIZATION FOR THE REBID TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO ROCAL, INC., FOR TRAFFIC SIGNS AND MATERIALS PURSUANT TO UNIT PRICES.**
- 2. BID #76-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO MAC HAIK DODGE CHRYSLER JEEP FOR THE COOPERATIVE PURCHASE OF A MOBILE INTENSIVE CARE UNIT (MICU) AMBULANCE FOR THE FIRE DEPARTMENT THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #AM10-14 IN THE AMOUNT OF \$185,725.**
- 3. BID #77-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO INSITUFORM TECHNOLOGIES, INC. FOR THE COOPERATIVE CONTRACT FOR THE 2015 TRENCHLESS SEWER REHABILITATION PROJECT THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD) CONTRACT #462-14 PURSUANT TO UNIT PRICES BID.**

D. CONSIDER REJECTION OF BID #56-15 – WE RECOMMEND REJECTING ALL BIDS FOR AN ANNUAL REQUIREMENTS CONTRACT FOR TRAFFIC SIGNS & MATERIALS FOR TRAFFIC OPERATIONS.

E. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 6 AND 7 TO INCREASE PURCHASE ORDER NO. 150669 FOR THE SHERRILL PARK GOLF COURSE #1 – 2015 RENOVATIONS PROJECT IN THE AMOUNT OF \$179,994.75 FOR CHANGE ORDER NO. 6 AND \$19,483.23 FOR CHANGE ORDER NO. 7 TO MID-AMERICA GOLF AND LANDSCAPE, INC., FOR A TOTAL AMOUNT OF \$199,477.98.

Council Action

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

EXECUTIVE SESSION

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

- Consultation with City Attorney
 - Briefing to Discuss the 1988 North Texas Municipal Water District Regional Water Supply Facilities Amendatory Contract

RECONVENE INTO REGULAR SESSION

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

Council Action

The Executive Session was not held.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:46 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
BUDGET RETREAT MEETING
TUESDAY, JULY 14 AND WEDNESDAY, JULY 15, 2015

BUDGET RETREAT – 6:00 P.M., RICHARDSON ROOM

• **Call to Order**

Mayor Voelker called the meeting to order at 6:13 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
Marta Gomez Frey	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Gary Beane	Budget Officer
Bob Clymire	Assistant Budget Officer
Keith Dagen	Director of Finance

A. VISITORS

B. REVIEW AND DISCUSS FISCAL YEAR 2015-2016 BUDGET FOR OPERATIONS, CAPITAL IMPROVEMENTS, AND DEBT SERVICE

- Dan Johnson, City Manager, provided an overview of the budget
- Gary Beane, Budget Officer, provided highlights of the General Fund
- Kent Pfeil, Chief Financial Officer, provided highlights of the Debt Fund

RECESS

Mayor Voelker called a recess at 8:55 p.m. and reconvened at 9:07 p.m. At 10:10, Mayor Voelker recessed the meeting until July 15, 2015 at 6:00 p.m.

JULY 15, 2015

RECONVENE

Mayor Voelker reconvened the meeting on July 15, 2015 at 6:07 p.m. with the same attendees as listed above with the exception of Councilmember Steve Mitchell who arrived at 6:24 p.m.

Staff and Council reviewed the following:

- Water and Sewer Fund Overview
- Solid Waste Fund
- Golf Fund
- Hotel/Motel Fund

C. ADJOURNMENT

With no further business, the meeting was adjourned at 7:20 p.m.

ATTEST:

MAYOR

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION MEETING
JULY 20, 2015

WORK SESSION – 6:00 P.M.:

- **Call to Order**

Mayor Voelker called the meeting to order at 6:02 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
Marta Gomez Frey	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Steve Spanos	Director of Engineering
Jim Lockart	Assistant Director of Engineering
Jim Dulac	Assistant City Engineer
Pete Smith	City Attorney

The following guests were also present:

Ken Hutchenrider, President of Methodist Richardson Medical Center
Jan Arrant, Director of Community and Public Relations

A. VISITORS

There were no visitors comments submitted.

B. REVIEW AND DISCUSS RICHARDSON'S RECOGNITION AS A BRONZE BIKE FRIENDLY COMMUNITY

Cliff Miller, Assistant City Manager, reviewed this award for Council. Gail Spann, Board of Directors, League of American Bicyclists, gave remarks and presented the award.

C. REVIEW AND DISCUSS METHODIST RICHARDSON MEDICAL CENTER

Ken Hutchenrider, President of Methodist Richardson Medical Center presented an update to Council reviewing the hospital history, statistics, service area, recognitions, services, Campbell Campus revitalization, and future growth.

D. REVIEW AND DISCUSS PROPOSED CITY CHARTER PROPOSITIONS

Shanna Sims-Bradish, Assistant City Manager; and Pete Smith, City Attorney; briefed Council on this item:

City Attorney developed preliminary propositions based on:

- City Council direction
- Charter Review Commission recommendations
- Election Code stipulations that state propositions amending a city’s charter must:
 - Allow voters only two choices: approve or disapprove
 - Include only one subject
- Final proofreading/editing of proposed wording
 - As of July 20th, 84 preliminary propositions have been identified for voter consideration
- The City will contract with both Collin and Dallas County to administer the November Bond and Charter election for all Richardson voters
- The November ballot will contain 7 constitutional amendments in addition to any other entity elections
- The ballot for both Collin County and Dallas County voters will list the constitutional amendments first, followed by the bond propositions, then the charter amendment propositions.
- Dallas County has explained that the voting systems/equipment have programming limitations with regard to the paper ballot
- City staff is in the process of working with Dallas County to determine available space based on font size, page size, and margins
- During the next week, City staff will work to see how many propositions can “fit” within these configurations
- Feedback/Input Requested
- City Council is requested to review preliminary propositions over the next week and be prepared to discuss at the July 27th City Council meeting
- City staff will provide a progress report at the July 27th City Council meeting on the ballot configuration

E. REVIEW AND DISCUSS THE FUTURE BOND PROGRAM DEVELOPMENT

Don Magner, First Assistant City Manager, reviewed the following for Council:

Proposition	2015 Estimate	Issuance Amount
Public Buildings	\$53,000,000	\$67,000,000
Streets	\$30,400,000	\$38,570,000
Parks	\$5,600,000	\$7,230,000
Sidewalks	\$2,000,000	\$2,200,000
Total	\$91,000,000	\$115,000,000

Mr. Magner reviewed the proposed projects for each proposition and discussed other project considerations and strategies for addressing remaining priority projects.

F. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Townsend reported on the Network Community Award Dinner and congratulated Mayor Pro Tem Mark Solomon and Beth Kohlman for receiving the Community Activist Award.

EXECUTIVE SESSION

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

- Consultation with City Attorney
- Briefing to Discuss the 1988 North Texas Municipal Water District Regional Water Supply Facilities Amendatory Contract

Council Action

Council convened into Executive Session at 9:55 p.m.

RECONVENE INTO REGULAR SESSION

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

Council Action

Council reconvened into regular session at 10:20 p.m. No action was taken as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:20 p.m.

MAYOR

ATTEST:

CITY SECRETARY



MEMO

DATE: July 23, 2015
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 15-09 – Zoning Change & Special Permit – Motor Vehicle Service Station – 699 W. Renner Road

REQUEST

Victor Castro, representing BTR Developers, is requesting approval of a change in zoning from LR-M(2) Local Retail with special conditions to LR-M(2) Local Retail and approval of a Special Permit for a new motor vehicle service station to be located at 699 W. Renner Road, the southeast corner at Renner Road and Custer Parkway.

BACKGROUND

The subject property is a 0.7-acre lot developed in 1979. Existing development includes a convenience store, 1,269 square feet in area, a car wash, 681 square feet in area, and a canopy covering two (2) double-sided gasoline pumps. The applicant intends to redevelop the site with a larger convenience store, 3,400 square feet in area, and four (4) double sided gasoline pumps. Other proposed changes to the site include closure of the westernmost driveway on Renner Road; reduction of the landscape buffers along both street frontages; and removal of several trees along Renner Road to accommodate the expanded gas pump area.

Prior to 2008, motor vehicle service stations were allowed by right in the LR-M(2) Local Retail zoning district, and consequently, the existing service station is a legal, non-conforming use. Redevelopment of the site triggers the requirement for a Special Permit. Additionally, because the new development would not comply with an existing concept plan and unique setback and landscaping requirements associated with the current zoning, the proposed zoning change would replace these requirements with conventional LR-M(2) development standards.

Discussion at the City Plan Commission hearing concerned on-site vehicle stacking and circulation, reduced landscape buffers and setbacks, dumpster visibility and orientation, and outside display of merchandise. The owner of property adjacent to the east stated support for the proposed redevelopment, but expressed concern regarding placement of the dumpster.

Subsequent to the City Plan Commission hearing the applicant submitted a revised zoning exhibit that shows the dumpster enclosure reconfigured so it would not face Custer Parkway.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by unanimous vote, recommends approval of the request as presented with the added conditions that the dumpster shall be screened from view of Custer Parkway and that outside storage and display of merchandise shall be prohibited.

ATTACHMENTS

Special Conditions	Revised Enlarged Zoning Exhibit
CC Public Hearing Notice	Building & Canopy Elevations (Exhibits “C-1” & “C-2”)
City Plan Commission Minutes 07-07-2015	Color Building & Canopy Elevations (Exhibits “D-1” & “D-2”)
Staff Report	Applicant’s Statement
Zoning Map	Site Photos
Aerial Map	Notice of Public Hearing & Notification List
Oblique Aerial Looking North	Ordinance No. 2019-A
Revised Zoning Exhibit (Exhibit “B”)	

ZF 15-09 Special Conditions

1. The subject 0.7-acre property shall be zoned for the LR-M(2) Local Retail District and shall be developed in accordance with the zoning regulations of the LR-M(2) Local Retail District.
2. A Special Permit shall be granted to allow a motor vehicle service station 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, subject to the following conditions:
 - a. The motor vehicle service station shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibits “C-1” & “C-2”).
 - b. A minimum 10-foot landscape buffer shall be provided along Renner Road and a minimum 20-foot landscape buffer shall be provided along Custer Parkway.
 - c. A minimum 5-foot rear setback shall be provided along the south property line.
 - d. Outside storage and display of goods, wares, or merchandise shall be prohibited.
 - e. The dumpster shall be screened from view of Custer Parkway.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: July 7, 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: July 10, 2015

**City of Richardson
Public Hearing Notice**

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

ZF 15-09

A request by Victor Castro, representing BTR Developers, for a change in zoning from LR-M(2) Local Retail with special conditions to LR-M(2) Local Retail and approval of a Special Permit for a new motor vehicle service station to be located at 699 W. Renner Road (southeast corner of Renner Road and Custer Parkway). The property is currently zoned LR-M(2) 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 JULY 7, 2015**

PUBLIC HEARING

Zoning File 15-09 – Motor Vehicle Service Station: Consider and take necessary action on a request for a change in zoning from LR-M(2) with special conditions to LR-M(2) and approval of a Special Permit for a new motor vehicle service station to be located at 699 W. Renner Road, southeast corner of Renner Road and Custer Parkway. The property is currently zoned LR-M(2).

Mr. Shacklett advised the applicant was requesting to rezone the property from LR-M(2) Local Retail with special conditions to a base LR-M(2) Local Retail district as well as requesting approval of a Special Permit for a motor vehicle service station. He added the applicant was asking to remove the special conditions and concept plan originally attached to the ordinance in the early 1980's and, since the footprint of the entire development was being expanded, a Special Permit would be required.

Mr. Shacklett stated the existing convenience store and car wash would be demolished and a new 3,400 square foot convenience store would be constructed at the southeast corner of the property. The two (2) double sided gas pumps would be removed and replaced with four (4) double sided pumps rotated so the rear of the vehicles would be visible from the convenience store. In addition, the western most driveway on Renner Road would be closed and the landscape buffers along Renner Road and Custer Parkway would be reduced to accommodate the larger gas pump area.

Mr. Shacklett concluded his presentation by noting Ordinance 2019-A required a 42-foot open space setback where the rear of any building abuts a residential district; however, the proposed convenience store would be located approximately 30 feet from the apartment property to the south, which is similar to where the current car wash was located. He also noted that discussions had taken place with the owner to change the traffic flow from the current two-way to one-way.

Commissioner Frederick asked if the delivery trucks would access the convenience store through the main entrance and would that cause any problems. She also wanted to know if outside storage or displays would be allowed and, if so, could that be restricted.

Mr. Shacklett replied that some larger convenience stores have delivery entrances, but most stores have supplies delivered through the front doors and there did not seem to be a problem with that method.

Regarding outside storage, Shacklett said that LR-M(2) Local Retail district did allow outside storage within certain height and clearance limits; however, if the Commission wanted to restrict outside storage, the limitation could be added to the motion.

Commissioner Roland pointed out that the current service station has standalone lighting poles and asked if the new lighting would be canopy lighting.

Mr. Shacklett stated staff had not discussed with the applicant where the lighting would be, but noted most new canopies have flushed mounted lights. However, some of the poles would have to be removed based on the requested changes to the landscape buffer, and any new poles would have to meet the City's lighting standards.

Commissioner Ferrell asked if the handicap parking space listed on the rendering was the only space being proposed and was the location correct. He also wanted to know if the temporary sign currently on the property was something allowed by right.

Mr. Shacklett replied the ramp to load and unload supplies would be in the same general area so it would make sense to use the same ramp for the handicap parking space. He stated the State of Texas would have the final say so on how many handicap parking spaces would be required.

Regarding the temporary sign, Shacklett said that he did not think a sign of that size required a permit.

Commissioner Roland asked where the dumpster would be located.

Mr. Shacklett replied the plans showed a dumpster with gates located on the west side of the convenience store facing Custer Parkway, but if the Commission wanted to insure the dumpster enclosure had gates they could make that part of their motion.

Commissioner Frederick asked if the redesigned gas station would have air and water hoses for customer use.

Mr. Shacklett said the air and water hoses were not shown on the plans because of the lack of space where a car could stop and make use of them without impeding the on-site traffic flow.

Chairman Hand asked if the driveway that was being closed was legal at one time and wanted to know the color of the convenience store as shown on the elevations.

Mr. Shacklett replied the driveway existed prior to the implementation of the City's guidelines and the planned redevelopment would provide the opportunity to bring the site up to date under the current guidelines.

Regarding the color of the elevations, Mr. Shacklett stated the proposed color of the building was "Mocha" and the choice of that color was made by the owner.

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

Mr. Ray Khalil, 5007 Longview Drive, Frisco, Texas, stated he had owned the gas station for quite a while and thought it was time to update the site and the building.

Commissioner Ferrell asked if the applicant was thinking about putting a new sign next to the roadway.

Mr. Khalil replied the Shell sign would remain the same and the color of the building was suggested by the architect, but he would prefer a lighter color when the building was constructed.

Mr. Richard Gibson, 689 W. Renner Road, Richardson, Texas, stated he was a representative from the office building located east of the site and was not opposed to the redevelopment, but was concerned the applicant had not spoken with the City's Solid Waste department regarding the location of the dumpster. He added the reason their dumpster was located outside their enclosure was based on a request from the City.

Chairman Hand asked which direction the City's sanitation trucks entered and exited the parking lot for trash pick-up. He also wanted to know if the proposed plan had been reviewed by the City's Traffic and Solid Waste departments.

Mr. Gibson replied the trash trucks come in from the east and go out through the west.

Mr. Shacklett stated the plans had been through a review with both Traffic and Solid Waste departments and no concerns were expressed during those meetings. He added that staff would double check with both departments if the item was approved and moved forward.

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

Commissioner Springs said he was generally in favor since it would not be a change in use and did represent reinvestment and improvement in the neighborhood.

Commissioner Ferrell agreed with Mr. Springs, but had concerns about the dumpster facing Custer Parkway and, if so, asked if the Commission should require gates for the enclosure in the motion.

Commissioner Frederick agreed with Mr. Ferrell's suggestion to require a gate for the dumpster enclosure and reminded the Commission of her earlier comment about no outside storage.

Chairman Hand concurred with the comments stated by the Commission and congratulated the applicant on the proposed redevelopment of the property.

Commissioner Springs asked if the City's Solid Waste department would have to be consulted regarding the location and possible gates for the enclosure.

Mr. Shacklett replied that if the Commission left the dumpster silent and the item was approved, it would allow the applicant the flexibility of positioning the dumpster based on further consultation with the Solid Waste department.

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 15-09 as presented with the additional conditions of screening the dumpster from Custer Parkway (gates would be an acceptable method), and outside storage or display of merchandise would be prohibited; second by Commissioner Frederick. Motion approved 5-0.



Staff Report

TO: City Council

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

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

DATE: July 23, 2015

RE: **Zoning File 15-09:** Zoning Change & Special Permit – Motor Vehicle Service Station – 699 W. Renner Road.

REQUEST:

Approval of a change in zoning from LR-M(2) Local Retail with special conditions to LR-M(2) Local Retail and approval of a Special Permit for a new motor vehicle service station at the southeast corner of Renner Road and Custer Parkway.

APPLICANT & PROPERTY OWNER:

Victor Castro – BTR Developers / Ray Khalil – Big Score Investors LLC

EXISTING DEVELOPMENT:

The 0.7-acre site is developed as a motor vehicle service station, including a 1,269-square foot convenience store, a 681-square foot car wash building and canopy covering two (2) double-sided gasoline pumps.

ADJACENT ROADWAYS:

Custer Parkway: Four-lane, divided major collector/arterial; 14,500 vehicles per day on all lanes, northbound and southbound, north of Renner Road (April 2014).

Renner Road: Six-lane, divided arterial; 18,600 vehicles per day on all lanes, eastbound and westbound, west of Custer Parkway (April 2014).

SURROUNDING LAND USE AND ZONING:

North: Industrial; I-M(1) Industrial
South: Multi-Family; A-950-M Apartment
East: Retail/Commercial; LR-M(2) Local Retail
West: Parks/Open Space; R-1250-M Residential

FUTURE LAND USE PLAN:

Neighborhood Service

Service-related uses such as retail sales; personal services; entertainment; recreation; and office uses oriented to the immediate area.

Future Land Uses of Surrounding Area:

North: Office/Industry
South: Multi-Family Residential
East: Neighborhood Service
West: Parks & Open Space

EXISTING ZONING:

LR-M(2) Local Retail with special conditions (Ordinance Number 2019-A). This ordinance contained a concept plan depicting the conceptual layout for the subject property (Tract A), the office property and car wash property to the east, and the Pepper Place apartment complex located south and east of the subject property.

INFRASTRUCTURE IMPACTS:

The subject request will not have any significant impacts on the existing utilities in the area. The proposed redevelopment includes the closure of the western most driveway on Renner Road.

APPLICANT’S STATEMENT

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

STAFF COMMENTS:

Background:

The subject property was developed in 1979 with a 1,269-square foot convenience store and gas canopy covering two (2) double-sided gasoline pumps. A 681-square foot car wash building is also located on the property, south of the convenience store. At the time the motor vehicle service station was developed, the use was allowed by right; however, since 2008, the use requires a Special Permit in an LR-M(2) Local Retail District. Since the applicant is requesting to redevelop the site and expand the size of the use, a Special Permit is required. Additionally, the zoning change is requested to remove the concept plan for the subject property since it is not consistent with the proposed redevelopment.

Request:

This is a request to change the zoning from LR-M(2) Local Retail with special conditions to LR-M(2) Local Retail and for approval of a Special Permit for new motor vehicle service station to accommodate a larger motor vehicle service station as well as increasing the number of gasoline pumps. The current zoning contains the following conditions which the applicant is requesting to remove by rezoning the property to a base LR-M(2) Local Retail District:

- 40-foot landscape buffer along Renner Road and Custer Road.
- Requirement for development to be in conformance with attached concept plan.
- 42-foot setback from apartment district to the south

The existing convenience store and car wash would be demolished, and a new 3,400-square foot convenience store will be constructed at the southeast corner of the subject property. Additionally, the two (2) double-sided gas pumps will be removed and replaced with four (4) double-sided gas pumps which will be rotated so the rear of the vehicle is visible from the convenience store. Currently the gas pump configuration requires the vehicles to park parallel to the front of the store. Other significant site changes that are proposed include the removal of the western most driveway on Renner Road, the reduction in the Renner Road and Custer Parkway landscape buffers and the removal of several trees along Renner Road to accommodate the larger gas pump area,. These items will be discussed further below.

Proposed Development:

- Building Area: 3,400 square feet convenience store / 2,730-square foot canopy covering four (4) double-sided gasoline pumps.
- Building Materials: Exceeds the minimum 85% masonry. Materials include brick and stone along with a stucco cornice. A silver metal panel roof is located above the center portion of the building and silver metal awnings are utilized over doors and windows
- Building Setback:
 - Front: 40 feet along Renner Road and Custer Parkway.
 - Side: No interior side setback required.
 - Rear: 60 feet is typically required where the rear of a building abuts on a residential or apartment district
- Building Height: 1 story / 24'3" to midpoint of roof
- Floor Area Ratio: 0.20:1 proposed (includes canopy) / Maximum 0.5:1 allowed
- Landscaping Percentage: 18.5% proposed, 7% required
- Building Orientation: The main building entrance faces north toward Renner Road and the gasoline pumps. A second entrance is located on the west side of the building.
- Number of Parking Spaces: 11 proposed; 10 required.

Elements Related to the Request:

Driveway Locations – The subject property has one (1) driveway entrance located on Custer Parkway and two (2) driveways located on Renner Road. The City's Parking Design Manual provides minimum distance requirements between driveways and signalized intersections as well as minimum distance requirements between driveways.

The driveway on Custer Parkway will remain at its current location, which meets the minimum 175-foot distance from the Renner Road intersection, but it does not meet the 100-foot driveway spacing from the driveway to south. The existing location is adequate because moving the driveway north would begin to encroach into the 175-foot separation from the intersection.

Along Renner Road, the westernmost driveway is only fifty (50) feet east of the intersection while a 250-foot separation is required from Renner Road. This location is not ideal since it allows for unsafe maneuvers by vehicles turning east onto Renner Road from southbound Custer Parkway. Staff requested the driveway be closed and the applicant has reflected the closure on the zoning exhibit.

The easternmost driveway is a shared driveway with the property to the east. Although it is only located 175 feet east of the intersection, it is as far away from the intersection as possible. Additionally both driveways provide adequate throat depths for vehicles entering and exiting the property.

Gas Pump Configuration and Circulation – As part of the Special Permit request, the applicant is requesting to provide one-way internal stacking at the gas pumps as shown on the concept plan (Exhibit “B”) in lieu of providing adequate area for two-way movement and stacking.

The City of Richardson Subdivision and Development Ordinance requires that gas pumps be located so as to provide adequate parking spaces for one (1) vehicle at each pump and one (1) vehicle waiting behind those using the pumps (waiting space), with a minimum of three (3) feet between such spaces. The Ordinance also requires that a minimum of twenty-four (24) feet shall be provided behind the waiting space for two-way traffic or twelve (12) feet for one-way traffic.

As shown on Exhibit “B”, the applicant is proposing to stripe and sign the gasoline pump area to encourage one-way queueing and stacking at the pumps. Vehicles would stack from the south and exit the north side of the canopy and go east to exit the pump area. As shown on Exhibit “B”, when vehicles pull forward to where the back half of the vehicle is centered on the gas pump, there is still an 18-foot one-way driving aisle between their vehicle and the Renner Road landscape buffer to allow vehicles to exit this area.

Staff addressed concerns with the applicant regarding the possible stacking of vehicles from both sides of the canopy. If this were to occur, the one-way driving aisle along the north side of the canopy could become blocked. The applicant feels the striping and signing of the canopy area will be adequate to prevent this from occurring, and does expect to see the amount of vehicles at the pumps at a given time as shown on Exhibit “B”.

Staff provided the applicant with a design that allowed better circulation and still accommodated four (4) double-sided gasoline pumps; however, the pumps were configured in a 2x2 configuration perpendicular in to how they are shown on Exhibit “B”. The applicant stated this is not acceptable because the employees need to be able to see the rear/fronts of the vehicles at the pumps.

Reduced Landscape Buffer and Tree Removal – The site currently provides a 40-foot landscape buffer along Custer Parkway and Renner Road. Although the City’s Landscaping Policies require a minimum 10-foot landscape buffer, Ordinance Number 2019-A requires a 40-foot front yard which is shown as a 40-foot landscape buffer on the attached concept plan contained in Ordinance Number 2019-A. The 40-foot buffer is currently provided along Renner Road on the subject property as well as on the commercial properties to the east.

The applicant is requesting to reduce the buffer along Renner Road to ten (10) feet and to twenty (20) feet along Custer Parkway to accommodate the enlargement of the gasoline pump and circulation area. Although the buffer would be reduced by thirty (30) feet along Renner Road, there is an additional fifty-seven (57) feet of landscape area between the property line and the curb line along Renner Road due to the large amount of right-of-way. Overall, there would be approximately sixty-eight (68) feet of landscape area between Renner Road and the circulation area on the north side of the canopy. The reduction in the landscape buffer will require the removal of two (2) canopy trees and five (5) ornamental trees along Renner Road. One (1) canopy tree will be removed along Custer Parkway due to the reduction of the landscape buffer. The site will still be required to meet the minimum requirements for street trees which will be approved at the time of development plan approval.

Setback from Apartments to the South – Ordinance Number 2019-A requires a 42-foot open space (setback) where the rear of any building abuts on a residential, duplex or apartment district. The City’s Subdivision and Development Code typically requires a 60-foot setback in this instance. The rear of the proposed building will be setback only thirty (30) feet from the apartment property to the south. It appears that the existing car wash is approximately thirty (30) feet from the apartment property.

Although Ordinance Number 2019-A requires the 42-foot setback, the subject property does not abut the apartment property. The office property to the east has property and a driveway that extends west to Custer Parkway that separates the subject property from the apartment property. This is a unique situation where a property does not abut an apartment district, but is within close proximity to the property so the Code is unclear as to how the regulation should apply. As part of the request, staff has proposed a 5-foot minimum setback be required for the gas station as shown on Exhibit “B”; thereby, establishing a 30-foot setback from the apartment property line.

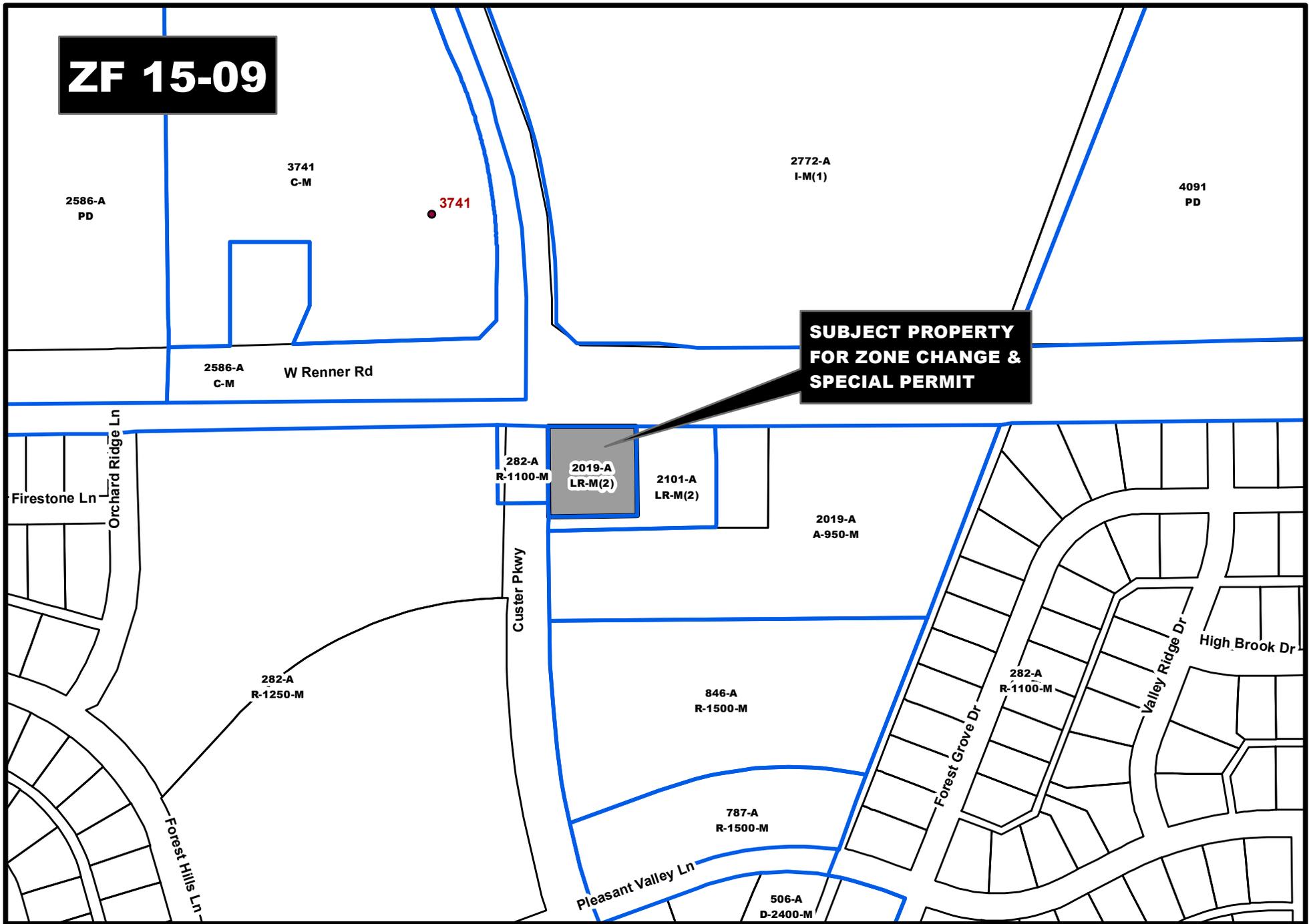
Correspondence: As of this date, no correspondence has been received.

Motion: On July 7, 2015, the City Plan Commission recommended approval of the request as presented with two additional conditions listed below as conditions 2.d. and 2.e.:

1. The subject 0.7-acre property shall be zoned for the LR-M(2) Local Retail District and shall be developed in accordance with the zoning regulations of the LR-M(2) Local Retail District.
2. A Special Permit shall be granted to allow a motor vehicle service station 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, subject to the following conditions:

- a. The motor vehicle service station shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibits “C-1” & “C-2”).
- b. A minimum 10-foot landscape buffer shall be provided along Renner Road and a minimum 20-foot landscape buffer shall be provided along Custer Parkway.
- c. A minimum 5-foot rear setback shall be provided along the south property line.
- d. Outside storage and display of goods, wares, or merchandise shall be prohibited.
- e. The dumpster shall be screened from view of Custer Parkway.

ZF 15-09



ZF 15-09 Zoning Map

Updated By: shacklett, Update Date: April 21, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1509\ZF1509 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 15-09



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

ZF 15-09 Aerial Map

Updated By: shacklett, Update Date: April 21, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1509\ZF1509 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.





Renner Road

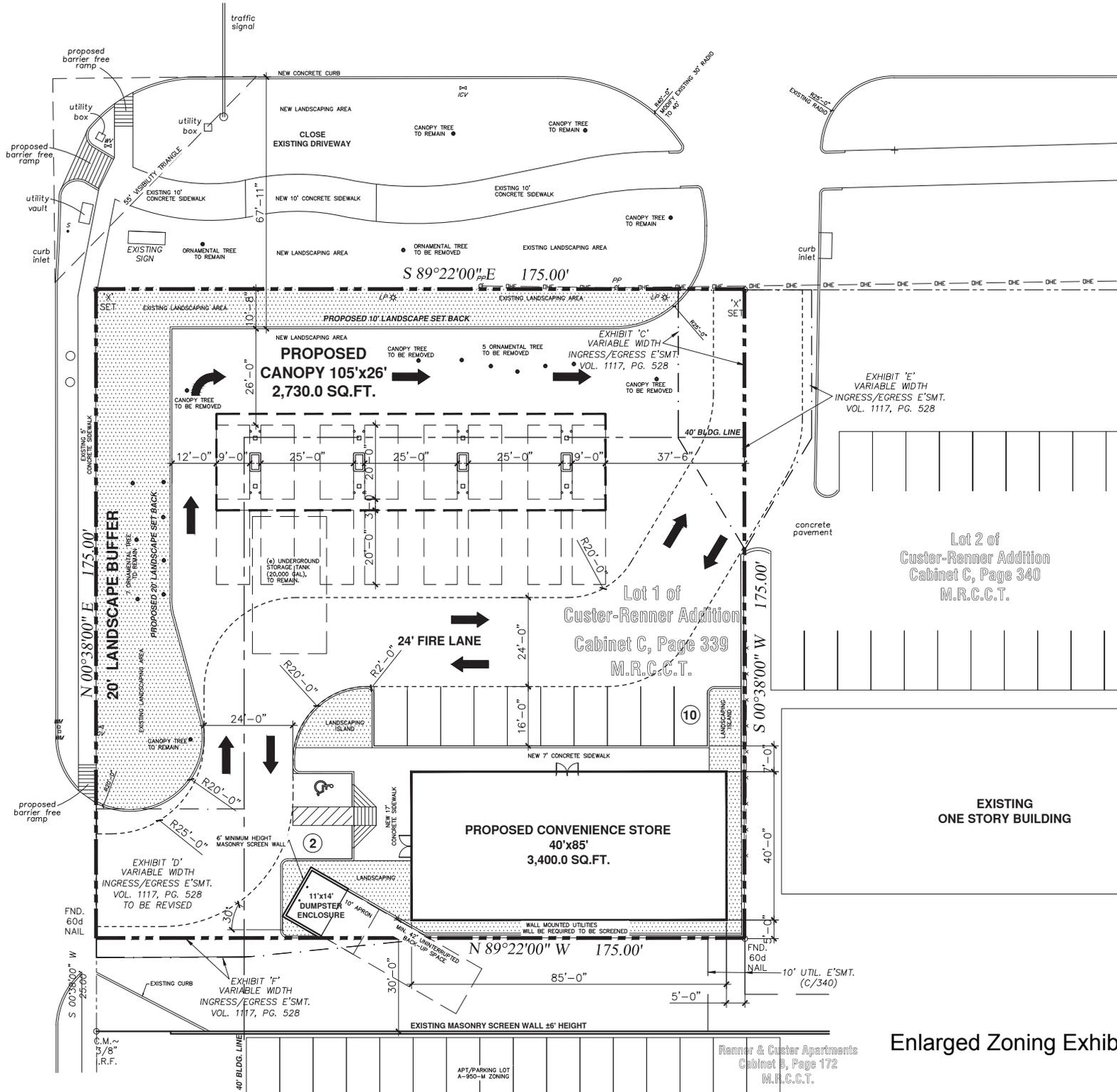
Driveway
to be closed

Custer Parkway

Oblique Aerial
Looking North

W. RENNER ROAD

CUSTER PKWY
(80' R.O.W.)



Enlarged Zoning Exhibit

Renner & Custer Apartments
Cabinet B, Page 172
M.R.C.C.T.

Lot 2 of
Custer-Renner Addition
Cabinet C, Page 340
M.R.C.C.T.

Lot 1 of
Custer-Renner Addition
Cabinet C, Page 339
M.R.C.C.T.

EXISTING
ONE STORY BUILDING

PROPOSED CONVENIENCE STORE
40'x85'
3,400.0 SQ.FT.

PROPOSED
CANOPY 105'x26'
2,730.0 SQ.FT.

20' LANDSCAPE BUFFER

24' FIRE LANE

EXHIBIT 'D'
VARIABLE WIDTH
INGRESS/EGRESS E'SMT.
VOL. 1117, PG. 528
TO BE REVISED

EXHIBIT 'F'
VARIABLE WIDTH
INGRESS/EGRESS E'SMT.
VOL. 1117, PG. 528

EXHIBIT 'C'
VARIABLE WIDTH
INGRESS/EGRESS E'SMT.
VOL. 1117, PG. 528

EXHIBIT 'E'
VARIABLE WIDTH
INGRESS/EGRESS E'SMT.
VOL. 1117, PG. 528

EXISTING MASONRY SCREEN WALL ±6' HEIGHT

10' UTIL. E'SMT.
(C/340)

APT/PARKING LOT
A-950-W ZONING

FND.
60d
NAIL

FND.
60d
NAIL

C.M. ~
5/8"
R.F.

40' BLDG. LINE

10

2

N 89°22'00" W 175.00'

N 00°38'00" E 175.00'

S 00°38'00" W 175.00'

N 89°22'00" E 175.00'

PROPOSED 20' LANDSCAPE SET BACK

PROPOSED 10' LANDSCAPE SET BACK

40' BLDG. LINE

SET

SET

EXISTING LANDSCAPING AREA

EXISTING LANDSCAPING AREA

EXISTING LANDSCAPING AREA

NEW LANDSCAPING AREA

NEW LANDSCAPING AREA

NEW CONCRETE CURB

NEW CONCRETE CURB

NEW CONCRETE CURB

TRAFFIC SIGNAL

PROPOSED BARRIER FREE RAMP

UTILITY BOX

UTILITY BOX

UTILITY VAULT

CURB INLET

CURB INLET

CONCRETE PAVEMENT

MIN. 4" UNINTERRUPTED BACKUP SPACE

MIN. 17' CONCRETE SIDEWALK

NEW 7' CONCRETE SIDEWALK

EXISTING 5' CONCRETE SIDEWALK

EXISTING 10' CONCRETE SIDEWALK

EXISTING 10' CONCRETE SIDEWALK

NEW 10' CONCRETE SIDEWALK

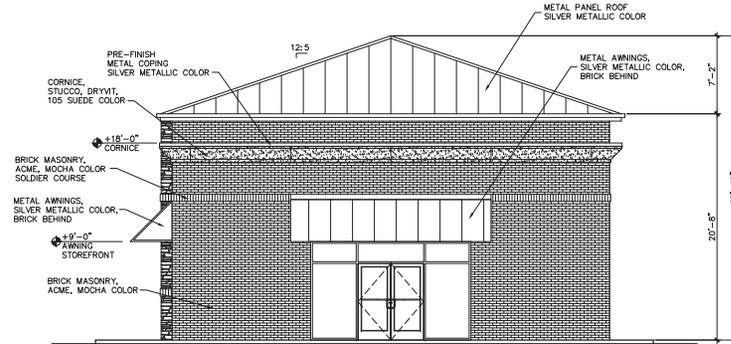


FRONT ELEVATION

SCALE 3/16" = 1'-0"

FRONT ELEVATION	S.F.	PERCENTAGE
TOTAL FAÇADE AREA	1430.761	
TOTAL GLAZING AND DOORS	374.68	26.2%
TOTAL WALL AREA W/O WINDOWS OR DOORS	1056.28	73.8%
MATERIALS		
CULTURED STONE	234.00	16.3%
BRICK MASONRY	741.97	51.9%
TOTAL MASONRY	976.97	68.2%
STUCCO CORNICE	73.81	5.1%
METAL AWNING (BRICK MASONRY BEHIND)	238.41	16.6%
METAL COPING	17.51	1.2%

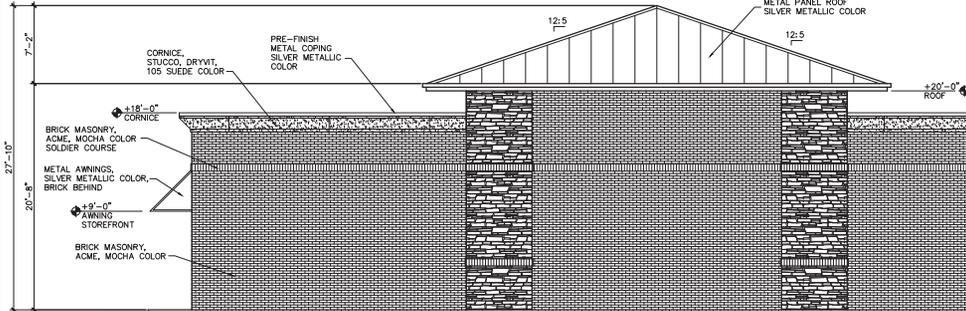
RIGHT ELEVATION	S.F.	PERCENTAGE
TOTAL FAÇADE AREA	722.55	
TOTAL GLAZING AND DOORS	133.98	18.3%
TOTAL WALL AREA W/O WINDOWS OR DOORS	590.57	81.7%
MATERIALS		
CULTURED STONE	0.00	0.0%
BRICK MASONRY	538.12	74.6%
TOTAL MASONRY	538.12	74.6%
STUCCO	58.35	8.1%
METAL AWNING (BRICK MASONRY BEHIND)	79.47	11.0%
METAL COPING	14.11	2.0%



RIGHT ELEVATION

SCALE 3/16" = 1'-0"

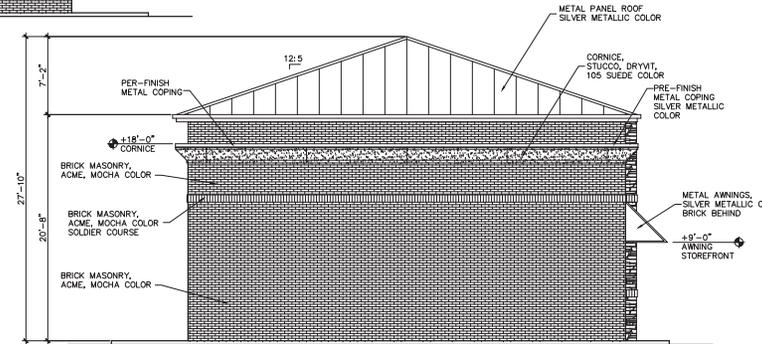
REAR ELEVATION	S.F.	PERCENTAGE
TOTAL FAÇADE AREA	1602.51	
TOTAL GLAZING AND DOORS	0	0.0%
TOTAL WALL AREA W/O WINDOWS OR DOORS	1602.50	100.0%
MATERIALS		
CULTURED STONE	234.00	14.6%
BRICK MASONRY	1287.94	80.0%
TOTAL MASONRY	1521.94	94.6%
STUCCO	73.06	4.6%
METAL AWNING (BRICK MASONRY BEHIND)	0.00	0.0%
METAL COPING	17.51	1.1%



REAR ELEVATION

SCALE 3/16" = 1'-0"

LEFT ELEVATION	S.F.	PERCENTAGE
TOTAL FAÇADE AREA	722.56	
TOTAL GLAZING AND DOORS	0	0.0%
TOTAL WALL AREA W/O WINDOWS OR DOORS	722.56	100.0%
MATERIALS		
CULTURED STONE	0.00	0.0%
BRICK MASONRY	649.5	89.9%
TOTAL MASONRY	649.5	89.9%
STUCCO	58.96	8.2%
METAL AWNING (BRICK MASONRY BEHIND)	0	0.0%
METAL COPING	14.11	2.0%



LEFT ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED FACADES

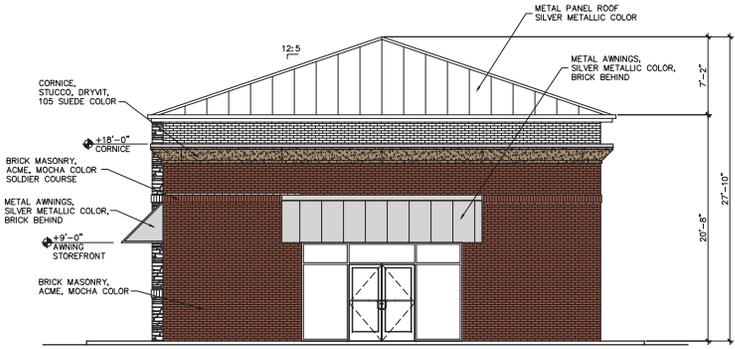
NO.	REVISION/ISSUE	DATE
1	CITY COMMENTS	6.16.15
	No. REVISION/ISSUE	DATE



FRONT ELEVATION
SCALE 3/16" = 1'-0"

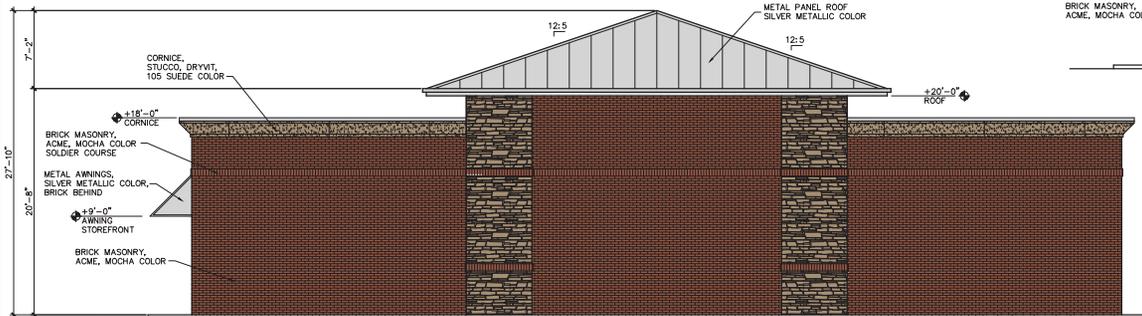
	S.F.	PERCENTAGE
TOTAL FAÇADE AREA	3430.76	
TOTAL GLAZING AND DOORS	374.48	26.2%
TOTAL WALL AREA W/O WINDOWS OR DOORS	3056.28	73.8%
MATERIALS		
CULTURED STONE	224.00	21.2%
BRICK MASONRY	241.97	79.2%
STUCCO CORNICE	72.81	6.9%
METAL AWNING (BRICK MASONRY BEHIND)	238.41	
METAL COPING	17.51	1.7%
TOTAL MATERIALS	1056.28	100.0%

	S.F.	PERCENTAGE
TOTAL FAÇADE AREA	722.55	
TOTAL GLAZING AND DOORS	131.98	18.3%
TOTAL WALL AREA W/O WINDOWS OR DOORS	590.57	81.7%
MATERIALS		
CULTURED STONE	0.00	0.0%
BRICK MASONRY	518.12	87.7%
STUCCO	58.35	9.9%
METAL AWNING (BRICK MASONRY BEHIND)	79.47	
METAL COPING	14.11	2.0%
TOTAL MATERIALS	590.57	100.0%



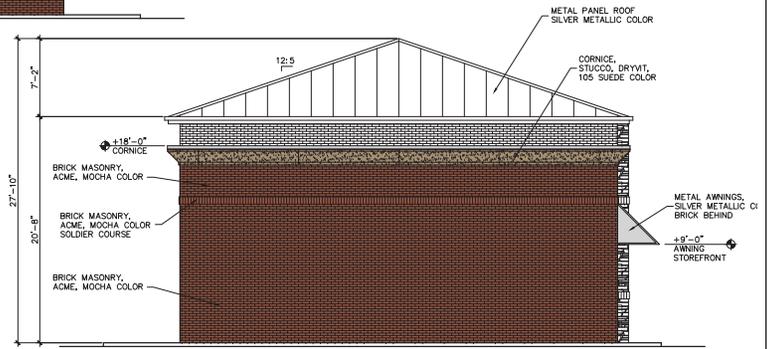
RIGHT ELEVATION
SCALE 3/16" = 1'-0"

	S.F.	PERCENTAGE
TOTAL FAÇADE AREA	1602.51	
TOTAL GLAZING AND DOORS	0	0.0%
TOTAL WALL AREA W/O WINDOWS OR DOORS	1602.50	100.0%
MATERIALS		
CULTURED STONE	224.00	14.0%
BRICK MASONRY	1287.94	80.0%
STUCCO	73.06	4.6%
METAL AWNING (BRICK MASONRY BEHIND)	0.00	0.0%
METAL COPING	17.51	1.3%
TOTAL MATERIALS	1602.50	100.0%



REAR ELEVATION
SCALE 3/16" = 1'-0"

	S.F.	PERCENTAGE
TOTAL FAÇADE AREA	722.56	
TOTAL GLAZING AND DOORS	0	0.0%
TOTAL WALL AREA W/O WINDOWS OR DOORS	722.56	100.0%
MATERIALS		
CULTURED STONE	0.00	0.0%
BRICK MASONRY	649.51	89.9%
STUCCO	58.96	8.2%
METAL AWNING (BRICK MASONRY BEHIND)	0	0.0%
METAL COPING	14.11	2.0%
TOTAL MATERIALS	722.56	100.0%



LEFT ELEVATION
SCALE 3/16" = 1'-0"

PROPOSED FACADES

CONSULTANTS
BTR DEVELOPERS
DESIGN • PLANNING • CONSTRUCTION
5682 LA SIERRA DR, DALLAS, TX 75231
OFFICE: 214.621.8168 FAX: 214.621.8037

OWNER
BIG SCORE INVESTORS LLC
RAY KHALIL
PRESIDENT
4805 South Colony Blvd.
The Colony, TX, 75056
972.931.8200 ext. 108

NO.	REVISION/ISSUE	DATE
1	CITY COMMENTS	6.16.15
	No. REVISION/ISSUE	DATE

PROJECT NAME
RENNER SHELL CONVENIENCE STORE & SERVICE STATION REMODELING

ADDRESS
699 W. RENNER RD. RICHARDSON, TX 75080

SHEET TITLE:
PROPOSED STORE FACADES

DRAWN BY: _____ REVISED BY: _____
ISSUED FOR: _____ SHEET NO.: _____
DATE: 6/23/2015 **A3.0**

DATE: June 26, 2015

TO: Development Services Department

FROM: Victor Castro / BTR Developers

Re: Zoning change for new convenience store and fuel station

The purpose of this request is to obtain a zoning change from LR-M(1) to LR-M(2) to improved existing convenience store and gas station. Located at 699 W. Renner Rd. Richardson, TX 75080 on the northwest corner of Custer Pkwy. and W. Renner Rd.

The plan is to demolish existing structures on site and build new 3,400 sq. ft. building for convenience store, a new 105'x26' canopy, dumpster enclosure, driveway, fire lane, and parking area; The purpose is to give this corner store a better look and comfortable atmosphere to our neighborhood.

Additional improvements such as closing the existing driveway on the northwest of the property facing Renner Rd, new barrier free ramp and side walk.

Special request to have our landscape buffer at 10' facing Renner Rd. and 20' facing Custer Pkwy and the allowance of our driveway circulation on the north side facing Renner Rd. due to our limited space our only option will be to have one way driveway on that side of the property, the intention is to eliminate any circulation issues with signs and any city requirements.



Looking South at Existing Gas Station

(1)



**Looking North along
West Property Line**

(2)



Car Wash

**Approximate Location
of South Property Line**

**Looking East along
South Property Line**

(3)





Looking East along
Renner Road

(5)



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

ZONING CHANGE & SPECIAL PERMIT

File No./Name: ZF 15-09 / Renner Shell
Property Owner: Ray Khalil / Big Score Investors LLC
Applicant: Victor Castro / BTR Developers
Location: 699 W. Renner Road (See map on reverse side)
Current Zoning: LR-M(2) Local Retail
Request: A request for a change in zoning from LR-M(2) Local Retail with special conditions to LR-M(2) Local Retail and approval of a Special Permit for a new motor vehicle service station.

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

TUESDAY, JULY 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.

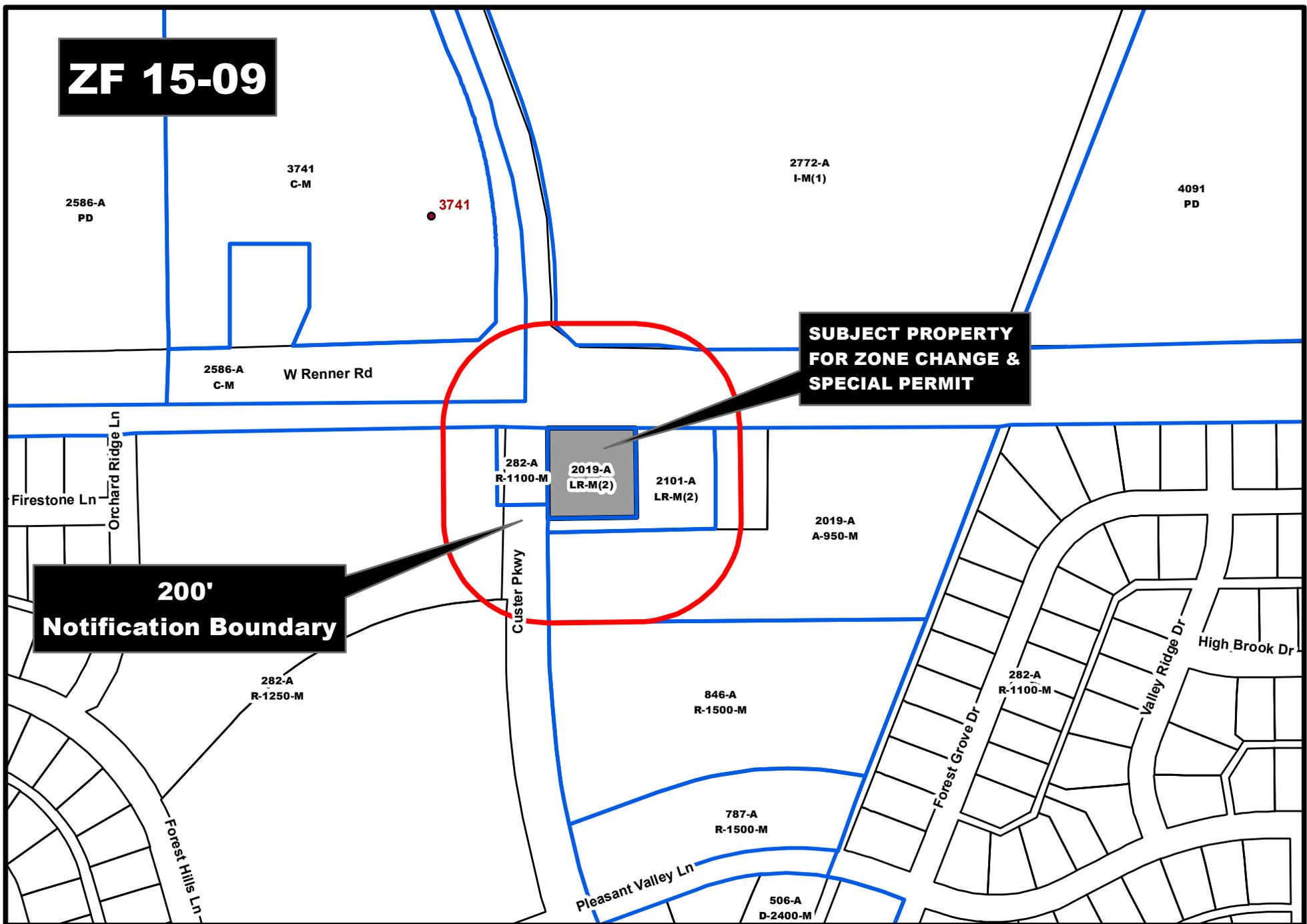
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

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 15-09.

Date Posted and Mailed: 06/26/2015

ZF 15-09



ZF 15-09 Notification Map

Updated By: shacklett, Update Date: April 21, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1509\ZF1509 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.



RICHARDSON CITY OF
411 W ARAPAHO RD STE 101
RICHARDSON, TX 75080-4543

PEPPER PLACE 88 LLC
14881 QUORUM DR STE 190
DALLAS, TX 75254-6723

AT HOLDING-KUTZ LLC
2628 CROSS BEND RD
PLANO, TX 75023-6403

BIG SCORE INVESTORS LLC
4805 S COLONY BLVD
THE COLONY, TX 75056-2233

689 RENNER LLC
689 W RENNER RD STE 101
RICHARDSON, TX 75080-1345

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

CANYON CREEK BAPTIST CHURCH
2800 CUSTER PKWY
RICHARDSON, TX 75080-1633

TRIQUINT SEMICONDUCTOR TEXAS
2300 NE BROOKWOOD PKWY
HILLSBORO, OR 97124-5300

VICTOR CASTRO, BTR DEVELOPERS
5492 LA SIERRA DRIVE
DALLAS, TX 75231

RAY KHALIL
BIG SCORE INVESTORS LLC
4805 SOUTH COLONY BLVD
THE COLONY, TX 75056

ZF 15-09
Notification List

ORDINANCE NO. 2019-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT THE FOLLOWING ZONING CHANGES, TO-WIT: TO CHANGE THE FOLLOWING DESCRIBED TRACT FROM LR-M(1) LOCAL RETAIL DISTRICT WITH SPECIAL CONDITIONS TO LR-M(2) LOCAL RETAIL DISTRICT WITH SPECIAL CONDITIONS, SAID TRACT BEING DESCRIBED AS FOLLOWS: TRACT A. BEING A TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS, OUT OF THE E. T. MYERS SURVEY, ABSTRACT NO. 616, AND BEING PART OF A 14.72 ACRE TRACT OF LAND CONVEYED TO DAVID ALBERT, TRUSTEE BY DEED DATED MAY 14, 1969, AND RECORDED IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF CUSTER PARKWAY, AN 80 FOOT RIGHT-OF-WAY WITH THE SOUTH LINE OF RENNER ROAD, A 70 FOOT RIGHT-OF-WAY, SAID POINT BEING 30 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID DAVID ALBERT 14.72 ACRE TRACT; THENCE S 89° 22' E ALONG THE SOUTH R.O.W. LINE OF RENNER ROAD A DISTANCE OF 175.00 FEET TO AN IRON ROD SET FOR A CORNER; THENCE S 00° 38' W A DISTANCE OF 200.00 FEET TO AN IRON ROD SET FOR A CORNER; THENCE N 89° 22' W. A DISTANCE OF 175.00 FEET TO AN IRON ROD SET FOR A CORNER IN THE EAST R.O.W. LINE OF CUSTER PARKWAY; THENCE N 00° 38' E ALONG THE EAST R.O.W. LINE OF CUSTER PARKWAY, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING .8035 ACRES OF LAND; TO CHANGE THE FOLLOWING DESCRIBED TRACT FROM LR-M(1) WITH SPECIAL CONDITIONS TO LR-M(1) WITH SPECIAL CONDITIONS, SAID TRACT BEING DESCRIBED AS FOLLOWS: TRACT B. BEING A TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS, OUT OF THE E. T. MYERS SURVEY, ABSTRACT NO. 616, AND BEING PART OF A 14.72 ACRE TRACT OF LAND CONVEYED TO DAVID ALBERT, TRUSTEE BY DEED DATED MAY 14, 1969, AND RECORDED IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF CUSTER PARKWAY, AN 80 FOOT RIGHT-OF-WAY, WITH THE SOUTH LINE OF RENNER ROAD, A 70 FOOT RIGHT-OF-WAY, SAID POINT BEING 30 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID DAVID ALBERT 14.72 ACRE TRACT; THENCE SOUTH 89° 22' EAST WITH THE SOUTH R.O.W. LINE OF RENNER ROAD A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE S 89° 22' E ALONG THE SOUTH R.O.W. LINE OF RENNER ROAD, A DISTANCE OF 265 FEET TO AN IRON ROD SET FOR A CORNER; THENCE S 00° 38' W A DISTANCE OF 200.00 FEET TO AN IRON ROD SET FOR A CORNER; THENCE N 89° 22' W A DISTANCE OF 265.00 FEET TO AN IRON ROD SET FOR A CORNER IN THE EAST R.O.W. LINE OF CUSTER PARKWAY; THENCE N 00° 38' E A DISTANCE OF 200.00 FEET TO AN IRON ROD SET FOR A CORNER AT THE POINT OF BEGINNING AND CONTAINING 1.2167 ACRES OF LAND; AND TO CHANGE THE FOLLOWING DESCRIBED TRACT FROM LR-M(1) WITH SPECIAL CONDITIONS TO A-950-M APARTMENT DISTRICT WITH SPECIAL

CONDITIONS, SAID TRACT BEING DESCRIBED AS FOLLOWS: TRACT C. BEING A TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS, OUT OF THE E. T. MYERS SURVEY, ABSTRACT NO. 616, AND BEING PART OF A 14.72 ACRE TRACT OF LAND CONVEYED TO DAVID ALBERT, TRUSTEE BY DEED DATED MAY 14, 1969, AND RECORDED IN DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF CUSTER PARKWAY, AN 80 FOOT RIGHT-OF-WAY, WITH THE SOUTH LINE OF RENNER ROAD, A 70 FOOT RIGHT-OF-WAY, SAID POINT BEING 30 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID DAVID ALBERT 14.72 ACRE TRACT; THENCE SOUTH 89° 22' EAST WITH THE SOUTH LINE OF RENNER ROAD A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING; THENCE S 89° 22' E ALONG THE SOUTH R.O.W. LINE OF RENNER ROAD A DISTANCE OF 455.68 FEET TO AN IRON ROD SET FOR A CORNER IN THE NORTHWEST LINE OF A 15 FOOT ALLEY; THENCE S 22° 20' W ALONG THE NORTHWEST LINE OF SAID ALLEY A DISTANCE OF 404.68 FEET TO AN IRON ROD SET FOR A CORNER; THENCE N 89° 22' W A DISTANCE OF 746.05 FEET TO AN IRON ROD SET FOR A CORNER IN THE EAST R.O.W. LINE OF CUSTER PARKWAY; THENCE N 00° 38' E ALONG THE EAST R.O.W. OF CUSTER PARKWAY A DISTANCE OF 176.00 FEET TO AN IRON ROD SET FOR A CORNER; THENCE S 89° 22' E A DISTANCE OF 440.00 FEET TO AN IRON ROD SET FOR A CORNER; THENCE N 00° 38' E A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.0653 ACRES OF LAND, MORE OR LESS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission of the City of Richardson, Texas and the governing body of the City of Richardson, in compliance with the laws of the City of Richardson, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Comprehensive Zoning Ordinance 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 of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Richardson, so as to grant the following zoning changes, to-wit:

That the following described tract be changed from LR-M(1) Local Retail District with special conditions to LR-M(2) Local Retail District Classification with special conditions:

TRACT A.

Being a tract of land situated in Collin County, Texas, out of the E. T. Myers Survey, Abstract No. 616, and being part of a 14.72 acre tract of land conveyed to David Albert, Trustee by Deed dated May 14, 1969, and recorded in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the East line of Custer Parkway, an 80 foot right-of-way with the South line of Renner Road, a 70 foot right-of-way, said point being 30 feet South from the Northwest corner of said David Albert 14.72 acre tract;

THENCE S 89° 22' E along the South R.O.W. line of Renner Road a distance of 175.00 feet to an iron rod set for a corner;

THENCE S 00° 38' W a distance of 200.00 feet to an iron rod set for a corner;

THENCE N 89° 22' W a distance of 175.00 feet to an iron rod set for a corner in the East R.O.W. line of Custer Parkway;

THENCE N 00° 38' E along the East R.O.W. line of Custer Parkway, a distance of 200.00 feet to the Point of Beginning and containing .8035 acres of land.

That the following described tract be changed from LR-M(1) Local Retail District with special conditions to LR-M(1) Local Retail District Classification with special conditions:

TRACT B.

Being a tract of land situated in Collin County, Texas, out of the E. T. Myers Survey, Abstract No. 616, and being part of a 14.72 acre tract of land conveyed to David Albert, Trustee by Deed dated May 14, 1969, and recorded in the Deed Records of Collin County, Texas, and being more particularly described as follows:

Commencing at the intersection of the East line of Custer Parkway, an 80 foot right-of-way, with the South

line of Renner Road, a 70 foot right-of-way, said point being 30 feet South from the Northwest corner of said David Albert 14.72 acre tract;

THENCE South 89° 22' East with the South R.O.W. line of Renner Road a distance of 175.00 feet to the POINT OF BEGINNING;

THENCE S 89° 22' E along the South R.O.W. line of Renner Road, a distance of 265 feet to an iron rod set for a corner;

THENCE S 00° 38' W a distance of 200.00 feet to an iron rod set for a corner;

THENCE N 89° 22' W a distance of 265.00 feet to an iron rod set for a corner in the East R.O.W. Line of Custer Parkway;

THENCE N 00° 38' E a distance of 200.00 feet to an iron rod set for a corner at the POINT OF BEGINNING AND CONTAINING 1.2167 acres of land.

That the following described tract be changed from LR-M(1) Local Retail District with special conditions to A-950-M Apartment District Classification with special conditions:

TRACT C.

Being a tract of land situated in Collin County, Texas, out of the E. T. Myers Survey, Abstract No. 616, and being part of a 14.72 acre tract of land conveyed to David Albert, Trustee by Deed dated May 14, 1969, and recorded in Deed Records of Collin County, Texas, and being more particularly described as follows:

Commencing at the intersection of the East line of Custer Parkway, an 80 foot right-of-way, with the South line of Renner Road, a 70 foot right-of-way, said point being 30 feet South from the Northwest corner of said David Albert 14.72 acre tract;

THENCE South 89° 22' East with the South line of Renner Road a distance of 440.00 feet to the POINT OF BEGINNING;

THENCE S 89° 22' E along the South R.O.W. line of Renner Road a distance of 455.68 feet to an iron rod set for a corner in the Northwest line of a 15 foot alley;

THENCE S 22° 20' W along the Northwest line of said alley a distance of 404.68 feet to an iron rod set for a corner;

THENCE N 89° 22' W a distance of 746.05 feet to an iron rod set for a corner in the East R.O.W. line of Custer Parkway;

THENCE N 00° 38' E along the East R.O.W. of Custer Parkway a distance of 176.00 feet to an iron rod set for a corner;

THENCE S 89° 22' E a distance of 440.00 feet to an iron rod set for a corner;

THENCE N 00° 38' E a distance of 200.00 feet to the POINT OF BEGINNING AND CONTAINING 5.0653 acres of land, more or less.

SECTION 2. That the above zoning classification changes are granted subject to the following special conditions:

(a) A six foot masonry screening wall shall be constructed along the east property line of Tract C, with no access between this tract and the alley.

(b) Construction of apartments in Tract C must precede any construction of retail uses in Tracts A and B.

(c) A living screen consisting of a hedge of ligustrum or other suitable plant shall be planted solid along the south property line of Tract C, screening the apartments from the property to the south.

(d) On Tract A, a front yard having a minimum depth of not less than forty feet shall be provided on Renner Road and on Custer Parkway.

(e) All tracts shall be developed in accordance with the conceptual plan marked "Exhibit A" and attached to this ordinance.

(f) In Tracts A and B, where the rear of the buildings abut on a residential, duplex or apartment district, open space to include alley right-of-way shall be a minimum of 42 feet.

(g) In Tracts A and B, where the side of the buildings abuts on a residential, duplex or apartment district, open space to include alley right-of-way shall be a minimum of 24 feet.

(h) A masonry wall of no less than eight feet in height shall be erected along the lines dividing Tracts A and B from Tract C.

(i) The height of all apartment development shall be restricted to one story within 150 feet of single family residential zoning, except that two story development may be allowed within the 150 foot setback abutting the south property line.

(j) There shall be no lighting on the tennis courts shown on the conceptual plan.

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

SECTION 4. That the above described tracts shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and as amended hereby by the granting of this zoning change.

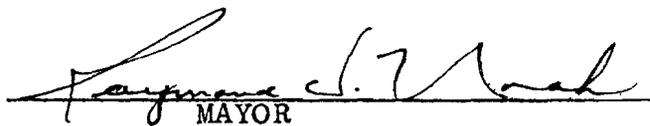
SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided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

SECTION 6. That 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 Two Hundred Dollars (\$200.00) for each offense.

SECTION 7. Whereas, it appears that the above described property requires that it be given the above zoning classifications in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Richardson, creates an urgency and an emergency and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Richardson,
Texas, on the 20th day of March, 1978.

APPROVED:


MAYOR

DULY RECORDED:


CITY SECRETARY

APPROVED AS TO FORM:


ATTORNEY

ORDINANCE NO. 4125

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 AN AMUSEMENT ARCADE ON A 7.90-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED ON THE SOUTH SIDE OF BELT LINE ROAD, WEST OF YALE BOULEVARD, 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 15-12).

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 5th day of June, 1956, as heretofore amended, be, to grant a change in zoning to grant a Special Permit for an amusement arcade on a 7.90-acre lot tract of land zoned LR-M(2) Local Retail located on the south side of Belt Line Road, west of Yale Boulevard, 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 an amusement arcade is hereby conditionally granted subject to the following special conditions:

1. A Special Permit shall be granted to allow an amusement arcade which shall be limited to the area shown on the concept plan attached as Exhibit "B" and made a part thereof.

2. The use of the property for an amusement arcade shall require parking at a ratio of one (1) parking space per 333 square feet.
3. The amusement arcade shall be allowed to operate between the hours of 11:00 a.m. and 11:00 p.m. on Sunday through Thursday, and between the hours of 11:00 a.m. and 11:59 p.m. on Fridays and Saturdays.
4. Persons 13 years of age or younger shall only be permitted on the property while accompanied by a parent or legal guardian. Persons 17 years of age or younger shall be prohibited on the property after 9:00 p.m.
5. Beer and wine sales in conjunction with an amusement arcade shall be permitted. The sale or service of alcoholic beverages other than beer and wine shall be prohibited except during private events hosted or conducted at the property.
6. The Special Permit for an amusement arcade shall be limited to Corey Shane Hyden and/or Richard Tregilgas. No other person, company, business or legal entity may operate an amusement arcade on the property other than Corey Shane Hyden and/or Richard Tregilgas. The special permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
7. The use of “8-liners” or similar gaming devices shall be prohibited.

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 27th day of July, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

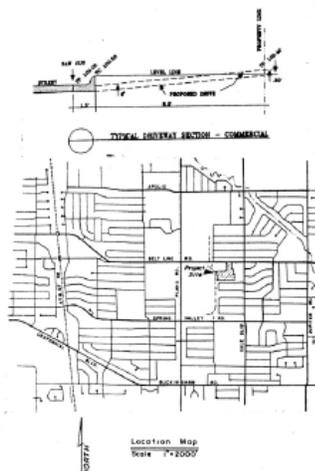
CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:7-22-15:TM 72616)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 15-12

BEING a 7.90-acre tract of land situated in the Mary Hargroeder Survey, Abstract No. 574, Dallas County, Texas; said tract being Lot 1 of Richardson Center, an addition to the City of Richardson, Texas according to the plat recorded in Volume 90122, Page 673 of the Map Records of Dallas County, Texas.

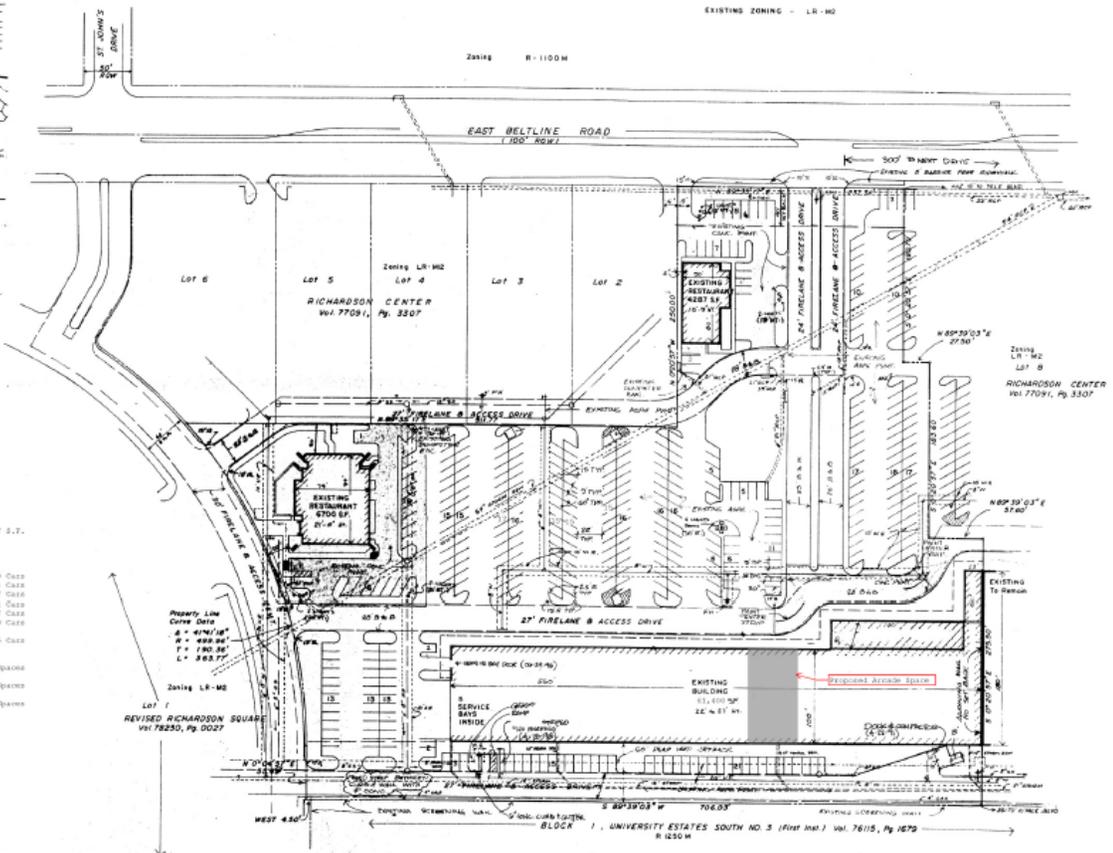


SITE DATA SUMMARY

SITE AREA	720 Acres	244,141 SF
BUILDING AREA	3 - 3 - BUILDINGS	72,387 SF
BUILDING HEIGHTS		
Main Building	104 Story - Flat Roof	22' to 27'
Skuller	104 Story - Recessed Roof	21'-0"
Appendix's	104 Story - Flat Roof	15'-0"
PARKING	Required	300 Spaces
	Provided	300 Spaces
LANDSCAPE AREA	7% Required	24,060 SF
	12% Provided	41,320 SF
LOT COVERAGE	21% - P.A.M.	1:4.7%
EXISTING ZONING	LR-M2	

PARKING DATA

Lot 3 Total Building Square Foot	72,387 S.F.
Parking Requirements	
Lot 10,000 S.F. (1 per 333 S.F.)	30 CARS
Retail Sales - 12,200 S.F. (1 per 200 S.F.)	61 CARS
Auto Service - 1,400 S.F. @ 40/Space	17 CARS
Food Service - 15,497 S.F. (1 per 180 S.F.)	151 CARS
Furniture Sales - 10,200 S.F. (1 per 300 S.F.)	34 CARS
Martial Arts - 4,980 S.F. 15,900 S.F. 40/1000 (1 per 100 S.F. 40/1000)	30 CARS
Proposed Arcade - 5,000 S.F. (1 per 333 S.F.)*	15 CARS
* see parking study	
Total Required lot 3	301 Spaces
Total Spaces Provided	304 Spaces
Surplus	3 Spaces



OVERALL SITE PLAN LOT 1
RICHARDSON CENTER



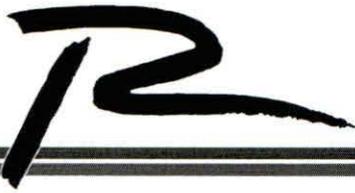
OVERALL SITE PLAN - LOT 1
RICHARDSON CENTER
RICHARDSON, DALLAS COUNTY, TEXAS
JACK CORMAN 100.30 N CENTRAL, SUITE 860, DALLAS, TEX.

PROPOSED
ARCADE
PROJECT

June 4, 2015

SP1

Exhibit B - Part of Ordinance



MEMO

DATE: July 20, 2015
TO: Keith Dagen – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #78-15 for a cooperative annual requirements contract for Traffic Signal Installation & Modernization to Mel's Electric, L.P. through the City of Garland Bid #4488-14 pursuant to unit prices

Proposed Date of Award: July 27, 2015

I concur with the recommendation of Michael Spicer – Director of Development Services, and request permission to issue an annual requirements contract for traffic signal installation & modernization to Mel's Electric, L.P. pursuant to unit prices.

The City of Garland competitively bid an annual requirements contract for the above referenced services on Bid #4488-14 and the initial contract was awarded by the Garland City Council on August 5, 2014 and the first of four one-year renewal options was approved June 30, 2015. The bid was structured to provide various services needed to install new signal construction retrofit existing signals, underground installations and other related items as required based on unit prices. Mel's Electric, L.P. has agreed to extend the City of Garland's prices to the City of Richardson.

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

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

We estimate our usage on this contract to be approximately \$869,890 to be funded from 2010 G.O. Bond Program, from Traffic & Transportation's FY2014-15 operating budget, and other TXDOT and NCTCOG funding programs, as outlined in Mr. Spicer's attached memo.

Concur:

Keith Dagen

Keith Dagen

Attachments

Xc: Dan Johnson
Don Magner
Cliff Miller
Shanna Sims-Bradish
Kent Pfeil



MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Michael Spicer, Director of Development Services 

SUBJECT: Award of Annual Contract – Traffic Signal Installation/Modernization
Mels Electric Service, Inc. - City of Garland Cooperative
Purchase Agreement

DATE: July 20, 2015

ACTION REQUESTED

Council to award an annual contract to Mels Electric Service, Inc., for Traffic Signal Installation/Modernization for an estimated amount of \$869,890.00.

BACKGROUND INFORMATION

We request approval to “piggy-back” off of the City of Garland’s annual contract with Mels Electric Service, Inc. for Traffic Signal Installation/Modernization. The contract prices are competitive. Mels Electric Service is very experienced in traffic signal installation. They have had a contract with the City of Garland for 5+ years and currently have a contract with the City of Plano as well.

Traffic staff will use this contract to: rebuild the remaining traffic signals from the 2010 bond program; repair and replace portions of traffic signals and street lights as needed with current department operating budget funds; and adjust signals as needed as part of existing and RTR, CMAQ, TxDOT, and other intersection improvement projects.

FUNDING

Funding for this annual contract is from the 2010 G.O. Bond Program, from Traffic and Transportation’s 2015 operational budget, and other TxDOT and NTCOG funding programs.

2010 Bond Program, fund 378 SD 1030 - \$635,593.00

2015 Operational Budget, 011 2071- \$104,516.00

RTR Intersection Improvement Project, fund 313 Prj 313100- \$129,781.00

This construction contract will be in effect from August 1 2015 to August 1, 2016, and can be renewed annually for two additional years.

LMc

cc: Dave Carter, Asst. Dir. of Development Services-Traffic
Mark Titus, Transportation Engineering Manager
Robert Saylor, Traffic Engineering and Operations manager
Larry McInis, Traffic Project Manager



15-048

CONTRACT RENEWAL NOTICE

June 30, 2015

Att: Tim Keierleber
Mels Electric
6305 S. Interstate 45
Wilmer, Texas

RE: RE: Contract # 4488-14 and Blanket Order #05800
Traffic Signal Mod

The above contract was awarded to your company on 8/1/2014. It has been determined that your company has performed in accordance with the requirements of our Contract. Therefore, City of Garland desires to exercise its **Second (2)** option to renew the Contract effective from **8/1/2015** through **9/1/2016**. This renewal period shall be governed by the specifications, pricing, and the terms and conditions set forth per the above reference Contract.

Acknowledge your acceptance of this renewal by signing this document in the space provided below and returning to this office with ten (10) days.

Sincerely,

City of Garland

Bob Bonnell, C.P.M., MCP
Purchasing Department
200 N Fifth St
Garland, Texas 75040
P-972-205-2420
F-972-205-2495
bbonnell@garlandtx.gov

DATE: June 30, 2015

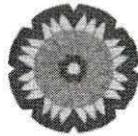
APPROVED: _____

Authorized Signature

COMPANY: Mels Electric, L.P.

CONTACT FAX#: 972-441-6394

CONTACT E-MAIL: tim@melselectric.com



GARLAND

Ship and Bill To:

BLANKET ORDER
BL 05800

Traffic Shop 972-205-3250

409 Forest Gate
Garland, Texas 75041

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

Line	Commodity / Item	Description	Qty	Ut	Unit Price	Total
		<p>TERM CONTRACT FOR TRAFFIC SIGNAL MOD BID 4488-14 EFFECTIVE DATE:8/1/14 EXPIRATION DATE8/1/15 FOUR OPTIONS FOR RENEWAL</p> <p>THIS TERM ORDER IS ISSUED TO CONFIRM THE ITEM(S) UPON WHICH YOU WERE THE SUCCESSFUL BIDDER IN CONNECTION WITH OUR TERM CONTRACT BID. THIS IS A VERIFICATION ONLY, AND DOES NOT CONSTITUTE AN ORDER FOR ANY ITEM OR A REQUEST OR AUTHORIZATION TO PRODUCE, SHIP OR DELIVERY ANY OF THE IDENTIFIED ITEMS. SEPARATE RELEASES WILL BE ISSUED BY THE USING DEPARTMENT, IDENTIFYING ITEMS AND QUANTITIES DESIRED IF AND AS THEY ARE NEEDED.</p> <p>AS STATED IN THE BID, THE QUANTITIES SHOWN REFLECT THE CITY'S ESTIMATED ANNUAL REQUIREMENT FOR PARTICULAR ITEMS. AS THE BID INDICATES, THE CITY MAY CHOOSE TO PURCHASE MORE, LESS OR NONE OF</p>				

Signed: *Bob Bonnell, C.P.M., MCP*

TERMS & CONDITIONS of the City of Garland are incorporated in this order. See online document at: WWW.GARLANDPURCHASING.COM

Total: Continued

Vendor 08143 Vendor Ph# (214) 565-1074

To: MELS ELECTRIC SERVICE, INC.
TIMOTHY KEIERLEBER
6305 SOUTH IH-45
WILMER TX 75172

PO Date: 08/18/14

Buyer: BOB BONNELL 972-205-2420
Bid #:
Delivery Promised:
Delivery Required: 07/01/15
F.O.B.: DESTINATION
Terms: net 30



GARLAND

BLANKET ORDER
BL 05800

Line	Commodity / Item	Description	Qty	Ut	Unit Price	Total
		<p>ANY LISTED ITEM, DEPENDING ON IT'S NEEDS. THE CITY IS UNDER NO OBLIGATION TO PURCHASE A MINIMUM AMOUNT OF ANY ITEM AWARDED.</p> <p>THIS CONTRACT SHALL TERMINATE IN ACCORDANCE WITH THE DATE SPECIFIED.</p> <p>DISCLOSURE OF BUSINESS RELATIONSHIPS/AFFILIATIONS, CONFLICT OF INTEREST QUESTIONNAIRE. VENDOR REPRESENTS THAT IT IS IN COMPLIANCE WITH THE APPLICABLE FILING AND DISCLOSURE REQUIREMENTS OF CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE. THE STATUTE AND CIQ FORM MAY BE FOUND ON THE PURCHASING WEBSITE. WWW.GARLANDPURCHASING.COM</p> <p>SUPPLIER SHOULD FAMILIARIZE THEMSELVES WITH THE CITY OF GARLAND'S FRAUD POLICY LOCATED AT WWW.GARLANDTX.GOV, CITY HALL/INTERNAL AUDIT/FRAUD POLICY. SUPPLIER'S HAVE A RESPONSIBILITY TO REPORT SUSPECTED FRAUDULENT ACTIVITIES TO THE CITY'S HOT LINE AT 972-205-2739 CERTIFICATES OF INSURANCE AND SIGNED INDEMNIFICATION FORMS MUST BE APPROVED BY THE CITY OF GARLAND RISK MANAGEMENT DEPT. PRIOR TO BEGINNING WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT COVERAGE REMAINS IN EFFECT DURING THE ENTIRE PERIOD OF THE CONTRACT</p> <p>INSURANCE IS CURRENT</p>				
1	900-90-99999	<p>TRAFFIC SIGNALS, CONTROLLERS, IN TRAFFIC SIGNAL INSTALLATION/MODERNIZATION AS FOLLOWS:</p> <p>TRAFFIC SIGNALS INSTALLATIONS AND MODERNIZATIONS AT VARIOUS LOCATIONS THRU-OUT THE CITY.</p>	662861.250	EA	\$1.00000	\$662861.25

Total:	\$662861.25
---------------	--------------------



MEMO

DATE: July 20, 2015

TO: Keith Dagen – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #79-15 for a cooperative annual requirements contract for office supplies to Staples Advantage in an estimated annual amount of \$225,000 pursuant to contract prices through the National Joint Powers Alliance Contract #010615-CC

Proposed Date of Award: July 27, 2015

I concur with the recommendation of Julie Ann Bagnall – Buyer, to award an annual requirements contract for office supplies to Staples Advantage in an estimated amount of \$225,000, as outlined in the attached memo.

Staff did an analysis of cooperative contracts for office supplies in an effort to evaluate the best value of the cooperative contracts available. The three contracts evaluated were as follows:

- Preferred Business Solutions through The Cooperative Purchasing Network (TCPN)
- Limitless Office Products through TexBuy/AEPA
- Staples Advantage through National Joint Powers Alliance (NJPA)

The major factors of all of the cooperatives were comparable as they all provided competitive pricing, offered online ordering, next day delivery, and basic reporting capabilities. None of the contracts offered volume discounts so unit prices are the same if we purchase one widget or a thousand widgets. Limitless Office Products offered an annual rebate of 2% starting at \$250,000 and Staples Advantage offered an annual rebate of 2% starting at \$150,000 and Preferred Business Solutions did not offer a rebate at all.

In summary, of the three cooperative contracts considered, the contract offered by Staples Advantage through the NJPA was the most advantageous to the City. Staples has been our current office supply contractor for the past four years and they have served the City very well. The NJPA Contract #010615-SCC is effective August 1, 2015 through January 20, 2020 with an option to renew for an additional one (1) year period.

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

The NJPA is a municipal contracting agency operating under the legislative authority of Minnesota Statue 123A.21. They have a board of directors comprised of representatives from school boards, city councils and county commissioners and all cooperative contracts are competitively bid; advertised; and awarded through their board. Section 791.025 of the Texas Local Government Code allows for cooperative intergovernmental relations with another local government within this state or another state. The City and NJPA have an existing Joint Exercise of Powers Agreement, which was executed in 2011, and allows NJPA to provide procurement contracts on behalf of all qualified participating agencies.

We estimate an annual citywide usage of \$225,000 and funding for office supplies is budgeted in the individual department's office supply budgets.

Concur:



Keith Dagen

Attachments

Xc: Dan Johnson
Don Magner
Cliff Miller
Shanna Sims-Bradish
Kent Pfeil



MEMO

DATE: July 16, 2015
TO: Pam Kirkland – Purchasing Manager
FROM: Julie Ann Bagnall - Buyer *JAB*
SUBJECT: Award of Office Supplies Contract

On June 10, 2015 the Purchasing Department solicited information from four vendors regarding the cooperative purchasing office supply contract they would submit for our annual office supply contract. The vendors were:

- Office Depot who chose not to bid on the contract
- Preferred Business Solutions bidding the TCPN (The Cooperative Purchasing Network) contract
- Limitless Office Products bidding the TexBuy/AEPA contract
- Staples Advantage bidding the NJPA (National Joint Powers Alliance) contract

All are contracts that are available to us through the various cooperative purchasing programs.

We asked each vendor to complete a questionnaire about their contracts and to provide pricing for 100 commonly used office supplies. For comparison purposes we asked for the pricing on specific name brand items that were available to all of the bidders and did not allow quotes for store brands which are harder to compare as apples to apples.

All of the contracts were multi-year, expiring in 2019 or 2020.

All of the vendors had next day delivery for most items, free delivery available, on-line ordering, and account billing. Two vendors have retail stores (Preferred Business Solutions did not). Two of the vendors offer annual rebates (Preferred Business Solutions did not) starting at 1% paid for a minimum volume of \$75,000.

Staples Advantage submitted the lowest prices on our requested price list, they have the better rebate offer (their next level is 2% starting at \$150,000.01 as opposed to Limitless Office Products which is 2% starting at \$250,000), and they have several retail locations.

I recommend awarding the annual office supply contract to Staples Advantage in the amount of \$225,000. This is an estimated amount based on past office supply purchases by the various City departments. The NJPA contract #010615-CC is effective August 1, 2015 through January 20, 2020.



MEMO

DATE: July 20, 2015

TO: Keith Dagen – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #80-15 for Sole Source Procurement for the Redesign & Maintenance of the Eisemann Center Website to Coherent Technical Services, Inc. in the amount of \$40,000

Proposed Date of Award: July 27, 2015

I concur with the recommendation of Bruce MacPherson – Managing Director of the Eisemann Center and Steve Graves – Chief Information Officer and request permission to enter into a contract with Coherent Technical Services, Inc. for the redesign and maintenance of the Eisemann Center website in the amount of \$40,000, as outlined in the attached memos.

As outlined in Mr. Graves memo, Coherent Technical Services, Inc. owns the source code currently being used to produce various features on the existing website. CTSi also is the preferred vendor of the Tessitura ticketing system, thus, making this a sole source procurement as allowed by the Texas Local Government Code Chapter 252.022 (a)(7)(A). Once the redesign is complete, the monthly maintenance will begin on the day following the website launch and will continue as ongoing maintenance service under the new contract.

There is a one-time implementation fee of \$40,000 and \$95/hour for all customization work deemed necessary as approved by the City. The day following the website launch maintenance fees of \$5,000 per month will be ongoing. A total of \$60,000 is available in account 151-0252-512-3499 for the initial services and ongoing maintenance will be budgeted in subsequent years budgets.

Concur:

Keith Dagen

Keith Dagen

ATTACHMENTS

XC: Dan Johnson
Don Magner
Cliff Miller
Shanna Sims-Bradish
Kent Pfeil

MEMO

DATE: July 20, 2015

TO: Pam Kirkland
Purchasing Manager, City of Richardson

FROM: Bruce C. MacPherson
Managing Director, Eisemann Center



SUBJ: RECOMMENDATION TO AWARD WEBSITE SERVICES CONTRACT

I respectfully request that you proceed in placing the awarding of a contract for Website design and maintenance services to Coherent Technical Services, Inc. (CTSi) on City Council's Agenda for their July 27, 2015 meeting.

This sole source procurement is with the company that is able to redesign the Eisemann Center's website so that it fully integrates with our Tessitura ticketing system. CTSi is the company that administers all elements of our ticketing system operation. This contract will involve their services for the Core framework with Tessitura integration, content management system, online single ticket purchasing, online subscriptions, and online contributions. Total cost for redesign of website, implementation and support services attributable to FY 2014-15 is \$60,000. The account number for funding is #151-0252-512-3499. The contract includes ongoing service maintenance fee of \$5,000/month. This ongoing maintenance service will be budgeted as we go forward with each subsequent FY budget.

If you have any questions, please feel free to contact me.

Cc: Shanna Sims-Bradish
Philip Nelson
Gary Garcia
Ed Snavely



DATE: July 20, 2015
TO: Pam Kirkland, Purchasing Manager
FROM: Steve Graves, Chief Information Officer *Steve Graves*
SUBJECT: Eisemann Center Website Redesign and Maintenance Recommendation

I concur with Bruce MacPherson's recommendation to use Coherent Technical Services, Inc. (CTSi) for the development of the Eisemann Center Website redesign and maintenance services. The reason this is sole source procurement is that CTSi owns the source code that is currently used to produce select-a-seat and other features on our Eisemann Center Website. They are also a preferred vendor of our Tessitura ticketing system.

We have included in the contract verbiage that requires CTSi to provide all source code to an escrow service of our choice that would protect the City's investment in case the company were to cease operations.