

**RICHARDSON CITY COUNCIL
MONDAY, AUGUST 24, 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, August 24, 2015 in the Richardson Room of the Civic Center, 411 W. Arapaho Road, Richardson, Texas. The Work Session will be followed by a Council Meeting at 7:00 p.m. in the Council Chambers. Council will reconvene the Work Session following the Council Meeting if necessary.

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

WORK SESSION – 6:00 PM, RICHARDSON ROOM

• **CALL TO ORDER**

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

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

B. REVIEW AND DISCUSS THE ADMINISTRATIVE CODE RENEWAL

C. REVIEW AND DISCUSS 2015 COMMUNICATIONS PLAN FOR UPCOMING BOND AND CHARTER ELECTION

D. REPORT ON ITEMS OF COMMUNITY INTEREST

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

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. INVOCATION – SCOTT DUNN

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN

3. MINUTES OF THE AUGUST 17, 2015 MEETING

4. VISITORS

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

PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 15-17, A REQUEST BY JOHNNY LEE, REPRESENTING TERRACE SHOPPING CNTR LTD., FOR APPROVAL OF A SPECIAL PERMIT FOR A LARGE SCALE RETAIL/SERVICE STORE TO BE LOCATED AT 400 N. GREENVILLE AVENUE (NORTHEAST CORNER OF GREENVILLE AVENUE AND TERRACE DRIVE). THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT (MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE).
6. PUBLIC HEARING, ZONING FILE 15-18: A REQUEST BY JOHNNY LEE, REPRESENTING TERRACE SHOPPING CNTR, LTD., FOR APPROVAL OF A SPECIAL PERMIT FOR A DRIVE-THROUGH BANK TO BE LOCATED AT 400 N. GREENVILLE AVENUE, THE NORTHEAST CORNER OF GREENVILLE AVENUE AND TERRACE DRIVE. THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT (MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE).
7. PUBLIC HEARING, ZONING FILE 15-20, A REQUEST BY BEAU ANDREPONT, REPRESENTING ACADIAN AMBULANCE, FOR APPROVAL OF A SPECIAL PERMIT FOR AN AMBULANCE SERVICE TO BE LOCATED AT 909 N. BOWSER ROAD (WEST SIDE OF BOWSER ROAD, SOUTH OF ARAPAHO ROAD). THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL.
8. PUBLIC HEARING ON THE FY 2015-2016 PROPOSED BUDGET.
9. SECOND PUBLIC HEARING FOR PROPOSED TAX RATE OF \$0.63516 PER \$100 VALUATION FOR FISCAL YEAR 2015-2016.

ACTION ITEMS:

10. VARIANCE 15-12: A REQUEST BY JAMAL GHARBIH FOR A VARIANCE FROM CHAPTER 21 OF THE RICHARDSON CODE OF ORDINANCES, SUBDIVISION AND DEVELOPMENT, ARTICLE III, SECTION 21-46(E), TO ALLOW SIDE LOT LINES THAT ARE NOT PERPENDICULAR OR RADIAL TO THE FRONT PROPERTY LINES IN A RESIDENTIAL DISTRICT FOR PROPERTIES LOCATED AT 423 E. SPRING VALLEY ROAD AND 518 S. LOIS LANE, THE NORTHWEST CORNER OF SPRING VALLEY ROAD AND LOIS LANE.
11. RECEIVE THE AUGUST 5, 2015 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE #15-06, STARBUCKS AND SCB CASE #15-07, TWIN RIVERS ASSISTED LIVING AND MEMORY CARE.

12. CONSENT AGENDA:

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

A. ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4128, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A BEAUTY TRAINING ACADEMY WITH SPECIAL CONDITIONS ON A 0.65-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED ON THE NORTH SIDE OF BUCKINGHAM ROAD, WEST OF JUPITER ROAD, RICHARDSON, TEXAS.

2. ORDINANCE NO. 4129, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY AMENDING EXHIBITS "C.1" AND "C.2" TO EXHIBIT "C" "SIGN STANDARDS" OF ORDINANCE NUMBER 4054 ADOPTING A MAJOR MODIFICATION TO THE WEST SPRING VALLEY CORRIDOR PD PLANNED DEVELOPMENT DISTRICT RELATING TO THE DEVELOPMENT AND USE OF A 5.085 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A" HERETO GENERALLY LOCATED AT THE SOUTHEAST CORNER OF FLOYD ROAD AND JAMES DRIVE.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #36-15 – WE RECOMMEND THE AWARD TO GHB EQUIPMENT CO., LLC, FOR THE ARAPAHO ROAD CULVERTS RAILING REPLACEMENTS IN THE AMOUNT OF \$397,711.00.
2. BID #71-15 – WE REQUEST AUTHORIZATION TO ISSUE ANNUAL REQUIREMENTS CONTRACTS TO AGGREGATES NOW, CJA ENTERPRISES, LLP, AND TEXAS SPORTS SANDS, INC., FOR SAND, SOIL AND ROCK PURSUANT TO UNIT PRICES.
3. BID #72-15 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO DYNAPAK CORPORATION FOR TRASH AND RECYCLE BAGS PURSUANT TO UNIT PRICES OF \$3.21 PER ROLL/RECYCLE BAGS, \$5.65 PER ROLL/TRASH BAGS, AND \$27.89 PER ROLL/CLEAR BAGS.
4. BID #82-15 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO SAM PACK'S FIVE STAR FORD FOR THE CO-OP PURCHASE OF VARIOUS TRUCKS THROUGH THE STATE OF TEXAS CONTRACT #072-A1 FOR THE STREET DEPARTMENT (\$28,746.05), TRAFFIC DEPARTMENT (\$40,272.05), PARKS DEPARTMENT (\$98,811.71), WATER UTILITIES DEPARTMENT (\$39,973.50), AND THE SOLID WASTE DEPARTMENT (\$20,713.65) FOR A TOTAL EXPENDITURE OF \$228,516.96.

- C. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 1 TO DECREASE AWARD AMOUNT OF BID NO. 36-15 TO GHB EQUIPMENT CO., LLC, FOR THE ARAPAHO ROAD CULVERTS RAILING REPLACEMENTS IN THE AMOUNT OF (\$70,000.00).

• **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, AUGUST 21, 2015, BY 5:00 P.M.

AIMEE NEMER, CITY SECRETARY

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



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, August 27, 2015

Agenda Item: Review and Discuss Administrative Code Renewal

Staff Resource: Don Magner, First Assistant City Manager

Summary: The administrative code is established in Chapter 2 of the City Code of Ordinances and describes the responsibilities of the city manager and department directors for the City of Richardson. The City Council is required to conduct a biannual review of the administrative code and make any amendments.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 24, 2015

Agenda Item: Review and discuss 2015 communications plan for upcoming bond and charter election.

Staff Resource: Greg Sowell, Director of Communications

Summary: City staff will provide an overview of the initiatives being implemented to provide public information regarding the bond and charter elections to be held Nov.3, 2015.

Board/Commission Action: N/A

Action Proposed: Review and discuss 2015 election communications plan.

**MINUTES
RICHARDSON CITY COUNCIL
SPECIAL CALLED MEETING
AUGUST 17, 2015**

WORK SESSION – 6:00 P.M.:

- **Call to Order**

Mayor Voelker called the meeting to order at 6:01 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
Keith Dagen	Director of Finance

SPECIAL CALLED MEETING – 6:00 PM, COUNCIL CHAMBERS

- **CALL TO ORDER**

1. **INVOCATION – MARK SOLOMON**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON**
3. **MINUTES OF THE AUGUST 3, 2015 AND AUGUST 10, 2015 MEETINGS**

Council Action

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

A. VISITORS

There were no visitors comments submitted.

- C. **CONSIDER RESOLUTION NO. 15-24, ORDERING A BOND ELECTION TO BE HELD IN THE CITY OF RICHARDSON, TEXAS, ON NOVEMBER 3, 2015, MAKING PROVISIONS FOR THE CONDUCT OF THE ELECTION AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION.**

Council Action

Councilmember Mitchell moved to approve the resolution ordering a bond election to be held on November 3, 2015. Mayor Pro Tem Solomon seconded the motion. A vote was taken and passed, 7-0.

D. CONSIDER ORDINANCE NO. 4127, ORDERING A SPECIAL ELECTION ON PROPOSED AMENDMENTS TO THE HOME RULE CITY CHARTER OF THE CITY OF RICHARDSON TO BE HELD ON NOVEMBER 3, 2015; PROVIDING FOR THE PUBLICATION AND POSTING OF NOTICE; PROPOSING AMENDMENTS TO THE HOME RULE CITY CHARTER OF THE CITY OF RICHARDSON; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT WITH DALLAS COUNTY AND COLLIN COUNTY ELECTIONS DEPARTMENTS.

Council Action

Councilmember Townsend moved to approve the ordinance ordering a special election on proposed charter amendments on November 3, 2015. Councilmember Frey seconded the motion. A vote was taken and passed, 7-0.

E. PUBLIC HEARING FOR PROPOSED TAX RATE OF \$0.63516 PER \$100 VALUATION FOR FISCAL YEAR 2015-2016

Public Hearing

Mr. Rudolph Buckwald, 917 Creekdale Drive, addressed Council expressing concerns about his property appraisal increasing by 12%. Mr. Johnson, City Manager, stated that staff would speak with Mr. Buckwald to ensure that he is receiving the appropriate exemptions. With no further comments, Mayor Pro Tem Solomon moved to close the Public Hearing, seconded by Councilmember Mitchell, and approved unanimously.

F. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Pro Tem Solomon reported on the following items:

- Splash Day at Terrace Pool with 431 dogs in attendance; raised over \$2500 for AnimaLuv
- Empty the Shelter event – over 73 animals adopted; only 7 dogs and 6 cats left in shelter
- Adult Literacy - received \$12,000 in grants from Federal Home Loan Bank and Legacy Texas Bank

Councilmember Dunn reported on the Corporate Challenge Opening Ceremonies benefitting Special Olympics. He also reported that the Roadrunners Basketball team took the Silver Medal for Special Olympics.

ADJOURNMENT

With no further business, the meeting was adjourned at 6:48 p.m.

MAYOR

ATTEST:

CITY SECRETARY



MEMO

DATE: August 20, 2015
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 15-17: Special Permit – Large Scale Retail/Service Store – 400 N. Greenville Avenue

REQUEST

Johnny Lee, representing Terrace Shopping Cntr Ltd., is requesting approval of a Special Permit for a large scale retail/service store (i.e., a store 20,000 square feet in area), in the DFW China Town Shopping Center located at the northeast corner of Greenville Avenue and Terrace Drive.

BACKGROUND

The subject property was originally developed in 1965. The site currently accommodates four (4) buildings comprising almost 87,000 square feet of commercial space. In January 2015, the property was rezoned with the adoption of the Main Street/Central Expressway Form Based Code, which requires approval of a Special Permit for a retail use exceeding 20,000 square feet in area. The proposed use is a supermarket, approximately 32,100 square feet in area, to be located within Building A as identified on the associated zoning exhibit (i.e., Exhibit “B”). Building A is a multi-tenant building approximately 78,430 square feet in area and the largest building on the property.

The proposed supermarket will absorb vacant lease space in the south portion of Building A as well as space currently occupied by a bank. The bank is proposed to be relocated to another existing building within the shopping center identified as Building D on the zoning exhibit.

No changes are proposed to the building footprint or to the building exterior except for the relocation of storefront windows and doors. Should the Special Permit be approved its scope would be limited to the large scale retail/service store use in the proposed lease space as shown on the zoning exhibit. Any existing site non-conformities would remain subject to the “Non-Conformities” section of the Main Street/Central Expressway Form Based Code. Any future changes to the site must be in conformance with the Code.

No correspondence has been received regarding this request.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 6-0, recommends approval of the request as presented, subject to the attached special condition.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 08-04-2015
Staff Report
Zoning Map
Aerial Map

Oblique Aerial Looking East
Zoning Exhibit (Exhibit “B”)
Applicant’s Statement
Site Photos
Notice of Public Hearing
Notification List

ZF 15-17 Special Conditions

1. A Special Permit shall be granted for a large scale retail/service store as depicted on the attached concept plan, marked as Exhibit "B" and made a part thereof.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: August 5, 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: August 7, 2015

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00p.m. on Monday, August 24, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 15-17

A request by Johnny Lee, representing Terrace Shopping Cntr Ltd., for approval of a Special Permit for a large scale retail/service store to be located at 400 N. Greenville Avenue (northeast corner of Greenville Avenue and Terrace Drive). The property is currently zoned PD Planned Development (Main Street/Central Expressway Form Based Code).

ZF 15-18

A request by Johnny Lee, representing Terrace Shopping Cntr Ltd., for approval of a Special Permit for a bank with a drive-through facility to be located at 400 N. Greenville Avenue (northeast corner of Greenville Avenue and Terrace Drive). The property is currently zoned PD Planned Development (Main Street/Central Expressway Form Based Code).

ZF 15-20

A request by Beau Andrepont, representing Acadian Ambulance, for approval of a Special Permit for an ambulance service to be located at 909 N. Bowser Road (west side of Bowser Road, south of Arapaho Road). The property is currently zoned I-M(1) Industrial and I-FP(2) Industrial.

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 –AUGUST 4, 2015**

PUBLIC HEARING

Zoning File 15-17 – Good Fortune Supermarket: Consider and take necessary action on a request for approval of a Special Permit for a large scale retail/service store to be located at 400 N. Greenville Avenue, northeast corner of Greenville Avenue and Terrace Drive. The property is currently zoned PD planned Development under the Main Street/Central Expressway Form Based Code.

Mr. Shacklett stated he would brief Zoning Files 15-17 and 15-18 together since they pertained to the same properties, but the Commission would have to take separate actions on each case.

Regarding the Good Fortune Supermarket, Mr. Shacklett said the applicant was requesting a Special Permit for a large scale retail store as defined in the Main Street/Central Form Based code (any store over 20,000 square feet) that was approved in January 2015. He added the site had previously been leased to a 24,000 square foot grocery store, but that tenant vacated the site and a new grocery store tenant would like to add 7,500 square feet by taking over some of the adjacent lease spaces.

One of the adjacent lease spaces that would be acquired by the grocery store is a bank and the bank would relocate to Building D along Terrace Drive and add a drive-thru that would wrap around the south side of the building to the teller window on the east side of the building.

Mr. Shacklett concluded his presentation by noting the Special Permits would be limited to the specific requests for the grocery store and drive-thru bank leaving the footprint of both buildings the same with only minor changes to the store fronts and the removal of parking behind Building D to accommodate the drive-thru.

With no questions for staff, Vice Chair Bright opened the public hearings for both Zoning Files.

Mr. Johnny Lee, 400 N. Greenville Avenue, Richardson, Texas, said the previous tenant was not successful due to the lack of space and with the bank agreeing to move to the other building, the new grocery tenant will have ample room.

No other comments were made in favor or opposed for either Zoning File 15-17 or 15-18 and Vice Chair Bright closed the public hearings.

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 15-17 as presented; second by Commissioner DePuy. Motion approved 6-0.



Staff Report

TO: City Council

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

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

DATE: August 20, 2015

RE: **Zoning File 15-17:** Special Permit – Large Scale Retail/Service Store – 400 N. Greenville Avenue.

REQUEST:

Approval of a Special Permit for a large scale retail/service store in excess of 20,000 square feet to accommodate the expansion of a non-conforming grocery store located in the Chinatown Sub-district of the Main Street/Central Expressway Form Based Code. The Main Street/Central Expressway Form Based Code requires approval of a Special Permit for a large scale retail/service store over 20,000 square feet in size.

APPLICANT & PROPERTY OWNER:

Johnny Lee – Terrace Shopping Cntr Ltd.

EXISTING DEVELOPMENT:

The shopping center consists of four (4) buildings totaling 86,930 square feet. The proposed 32,109-square foot grocery store is located at the south end of the 78,430-square foot Building A.

ADJACENT ROADWAYS:

Greenville Avenue: Six-lane divided arterial; 12,600 vehicles per day on all lanes, northbound and southbound, south of Arapaho Road (2014).

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

Apollo Road: Two-lane, undivided neighborhood collector; no traffic counts available. Neighborhood collectors typically carry between 1,000 and 4,000 vehicles per day.

SURROUNDING LAND USE AND ZONING:

North: Single Family; R-850-F Residential

South: Retail/Commercial; PD Planned Development

East: Multi-Family; PD Planned Development

West: Retail/Commercial; PD Planned Development

FUTURE LAND USE PLAN:

Neighborhood Service – part of Main Street/Central Expressway Form Based Code (FBC)

The subject property is located in the Chinatown Sub-District of the recently approved Main Street/Central Expressway Form Based Code. This vision for this sub-district is to build a vibrant, mixed use district utilizing the existing infrastructure and to allow the area to evolve as a center for tourism and education related to Asian and other international cultures. This goal should be supported through the reuse of existing buildings and targeted infill development.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment – part of Main Street/Central Expressway FBC

South: Neighborhood Service – part of Main Street/Central Expressway FBC

East: Neighborhood Residential – part of Main Street/Central Expressway FBC

West: Enhancement/Redevelopment – part of Main Street/Central Expressway FBC

EXISTING ZONING:

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

INFRASTRUCTURE IMPACTS:

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

APPLICANT’S STATEMENT

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

STAFF COMMENTS:

Background:

The subject property was developed in 1965. Since that time, the building facades have been updated as well as the reconstruction/redevelopment of the outbuildings located on the subject property. In January 2015, the property was rezoned as part of the Main Street/Central Expressway Form Based Code. Prior to the adoption of the Code, a 24,609-square foot grocery store was located at the south end of Building A; however, the grocery store vacated the property in March of 2015.

Request:

The applicant recently contacted the City stating a new grocery store intended to occupy the previous grocery store space as well as an additional 7,500 square feet adjacent to the space for a total of approximately 32,109 square feet shown on Exhibit “B”.

One (1) of the lease spaces being occupied by the grocery store is currently occupied by a bank which is proposing to relocate to Building “D” as shown on Exhibit “B”. A Special Permit will be required for the bank due to the addition of a drive-through facility which will be presented as part of the next agenda item, Zoning File 15-18.

Although a grocery store is an allowed use in this zoning district, the Main Street/Central Expressway Form Based Code requires Special Permit approval for a large scale retail/service store which is defined as:

“a single user/tenant over 20,000 square feet in size, engaged in the selling of goods, merchandise, or on-site services to the general public in small quantities for personal or household consumption and rendering services incidental to the sale of such goods.”

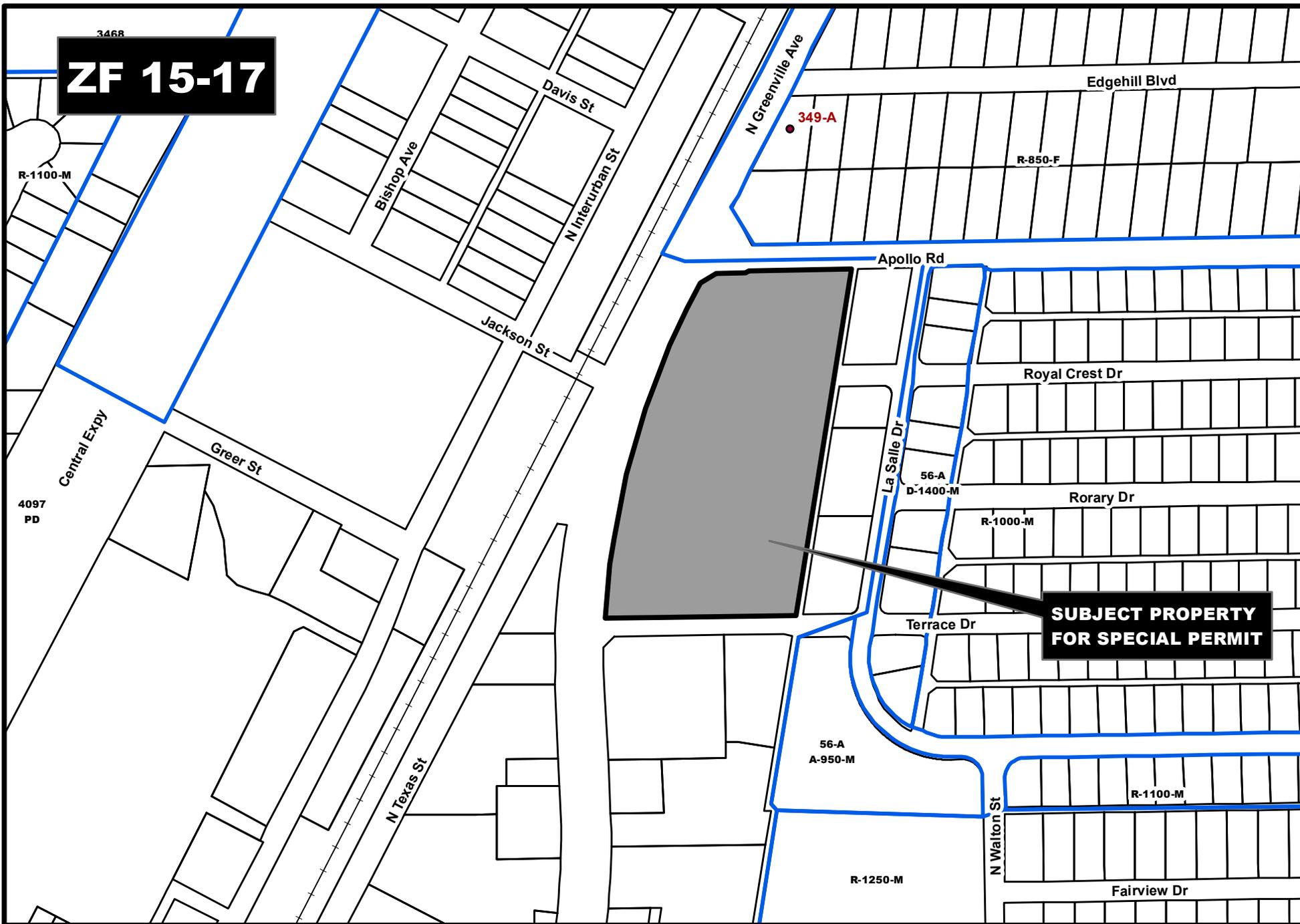
Even though the previous grocery store exceeded 20,000 square feet in size, a Special Permit is required for the new grocery store because the expansion is an expansion of a non-conforming use. The Code requires Special Permit approval for single users/tenants over 20,000 square feet since the one of the purposes of the Code is to create a high-quality public realm with well-connected pedestrian networks that create a vital urban environment. Larger retail tenants are typically more vehicle-oriented and not typically designed in a manner that is consistent with the regulations set forth in this Code. In addition to the requirement for Special Permit approval, additional architectural standards apply to the construction of large scale retail/service stores exceeding 40,000 square feet in area.

The proposed expansion to the grocery store will not expand the existing building footprint. The only exterior modifications will be the relocation of storefront windows and doors related to the combination of multiple lease spaces into one (1) larger space for the grocery store. The Special Permit approval will be limited to the large scale retail/service use in the subject lease space shown on Exhibit “B”. Any existing non-conformities related to the site are still subject to the “Non-Conformities” section of the Code. Any future changes to the site will be required to be in conformance with the Code.

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

Motion: On August 4, 2015, the City Plan Commission recommended approval of the applicant’s request as presented, subject to the following conditions:

1. A Special Permit shall be granted for a large scale retail/service store as depicted on the attached concept plan, marked as Exhibit “B” and made a part thereof.



ZF 15-17

SUBJECT PROPERTY FOR SPECIAL PERMIT

ZF 15-17 Zoning Map

Updated By: shacklett, Update Date: July 21, 2015
 File: DSI\Mapping\Cases\Z\2015\ZF1517\ZF1517 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 15-17

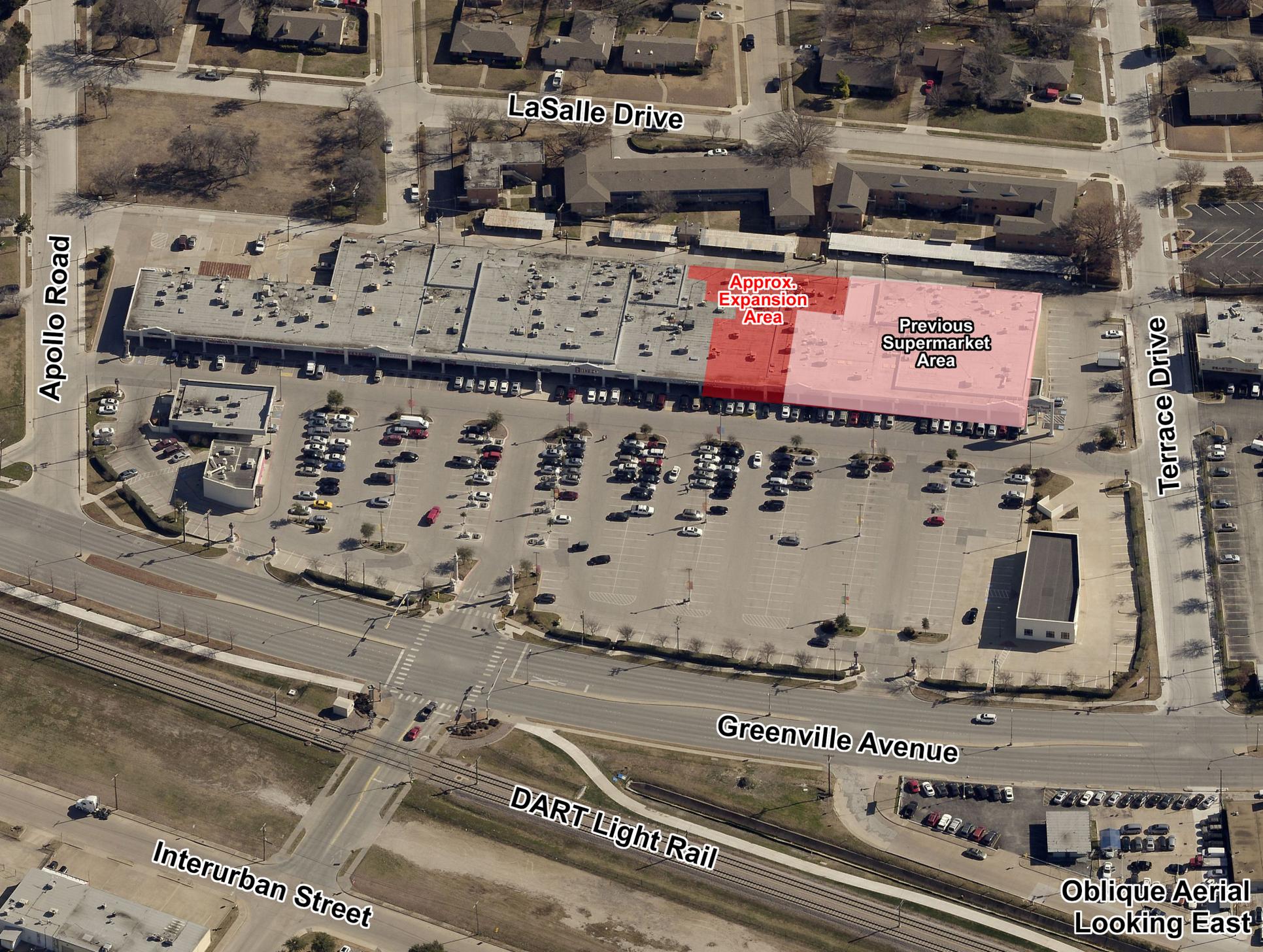
**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 15-17 Aerial Map

Updated By: shacklett, Update Date: July 21, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1517\ZF1517 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.





LaSalle Drive

Apollo Road

Approx.
Expansion
Area

Previous
Supermarket
Area

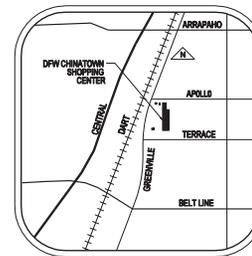
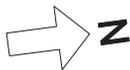
Terrace Drive

Greenville Avenue

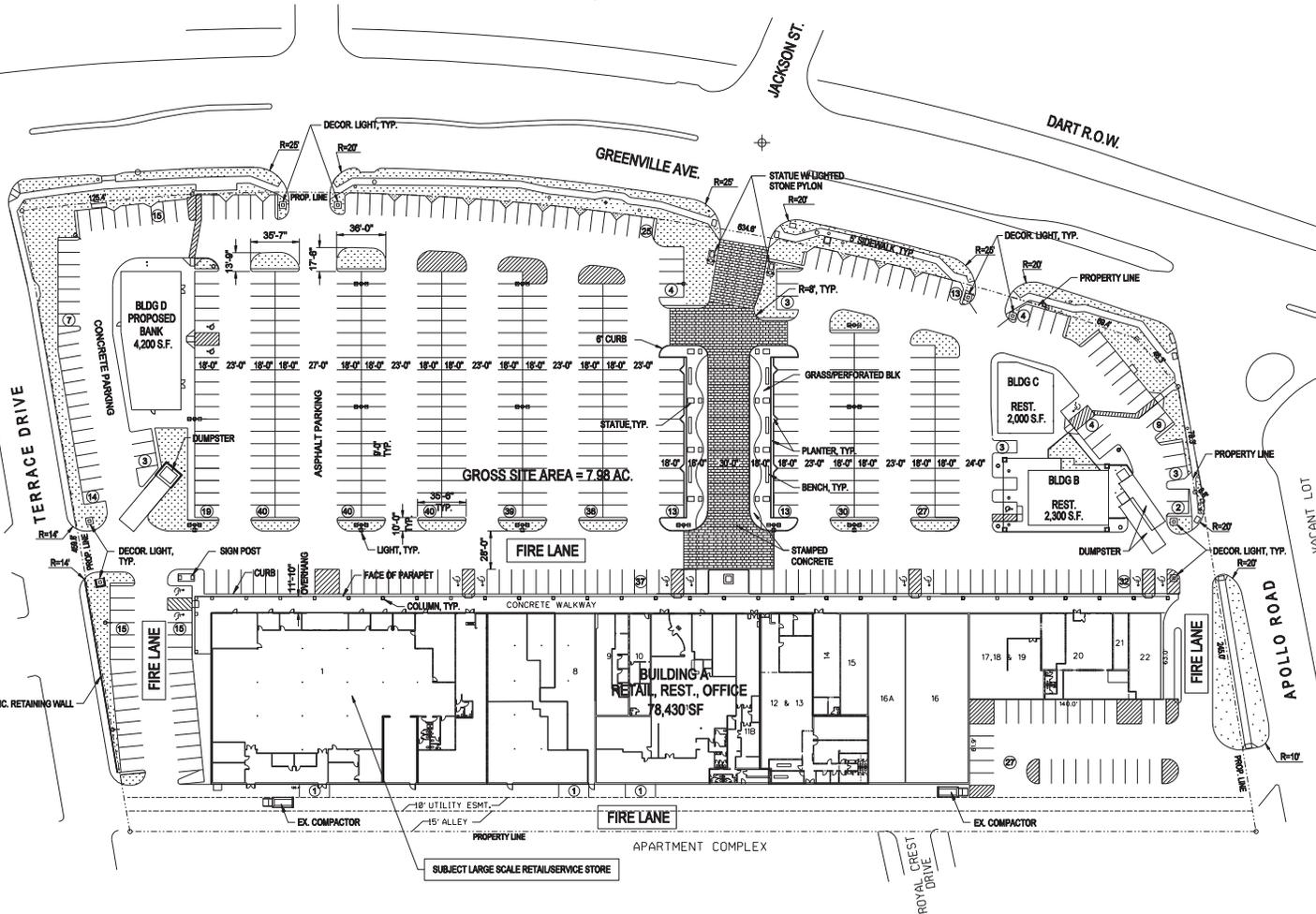
DART Light Rail

Interurban Street

Oblique Aerial
Looking East



LOCATOR MAP



SITE PLAN - JULY, 2015

SCALE: 1"= 40'

PROJECT SUMMARY

EXISTING ZONING: PD-ORD. #4097
 PROP. ZONING: SPECIAL PERMIT FOR LARGE SCALE RETAIL/SERVICE STORE
 SETBACKS: MIN. 10' YARD ALONG TERRACE, GREENVILLE AND APOLLO
 LOT AREA: 7.98 AC
 BLDG SF: BLDG A: 78,430 SF, BLDG B: 2,300 SF, BLDG C: 2,000, BLDG D: 4,200 S.F. TOTAL: 86,930 S.F.
 PARKING RATIO: PER ORD. 4097, NO ADDITIONAL PARKING REQUIRED. 1 SPACE PER 300 SF REQUIRED PER ORD. 4097. FOR NEW DEVELOPMENT WHICH WOULD EQUAL TO 290 SPACES, MINIMUM 806 TO BE PROVIDED
 LANDSCAPE PERCENTAGE PROVIDED: 5.4%, NO ADDITIONAL LANDSCAPE REQUIRED PER ORD. 4097
 F.A.R. : 0.25:1, NO MAX. F.A.R.
 BLDG HEIGHT: BLDG A 23'-0", BLDG B 20'-0", BLDG C 20'-0", BLDG D 20'-0" MAX. 33' ALLOWED.

OWNER

TERRACE SHOPPING CENTER, LTD
 1772 PRESTON ROAD, DALLAS, TX 75226
 T: 972-713-8888 EXT. 111
 CONTACT: JOHNNY LEE
 E-MAIL: johnnylee@ps@gmail.com

OWNER'S REPRESENTATIVE

WESTWOOD BUILDER
 501 S. GROVERD, RICHARDSON, TX 75081
 T: 214-862-6155
 CONTACT: CHARLES WEST
 E-MAIL: westwoodrealt@outlook.com

YAL STRUCTURAL/ARCHITECTURAL DESIGN
 6818 CRESBROOK AVE DALLAS, TEXAS 75226
 TEL: (214)924-4321 E-MAIL: yeeminl@yaldesign.com

07/21/2015 ISSUE FOR PERMIT

SHEET NO. **SP**

ZONING EXHIBIT

GOODFORTUNE SUPERMARKET

CHINATOWN SHOPPING CENTER
 LOT 1A BLOCK A RICHARDSON TERRACE
 400 N. GREENVILLE AVENUE, RICHARDSON, TEXAS 75081

07-21-2015

Yeemin Loo

Explanation and Description of Request

The changes in the Main Street/ Central Code now require a special permit for grocery stores over 20,000 sq ft.

In order to make our current vacant supermarket competitive within the Asian community, we need to expand its size by relocating the adjacent bank along with a restaurant and gift shop to other compatible spaces.

The existing supermarket space is 24,609 sq ft. With the expansion plan for our new grocery store tenant, an additional 7,500 sq ft will be added to the supermarket space, which will result in a total of 32,109 sq ft.



(1)

Looking North at Proposed Grocery Store Space

好运来 超級市場 即將開幕 Good Fortune Supermarket C





Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 15-17 / Good Fortune Supermarket
Property Owner: Johnny Lee, Terrace Shopping Cntr Ltd.
Applicant: Johnny Lee, Terrace Shopping Cntr Ltd.
Location: 400 N. Greenville Avenue (See map on reverse side)
Current Zoning: PD Planned Development
Request: A request for approval of a Special Permit for a large scale retail/service store.

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

TUESDAY, AUGUST 4, 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.

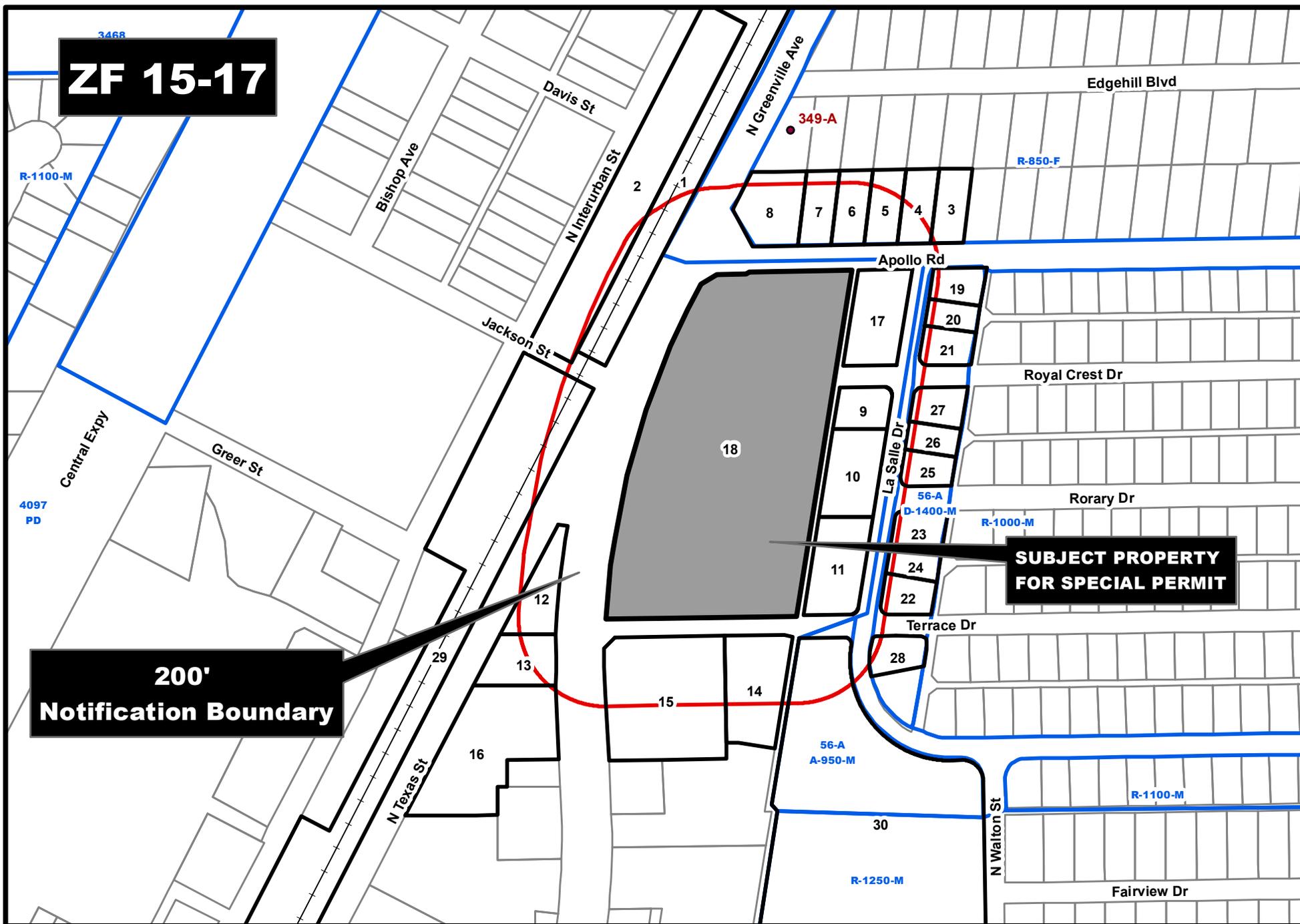
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 15-17.

Date Posted and Mailed: 07/24/2015



ZF 15-17

**200'
Notification Boundary**

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 15-17 Notification Map

Updated By: shacklett, Update Date: August 18, 2015
 File: DSI\Mapping\Cases\Z\2015\ZF1517\ZF1517 notification with numbers.mxd

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**JOHNNY LEE
TERRACE SHOPPING CENTER
17752 PRESTON ROAD
DALLAS, TX 75252**

**ZF 15-17
Notification List**



MEMO

DATE: August 20, 2015
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 15-18: Special Permit –Bank with drive-through facility - 400 N. Greenville Avenue

REQUEST

Johnny Lee, representing Terrace Shopping Cntr Ltd., is requesting approval of a Special Permit for a bank with a drive-through facility in the DFW China Town Shopping Center located at the northeast corner of Greenville Avenue and Terrace Drive.

BACKGROUND

The subject property was originally developed in 1965. The site currently accommodates four (4) buildings comprising almost 87,000 square feet of commercial space. In January 2015 the property was rezoned with the adoption of the Main Street/Central Expressway Form Based Code, which requires a Special Permit for any use that provides drive-through service.

The proposed bank would be located in an existing, freestanding building approximately 4,200 square feet in area located near the southwest corner of the property, identified as Building D on the associated zoning exhibit (i.e., Exhibit “B”). Building D was built in 2007 and has never been occupied.

The applicant intends to relocate an existing bank tenant from the largest building in the shopping center (Building A) to Building D to accommodate a new supermarket tenant. No changes are proposed to the building footprint of Building D. Site amendments necessary to accommodate the bank’s proposed drive-through facility include removal of existing parking fronting Terrace Drive to provide adequate room for the drive-through lane and a two-way driving aisle; the addition of a drive-through lane and service window on the east side of the building; and an exit for the drive-through lane at the northeast corner of the building.

Should the Special Permit be approved, its scope would be limited to the bank use including the drive-through facility as shown on the zoning exhibit. Any existing site non-conformities would remain subject to the “Non-Conformities” section of the Main Street/Central Expressway Form Based Code. Any future changes to the site must be in conformance with the Code.

No correspondence has been received regarding this request.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 6-0, recommends approval of the request as presented, subject to the attached special condition.

ATTACHMENTS

Special Conditions	Oblique Aerial Looking East
CC Public Hearing Notice	Zoning Exhibit (Exhibit “B”)
City Plan Commission Minutes 08-04-2015	Applicant’s Statement
Staff Report	Site Photos
Zoning Map	Notice of Public Hearing
Aerial Map	Notification List

ZF 15-18 Special Conditions

1. A Special Permit shall be granted for a bank with a drive-through facility as depicted on the attached concept plan, marked as Exhibit "B" and made a part thereof.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: August 5, 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: August 7, 2015

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00p.m. on Monday, August 24, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 15-17

A request by Johnny Lee, representing Terrace Shopping Cntr Ltd., for approval of a Special Permit for a large scale retail/service store to be located at 400 N. Greenville Avenue (northeast corner of Greenville Avenue and Terrace Drive). The property is currently zoned PD Planned Development (Main Street/Central Expressway Form Based Code).

ZF 15-18

A request by Johnny Lee, representing Terrace Shopping Cntr Ltd., for approval of a Special Permit for a bank with a drive-through facility to be located at 400 N. Greenville Avenue (northeast corner of Greenville Avenue and Terrace Drive). The property is currently zoned PD Planned Development (Main Street/Central Expressway Form Based Code).

ZF 15-20

A request by Beau Andrepont, representing Acadian Ambulance, for approval of a Special Permit for an ambulance service to be located at 909 N. Bowser Road (west side of Bowser Road, south of Arapaho Road). The property is currently zoned I-M(1) Industrial and I-FP(2) Industrial.

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 –AUGUST 4, 2015**

PUBLIC HEARING

Zoning File 15-18 – American First National Bank: Consider and take necessary action on a request for approval of a Special Permit for a bank with a drive-thru facility to be located at 400 N. Greenville Avenue, northeast corner of Greenville Avenue and Terrace Drive. The property is currently zoned PD planned Development under the Main Street/Central Expressway Form Based Code.

Vice Chair Bright reminded the Commission that Zoning File 15-18 needed a separate vote and called for the motion.

Motion: Commissioner Ferrell made a motion to recommend approval on Zoning File 15-18 as presented; second by Commissioner Frederick. Motion approved 6-0.



Staff Report

TO: City Council

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

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

DATE: August 20, 2015

RE: **Zoning File 15-18:** Special Permit – Bank with Drive-through facility – 400 N. Greenville Avenue.

REQUEST:

Approval of a Special Permit for a bank with a drive-through facility located in the Chinatown Sub-district of the Main Street/Central Expressway Form Based Code. The Main Street/Central Expressway Form Based Code requires approval of a Special Permit for a drive-through facility for all uses, not just restaurants which is typical throughout most of the City of Richardson.

APPLICANT & PROPERTY OWNER:

Johnny Lee – Terrace Shopping Cntr Ltd.

EXISTING DEVELOPMENT:

The shopping center consists of four (4) buildings totaling 86,930 square feet. The proposed bank is located in Building D, a 4,200-square foot building located along Terrace Drive.

ADJACENT ROADWAYS:

Greenville Avenue: Six-lane divided arterial; 12,600 vehicles per day on all lanes, northbound and southbound, south of Arapaho Road (2014).

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

Apollo Road: Two-lane, undivided neighborhood collector; no traffic counts available. Neighborhood collectors typically carry between 1,000 and 4,000 vehicles per day.

SURROUNDING LAND USE AND ZONING:

North: Single Family; R-850-F Residential
South: Retail/Commercial; PD Planned Development
East: Multi-Family; PD Planned Development
West: Retail/Commercial; PD Planned Development

FUTURE LAND USE PLAN:

Neighborhood Service – part of Main Street/Central Expressway Form Based Code (FBC)

The subject property is located in the Chinatown Sub-District of the recently approved Main Street/Central Expressway Form Based Code. This vision for this sub-district is to build a vibrant, mixed use district utilizing the existing infrastructure and to allow the area to evolve as a center for tourism and education related to Asian and other international cultures. This goal should be supported through the reuse of existing buildings and targeted infill development.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment – part of Main Street/Central Expressway FBC

South: Neighborhood Service – part of Main Street/Central Expressway FBC

East: Neighborhood Residential – part of Main Street/Central Expressway FBC

West: Enhancement/Redevelopment – part of Main Street/Central Expressway FBC

EXISTING ZONING:

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

INFRASTRUCTURE IMPACTS:

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

APPLICANT’S STATEMENT

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

STAFF COMMENTS:

Background:

The subject property was developed in 1965. The southwest corner of the property where Building D is currently located was redeveloped in 2006. It was previously a used car sales lot before being redeveloped as a retail building (now shown as Building D on Exhibit “B”). In January 2015, the property was rezoned as part of the Main Street/Central Expressway Form Based Code. Building D has been vacant since construction was finalized in 2007.

Request:

The applicant recently contacted the City stating a new grocery store intended to occupy the previous grocery store space located in the south end of Building A as shown on Exhibit “B”. One (1) of the lease spaces the grocery store intends to occupy is currently occupied by a bank which is proposing to relocate to Building D to accommodate the expansion.

Throughout the City of Richardson, businesses with drive-through facilities such as banks and pharmacies are allowed by right; a Special Permit is typically required only for restaurants with drive-through facilities. However, since the property was rezoned as part of the Main Street/Central Expressway Form Based Code in January 2015, a Special Permit is now required for a drive-through facility for any use. One of the purposes of the Code is to create a high-quality public realm with well-connected pedestrian networks that create a vital urban environment. Since drive-through lanes are vehicle-oriented, the requirement for a Special Permit for any drive-through facility was adopted to allow the City Plan Commission and City Council to evaluate if the proposed drive-through facility is appropriate on a case-by-case basis.

Although no changes are proposed to the building footprint of Building D as part of the request, the following site amendments are proposed to accommodate the drive-thru bank:

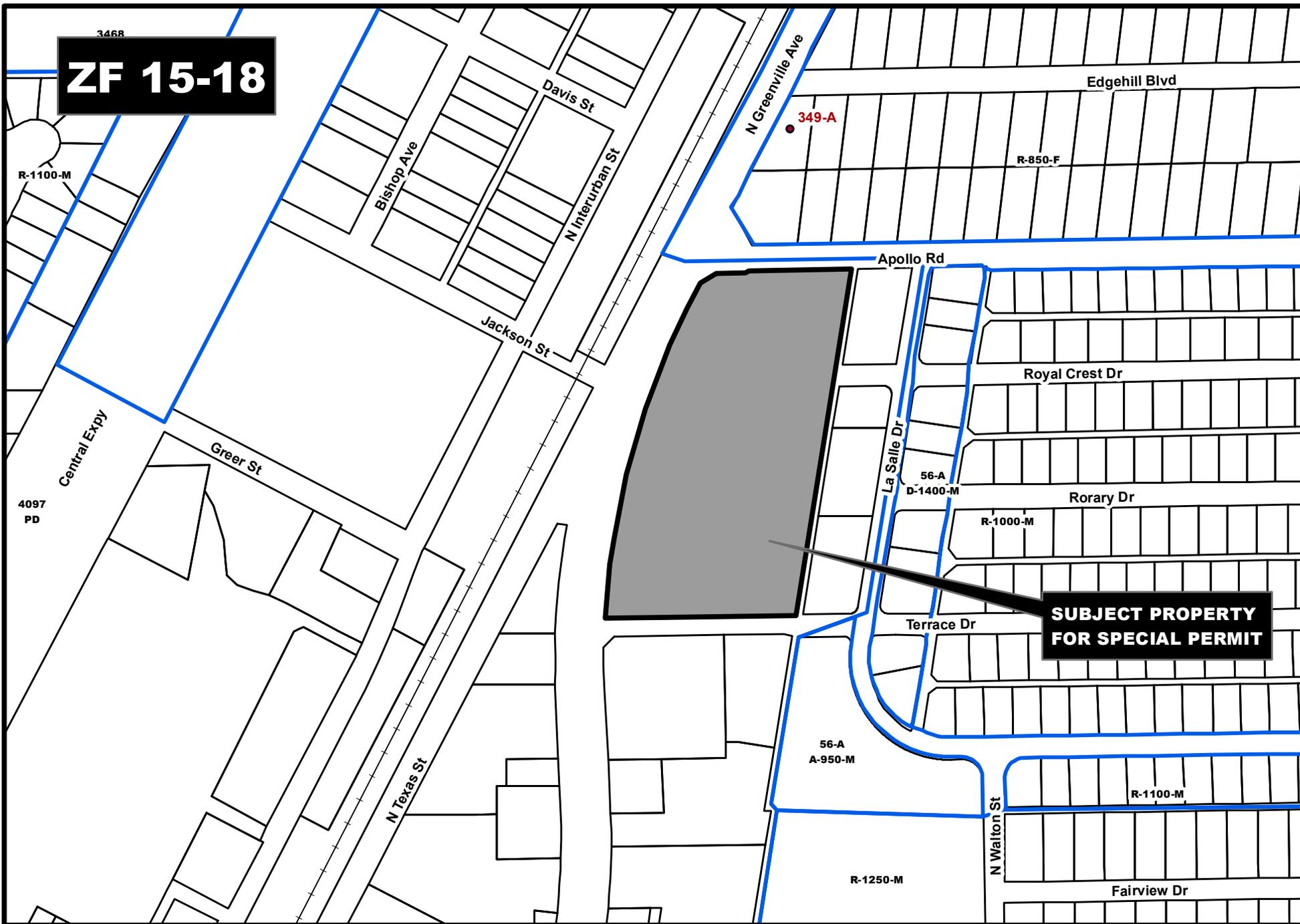
- Removal of parking along Terrace Drive to accommodate a drive-through lane and 2-way driving aisle,
- Addition of a drive-through lane and window on the east side of the building, and
- Creation of an exit for the drive-through lane at the northeast corner of the building.

The Special Permit approval will be limited to the bank with drive-through facility as shown on Exhibit “B”. Any existing non-conformities related to the site are still subject to the “Non-Conformities” section of the Code. Any future changes to the site will be required to be in conformance with the Code.

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

Motion: On August 4, 2015, the City Plan Commission recommended approval of the applicant’s request as presented, subject to the following conditions:

1. A Special Permit shall be granted for a bank with a drive-through facility as depicted on the attached concept plan, marked as Exhibit “B” and made a part thereof.



ZF 15-18 Zoning Map

Updated By: shacklett, Update Date: July 21, 2015
 File: DSI\Mapping\Cases\Z\2015\ZF1518\ZF1518 zoning.mxd

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ZF 15-18

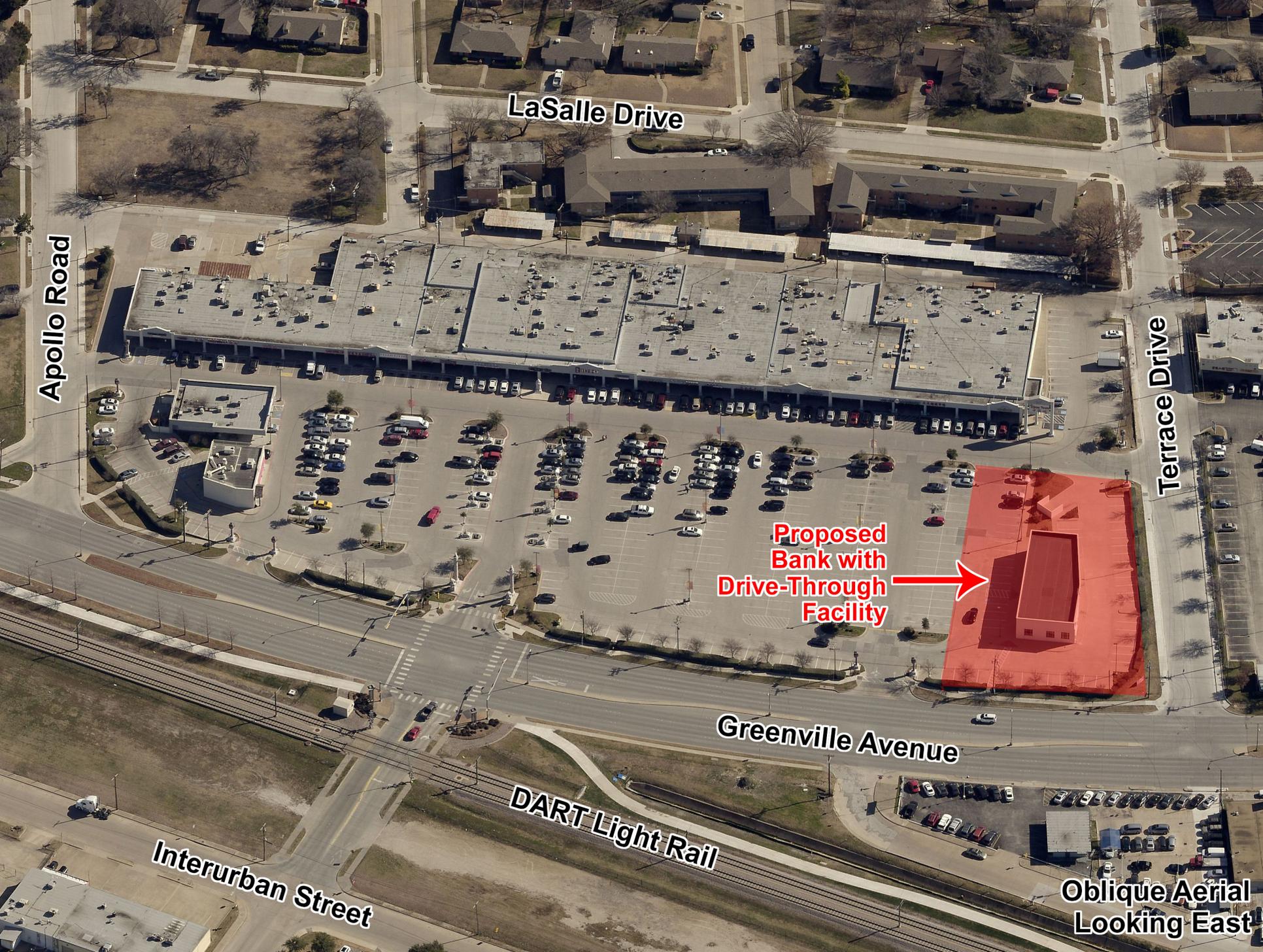
**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 15-18 Aerial Map

Updated By: shacklett, Update Date: July 21, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1518\ZF1518 ortho.mxd

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LaSalle Drive

Apollo Road

Terrace Drive

Proposed Bank with Drive-Through Facility

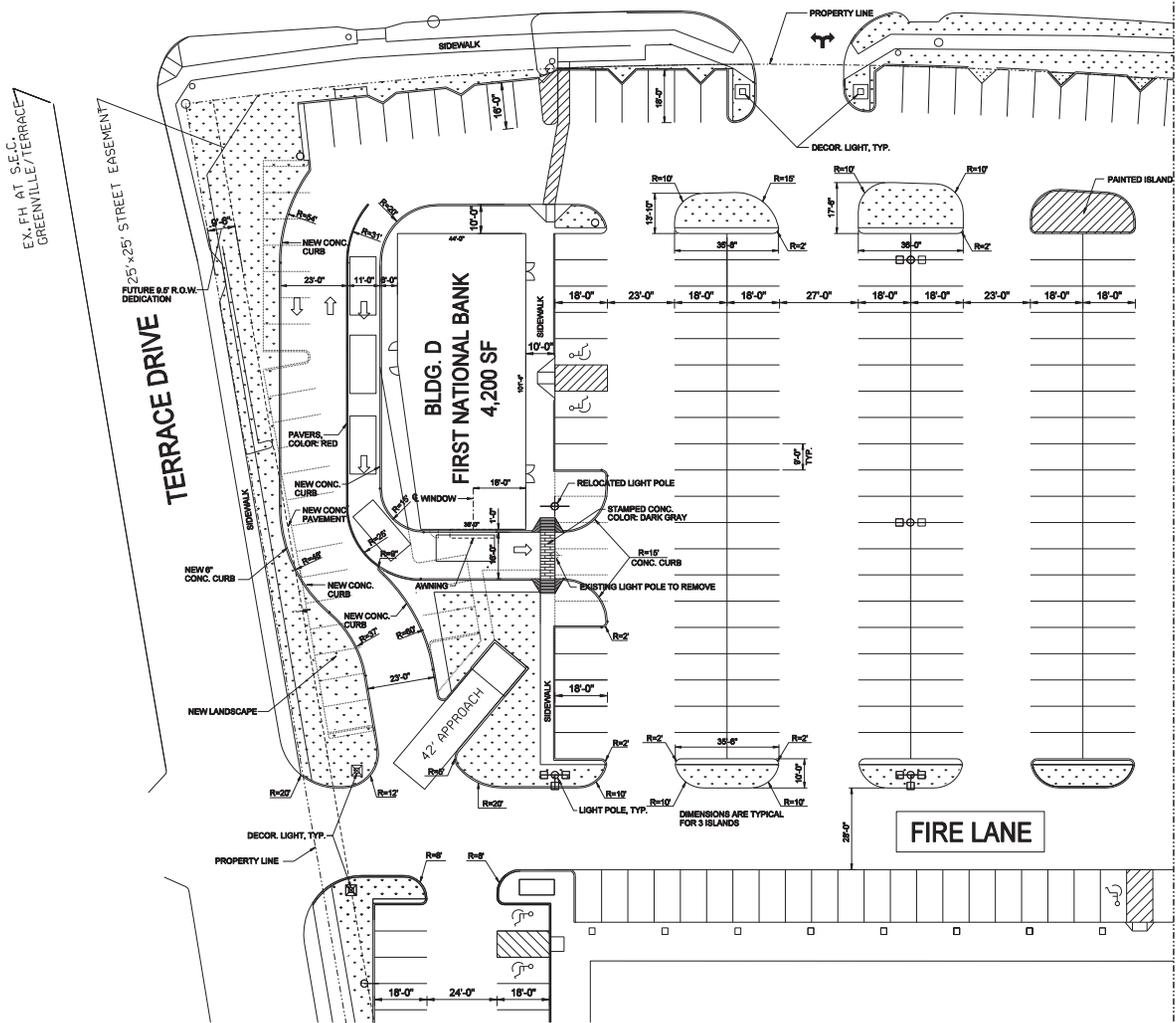
Greenville Avenue

DART Light Rail

Interurban Street

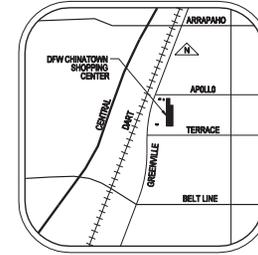
Oblique Aerial Looking East

GREENVILLE AVENUE



PROPOSED SITE PLAN

SCALE: 1"= 20'



LOCATOR MAP

PROJECT SUMMARY

EXISTING ZONING: PD-ORD. #4087
 PROP. ZONING: SPECIAL PERMIT FOR A BANK WITH A DRIVE THROUGH FACILITY.
 SETBACKS: MIN. 10' YARD ALONG TERRACE, GREENVILLE AND APOLLO
 LOT AREA: 7.98 AC
 BLDG SF: BLDG A: 78,430 SF, BLDG B: 2,300 SF, BLDG C: 2,000, BLDG D: 4,200 SF
 TOTAL: 86,930 S.F.
 PARKING RATIO: PER ORD. 4087, NO ADDITIONAL PARKING REQUIRED.
 1 SPACE PER 300 SF REQUIRED PER ORD. 4087. FOR NEW DEVELOPMENT WHICH WOULD EQUAL TO 280 SPACES, MINIMUM 508 TO BE PROVIDED
 LANDSCAPE PERCENTAGE PROVIDED: 5.4%, NO ADDITIONAL LANDSCAPE REQUIRED PER ORD. 4087
 F.A.R. : 0.25:1, NO MAX. F.A.R.
 BLDG HEIGHT: BLDG A 23'-0", BLDG B 20'-0", BLDG C 20'-0", BLDG D 20'-0"
 MAX. 33' ALLOWED.

OWNER

TERRACE SHOPPING CENTER, LTD
 1772 PRESTON ROAD, DALLAS, TX 75225
 T: 214-882-1111
 CONTACT: JOHNNY LEE
 E-MAIL: johnnylee@psa@gmail.com

OWNER'S REPRESENTATIVE

WESTWOOD BUILDER
 501 S. GROVE RD. RICHARDSON, TX 75081
 T: 214-882-5155
 CONTACT: CHARLES WEST
 E-MAIL: westwoodrealty@outlook.com

YAL STRUCTURAL/ARCHITECTURAL DESIGN
 6818 CRESTLAND AVE. DALLAS, TEXAS 75228
 TEL: (214)924-4321 E-MAIL: yeeminl@yaldesign.com

07/21/2015	ISSUE FOR PERMIT	SHEET NO.	SP
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DRIVE-THROUGH LANE ADDITION FOR
FIRST NATIONAL BANK

CHINATOWN SHOPPING CENTER
 LOT 1A BLOCK A RICHARDSON TERRACE
 400 N. GREENVILLE AVENUE, RICHARDSON, TEXAS 75081

07-21-2015



Yeemin Loo

Explanation and Description of Request

The changes in the Main Street/ Central Code now require a special permit for banking drive – through.

In order to make our current vacant supermarket competitive within the Asian community, we need to expand its size by relocating the adjacent bank along with a restaurant and gift shop to other compatible spaces.

We are moving the bank to a 4,200 sq ft stand alone building and adding a drive-through to provide enhanced banking services to customers in this very competitive banking industry.



(1)

Looking South at
Front of Proposed Bank



**Looking East along
Rear of Building
(Proposed Drive-thru lane)**

(2)



(3)

**Looking North along
East Side of Building
(Proposed Drive-thru lane & window)**



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 15-18 / American First National Bank
Property Owner: Johnny Lee, Terrace Shopping Cntr Ltd.
Applicant: Johnny Lee, Terrace Shopping Cntr Ltd.
Location: 400 N. Greenville Avenue (See map on reverse side)
Current Zoning: PD Planned Development
Request: A request for approval of a Special Permit for a bank with a drive-through facility.

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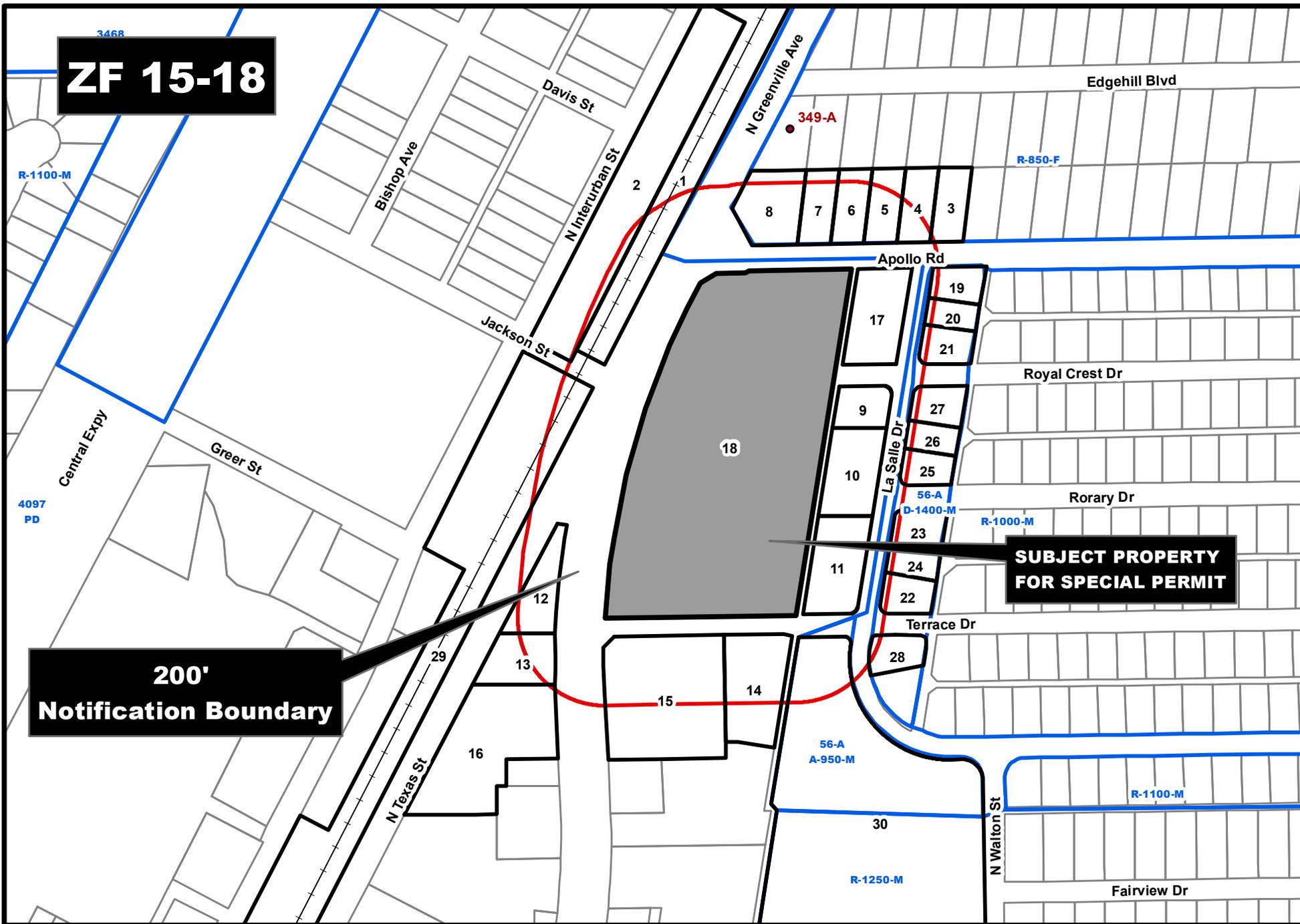
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For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 15-18.

Date Posted and Mailed: 07/24/2015



ZF 15-18

**200'
Notification Boundary**

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 15-18 Notification Map

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**JOHNNY LEE
TERRACE SHOPPING CENTER
17752 PRESTON ROAD
DALLAS, TX 75252**

**ZF 15-18
Notification List**



MEMO

DATE: August 20, 2015
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 15-20: Special Permit – Acadian Ambulance Service – 909 N. Bowser Road

REQUEST

Beau Andrepont, representing Acadian Ambulance, is requesting approval of a Special Permit for an ambulance service to be located in a vacant 8,800-square foot, single-story building located at 909 N. Bowser Road, on the west side of Bowser Road, south of Arapaho Road. The use is allowed in any Industrial zoning district with the approval of a Special Permit.

BACKGROUND

The subject property was originally developed in the 1960s. Currently, there are four (4) buildings totaling approximately 40,560 square feet located on the property. The subject building, constructed of brick, is the only building on the property that is required to be of masonry construction. The remaining buildings are constructed of metal; the west half of the property is zoned I-FP (2) Industrial, which allows for non-masonry buildings.

Acadian Ambulance provides non-emergency and wheelchair transportation in Texas, but will not provide emergency transportation; therefore lights and sirens will not be used to respond to their transports. The building would provide office space for management; a conference room to be used for employee training; and serve as a base of operations for eight (8) ambulances and eight (8) wheelchair vans. Although the ambulances and vans would be parked on-site, the drivers pick up their vehicles at the beginning of their shifts and are off-site during their shifts.

The ambulance service would require twenty-seven (27) parking spaces based on the proposed office and warehouse areas provided within the building. The applicant states the busiest times are during shift changes (6-10am and 5-8pm), when there may be up to thirty-six (36) vehicles on-site; however, it would be for a short period of time as the employees arrive, pick up their work vehicles, and park their personal vehicles in the spaces formerly occupied by the work vehicles. The remaining buildings on the site require forty-six (46) parking spaces; therefore, the entire lot requires seventy-three (73) spaces and seventy-nine (79) are provided. Staff observed parking at the subject property on multiple occasions; between twenty (20) and twenty-five (25) vehicles were parked on-site at a given time in the morning. The number of vehicles parked on-site in the afternoon was significantly lower. Based on these factors it appears the parking on the subject property will be adequate. The vans and ambulances would be parked in the seventeen (17) spaces south of the main driveway, which is screened from Bowser Road by a shrub row that is approximately five (5) feet in height.

No correspondence has been received regarding this request.

PLAN COMMISSION RECOMMENDATION

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

ATTACHMENTS

Special Conditions	Oblique Aerial Looking North
CC Public Hearing Notice	Zoning Exhibit (Exhibit "B")
City Plan Commission Minutes 08-18-2015	Applicant's Statement
Staff Report	Site Photos
Zoning Map	Notice of Public Hearing
Aerial Map	Notification List

X:\Zoning\Zoning Cases\2015\ZF 15-20 Acadian Ambulance Service - 909 N Bowser Rd\2015-08-24 CC Packet Info\ZF 15-20 CC Letter.doc

ZF 15-20 Special Conditions

1. An ambulance service shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The parking ratios as shown on the attached concept plan, marked as Exhibit "B" (Subject Building 'A') shall apply to the ambulance service.
3. Ambulances and transport vans shall be parked in the spaces as marked on Exhibit "B".



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: August 5, 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: August 7, 2015

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00p.m. on Monday, August 24, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 15-17

A request by Johnny Lee, representing Terrace Shopping Cntr Ltd., for approval of a Special Permit for a large scale retail/service store to be located at 400 N. Greenville Avenue (northeast corner of Greenville Avenue and Terrace Drive). The property is currently zoned PD Planned Development (Main Street/Central Expressway Form Based Code).

ZF 15-18

A request by Johnny Lee, representing Terrace Shopping Cntr Ltd., for approval of a Special Permit for a bank with a drive-through facility to be located at 400 N. Greenville Avenue (northeast corner of Greenville Avenue and Terrace Drive). The property is currently zoned PD Planned Development (Main Street/Central Expressway Form Based Code).

ZF 15-20

A request by Beau Andrepont, representing Acadian Ambulance, for approval of a Special Permit for an ambulance service to be located at 909 N. Bowser Road (west side of Bowser Road, south of Arapaho Road). The property is currently zoned I-M(1) Industrial and I-FP(2) Industrial.

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

**DRAFT EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES –AUGUST 18, 2015**

PUBLIC HEARING

Zoning File 15-20 – Acadian Ambulance Service: Consider and take the necessary action on a request for a Special Permit for an ambulance service located at 909 N. Bowser Road, west side of Bowser Road south of Arapaho Road. The property is currently zoned I-M(1) Industrial and I-FP(2) Industrial.

Mr. Shacklett stated the applicant was requesting a Special Permit for a private, non-emergency ambulance service at 909 N. Bowers Road in an industrial district. He added the existing 8,800 square foot building would house offices, training rooms and storage rooms with approximately eight (8) ambulances and eight (8) wheel chair vans parked adjacent to the building.

Mr. Shacklett explained that the ambulance drivers would come to the site at the beginning of their shifts, park their private vehicles, and then take their ambulances/vans to pre-determined spots throughout the metroplex to await calls for service.

Mr. Shacklett concluded his presentation by noting the parking would be sufficient and was screened by an existing five-foot hedge row. He added that the only time the ambulance service would provide emergency transport would be at the request of the City of Richardson.

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

Mr. Beau Andrepont, Operations Manager, Acadian Ambulance Service, 405 State Highway 21, Building C, #150, Lewisville, Texas, stated Acadian Ambulance Service had been in business for forty-four years starting in Louisiana and now expanding into Texas. He added they had selected the Richardson location because of the close proximity to Highway 75 that would allow them quick access to locations in Dallas and McKinney.

Mr. Andrepont said their ambulance service would be non-emergency service used to transport existing patients to a higher level of care or to doctor appointments. He added their ambulances would only turn on their lights and sirens if a patient's condition changed which would necessitate faster transport to a medical facility.

Mr. Andrepont explained that crew start times would vary throughout the day depending on work needs and once the ambulances and vans left the location on Bowser Road, they would disperse throughout the metroplex to pre-determined locations to await their assignments. In addition, the building itself would house training, back-up office space, as well as storage rooms to re-supply the ambulances.

Commissioner DePuy asked if the ambulances would be staffed by paramedics.

Mr. Andrepont replied there would be one paramedic and one EMT Basic.

Commissioner Roland asked if the crews would test the lights and sirens on the ambulances during shift changes.

Mr. Andrepont said they would do safety checks on the lights on the ambulances, but not the sirens.

Vice Chair Bright said he understood the applicant did not plan to run ambulances with lights and sirens, but if a situation called for it, would they be able to do it within the City.

Mr. Andrepont replied that if an ambulance has to upgrade to an emergency transport, they would contact the local EMS agency and let them know where they are and the reason for the upgrade to emergency transport.

Commissioner Frederick asked if the lights along the roof would light the parking lot twenty-four hours per day.

Mr. Andrepont said the owner of the building would be better able to address the question of the lights.

Mr. Bob Orth, 3106 Canyon Creek Drive, Richardson, Texas, stated when they purchased the property two years the outside lights were not working and they did not find it necessary to fix them.

Commissioner Ferrell asked if the ambulances and vans would be serviced at the Bowser Road location. He also wanted to know if the building would house extra supplies.

Mr. Andrepont replied the vehicles would be serviced at their maintenance shop in downtown Dallas.

Regarding supplies for the ambulances, Mr. Andrepont stated the crews would resupply their vehicles before each shift and as needed, but no medical waste would be kept at the site.

Mr. Orth asked to speak in favor of the request because he thought the ambulance service would be a good tenant and would provide a good service for the City.

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

Mr. Shacklett addressed Mr. Ferrell's question of maintenance of vehicles and pointed out that the definition of the current industrial zoning allowed maintenance of vehicles, but if the Commission wanted to prohibit that from happening they could add a special condition when the motion was made.

Commissioner Ferrell stated he did not have a problem with keeping the maintenance statement and said he could approve it “as presented”.

Chairman Hand asked staff if it was necessary to link the request to the applicant. Mr. Chavez replied that a Special Permit could be tied to the applicant in instances where the Commission felt a specific and unique business plan was appropriate for the uses; however, if the Commission was comfortable with a use in general, it would not be necessary.

Chairman Hand said he did not have a problem with the proposed use in an industrial area.

Motion: Commissioner Maxwell made a motion to recommend approval of Zoning File 15-20 as presented including the conditions listed in the staff report; second by Commissioner Roland. Motion approved 7-0.



Staff Report

TO: City Council
THROUGH: Michael Spicer, Director of Development Services *MS*
FROM: Sam Chavez, Assistant Director – Development Services *SC*
DATE: August 20, 2015
RE: **Zoning File 15-20:** Special Permit – Acadian Ambulance Service

REQUEST:

Special Permit for an ambulance service located in an existing 8,800-square foot, single-story building located at 909 N. Bowser Road, on the west side of Bowser Road, south of Arapaho Road. The use is allowed in any Industrial Zoning District upon approval of a Special Permit.

APPLICANT / PROPERTY OWNER:

Beau Andrepont – Acadian Ambulance / Bob Orth, Sr. – Orth Realty, LLC

EXISTING DEVELOPMENT:

The 3-acre site is developed with four (4) buildings totaling 40,560 square feet. The proposed ambulance service is located in an 8,800-square foot, single-story masonry building located closest to Bowser Road. The remaining three (3) single-story buildings are located near the rear of the property and are constructed of metal.

ADJACENT ROADWAYS:

Bowser Road: Four-lane, divided major collector; 4,600 vehicles per day on all lanes, northbound and southbound, south of Arapaho Road (March 2014).

Arapaho Road: Six-lane, divided arterial; 38,600 vehicles per day on all lanes, eastbound and westbound, west of Bowser Road (April 2014).

SURROUNDING LAND USE AND ZONING:

North: I-FP(2) Industrial; Industrial
South: I-M(1) Industrial; Industrial
East: I-M(1) Industrial; Industrial
West: I-FP(2) Industrial; Industrial

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the East Arapaho/Collins enhancement/redevelopment area. This area has been challenged in recent years by evolving markets, technology, and user requirements. Redevelopment, enhancement, and building format changes should be considered. Mid-rise office uses are appropriate throughout the area and mixed-use buildings with ground-floor retail could be appropriate at key locations, including adjacent to the Arapaho Center rail transit stations.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment

South: Enhancement/Redevelopment

East: Enhancement/Redevelopment

West: Enhancement/Redevelopment

EXISTING ZONING:

I-M(1) Industrial and I-FP(2) Industrial per Ordinance Number 213-A.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Background:

The subject property was originally developed in the 1960's. Currently, there are four (4) buildings totaling approximately 40,560 square feet located on the property. The 8,800-square foot, single-story, office/warehouse building located at the front (east side) of the property is currently vacant. The subject building, constructed of brick, is the only building on the property that is required to be of masonry construction. The remaining buildings are constructed of metal; the west half of the property is zoned I-FP(2) Industrial, which allows for non-masonry buildings.

Request:

The applicant intends to occupy the 8,800-square foot building with an ambulance service facility. Acadian Ambulance is proposing to locate their offices and a substation in the subject building. Acadian Ambulance will provide non-emergency and wheelchair transportation in Texas, but they will not provide emergency transportation; therefore, lights and sirens are not used to respond to their transports.

The building would provide office space for management and a conference room to be used for employee training, and serve as a base of operations for eight (8) ambulances and eight (8) wheelchair vans. Although the ambulances and vans are parked on-site, the drivers pick up the vehicle at the beginning of their shift and are off-site during their shift.

The applicant has stated the landlord has provided their business with thirty-six (36) parking spaces which is more than adequate for their needs; however, their use only requires twenty-seven (27) spaces based on the proposed office and warehouse area in the subject building. The applicant states their busiest times are during shift changes (6a-10a and 5p-8p). During these times, the applicant states there may be up to thirty-six (36) vehicles on-site; however, it would be for a short period of time as the employee arrives, picks up their work vehicle, and parks their personal vehicle in the recently vacated spot.

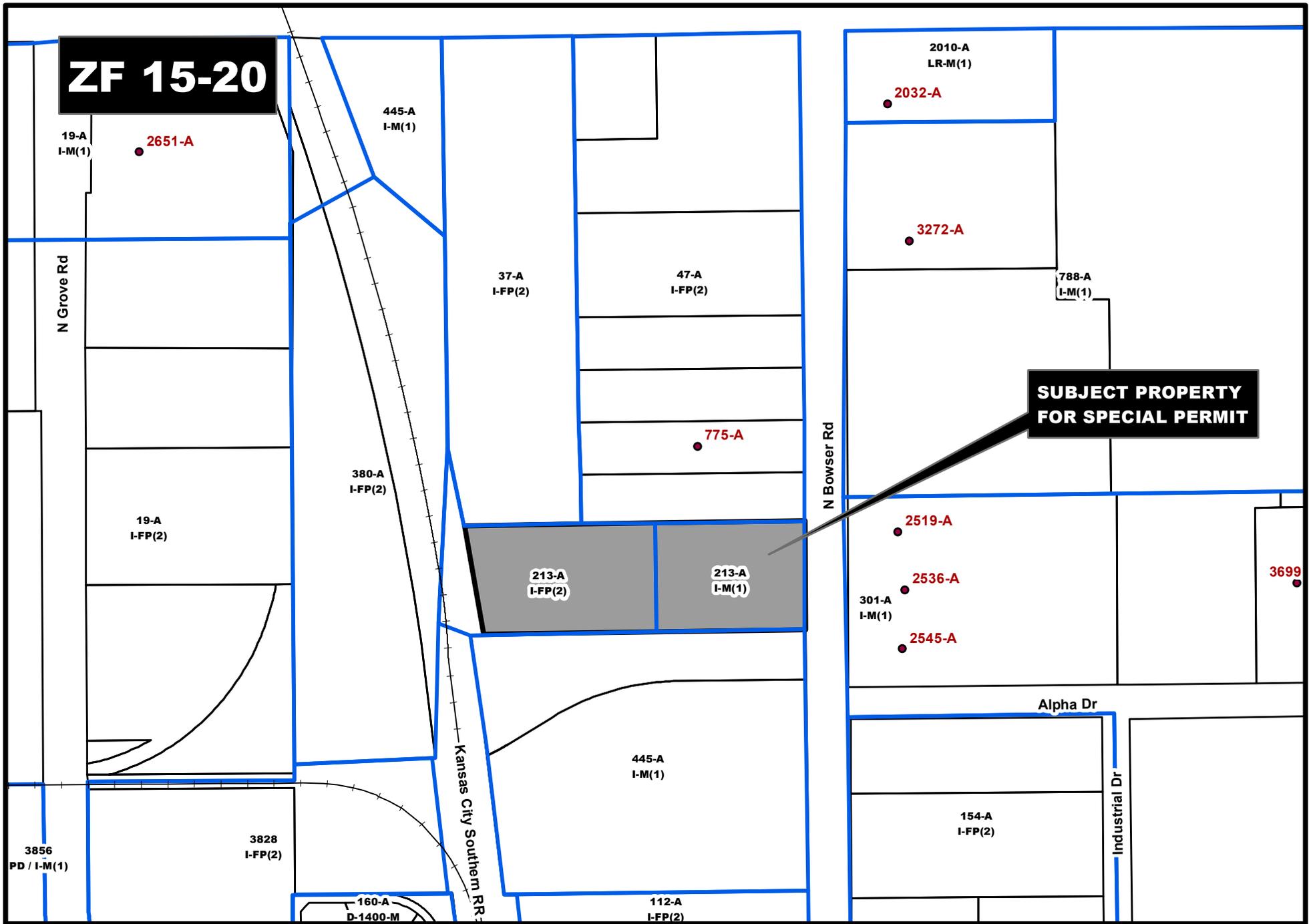
The remaining buildings on the site require forty-six (46) parking spaces; therefore, the entire lot requires seventy-three (73) spaces and seventy-nine (79) are provided. In 1997, a 33-space variance was granted to the subject property; thereby requiring only forty (40) spaces based on the existing and proposed tenants. Staff has observed parking at the subject property on multiple occasions; between twenty (20) and twenty-five (25) vehicles were parked on-site at a given time in the morning. The number of vehicles parked on-site in the afternoon was significantly lower. Based on these factors it appears the parking on the subject property will be adequate.

The applicant is proposing no changes to the site to accommodate the use. No changes are proposed to the exterior of the building either. The vans and ambulances would be parked in the seventeen (17) spaces south of the main driveway. This area is screened from Bowser Road by a shrub row that is approximately five (5) feet in height. Since the proposed use is only allowed in Industrial Zoning Districts by Special Permit, it appears this location would be appropriate since it is surrounded by other industrial uses and not directly adjacent to any residential neighborhoods.

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

Motion: On August 18, 2015, the City Plan Commission recommended approval of the applicant's request as presented, subject to the following conditions:

1. An ambulance service shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The parking ratios as shown on the attached concept plan, marked as Exhibit "B" (Subject Building 'A') shall apply to the ambulance service.
3. Ambulances and transport vans shall be parked in the spaces as marked on Exhibit "B".



ZF 15-20 Zoning Map

Updated By: shacklett, Update Date: August 3, 2015
 File: DSI\Mapping\Cases\Z\2015\ZF1520\ZF1520 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 15-20

N Grove Rd

N Bowser Rd

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

Kansas City Southern RR

Alpha Dr

Industrial Dr

ZF 15-20 Aerial Map

Updated By: shacklett, Update Date: August 3, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1520\ZF1520 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.





Subject Building

Bowser Rd

**Oblique Aerial
Looking North**

Explanation and Description of Request



To: Development Services Dept – City Of Richardson
414 W. Arapaho Road
Richardson, Texas 75080

Re: Special Use Permit Request.

Acadian Ambulance has been in business since 1971 providing Emergency and Non-Emergency transport in the state of Louisiana. Now Acadian operates in 28 counties in the state of Texas, including 5 in the Dallas area. In the Texas markets we provide non emergent ambulance and wheelchair transportation.

We are requesting a Special Use Permit and permission to locate offices and a substation at 909 North Bowser Road in Richardson. The building has several offices and a conference room which will meet our need of training our employees and providing office space for our management and other department heads. We also propose to locate 8 ambulances and 8 wheelchair vans at the location. (Location to be noted on site plans)

We have requested 36 parking slots, which the landlord has accommodated us with, as we feel this would more than accommodate our needs even during shift changes and office personnel parking which would be our heaviest occupation of the site. So between 6am and 10 am and again at 5pm till 8pm would be the highest traffic times for the location due to the crew changes. During “Peak times” which would be at start of shift there would be max number of 36 vehicles on site. This would only be a short time because when the employee arrives in his/her vehicle they would assume the Acadian vehicle and leave which would make the amount of vehicles parked neutral. Since the crew change times are staggered by the hour, this further reduces the chance of over populating the site. This location is merely a “Crew Change” point or a point to “assume” the Acadian vehicle then be assigned to street duty.

The crews members come to work, grab gear and their company issued unit and are usually on the road the entire day. There will be no noise issues since we provide Non Emergent transportation and do not activate lights and sirens to respond to our transports. The site will contain areas to store our equipment, several computers to complete medical documentation and crew lounges. No medical waste is to be stored at this location. There are only 2 units that operate around the clock in 24hr coverage and they split that into 12hr shifts. So during the evening hours there will only be 2 active vehicles that spend majority of the time on the road at posting points or doing active transports.

In summary, while we have several vehicles in and out of the facility, at no time would the facility be occupied by all personnel. Even the offices are staffed by supervisors whose primary responsibility is “Field” supervision. They would only be at the locations intermittently.

We look forward to being a good neighbor and doing business within Richardson; please feel free to contact me should you require further information.

Beau Andrepont, NREMT-P | Operations Manager-North Texas

Acadian Ambulance Service

405 State Hwy 121 Bypass Bldg C #150 | Lewisville, TX | 75067

O: 940-368-4558 | F: 337-291-4292 | C: 337-316-3525

www.AcadianAmbulance.com



(1)

Looking West at
Subject Property



(2)

Looking North at Subject Building



approx.
6' tall

Looking West at
Vehicle Parking Area

(3)



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 15-20 / Acadian Ambulance
Property Owner: Bob Orth, Sr. / Orth Realty, LLC
Applicant: Beau Andrepont / Acadian Ambulance
Location: 909 N. Bowser Road (See map on reverse side)
Current Zoning: I-M(1) Industrial and I-FP(2) Industrial
Request: A request for approval of a Special Permit for an ambulance service facility.

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

TUESDAY, AUGUST 18, 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.

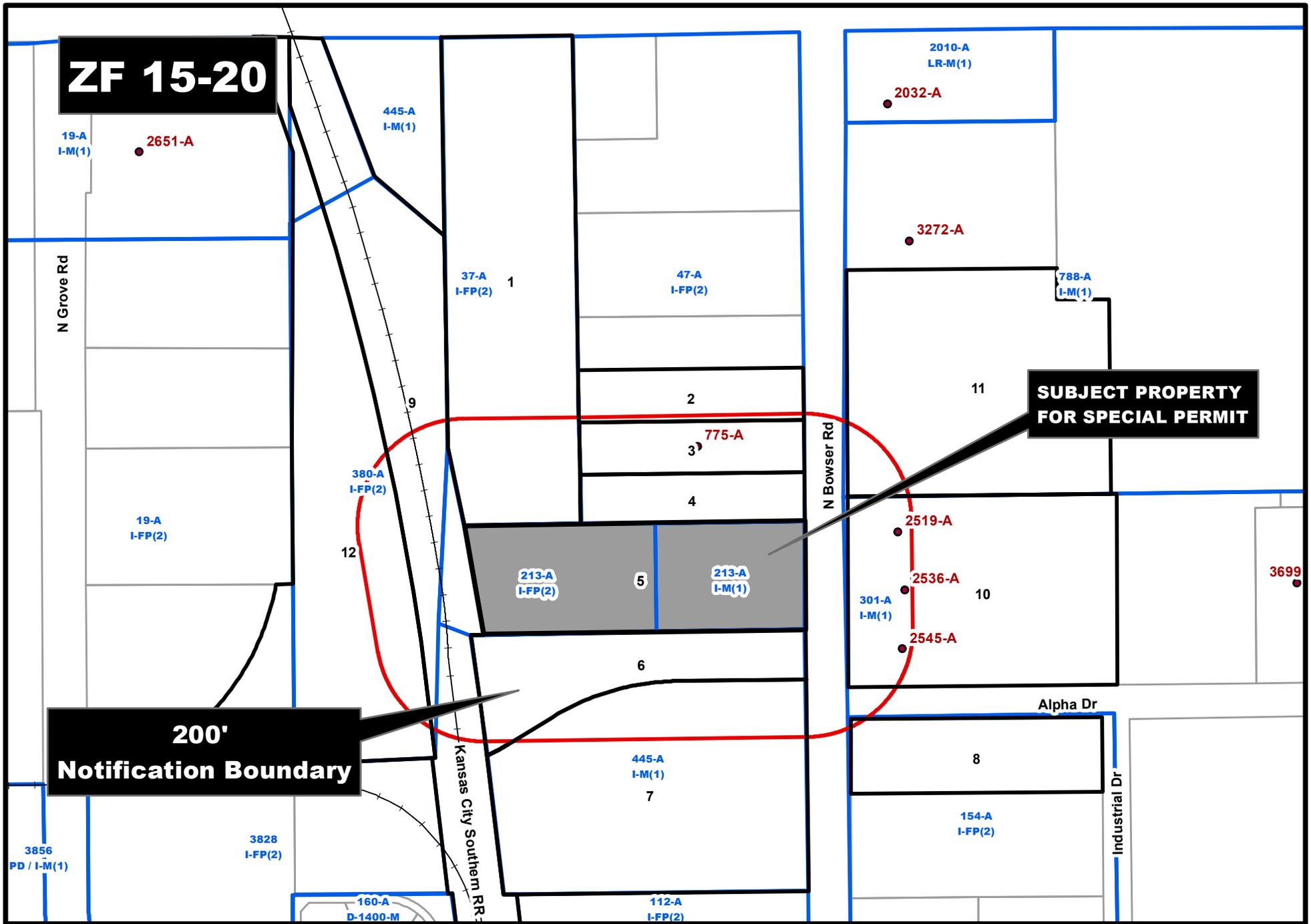
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 15-20.

Date Posted and Mailed: 08/07/2015



ZF 15-20 Notification Map

Updated By: shacklett, Update Date: August 18, 2015
 File: DSIMapping\Cases\Z\2015\ZF1520\ZF1520 notification with numbers.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.



1-TXI OPERATIONS LP
1341 W MOCKINGBIRD LN
DALLAS, TX 75247-6913

2 & 11-DUMAIS STEVEN M REV LIV TRU
1456 LAKEVIEW DR
WYLIE, TX 75098-4744

10-RIETSCH KURT W
17066 MARINABAY DR
HUNTINGTON BEACH, CA 92649-2918

3 & 4-L&S PLUMBING PARTNERSHIP LTD
%GOENSE BOUNDS & PARTNERS LTD
707 E ARAPAHO RD # 210
RICHARDSON, TX 75081-2291

5-ORTH REALTY LLC
420 N GROVE RD
RICHARDSON, TX 75081-2738

6-RW SCOTT LLC
907 N BOWSER RD
RICHARDSON, TX 75081-2823

7-TECHCONCEPTS LTD
903 N BOWSER RD STE 170
RICHARDSON, TX 75081-2877

8-HAZZANI II LLC
PO BOX 853057
RICHARDSON, TX 75085-3057

9-KANSAS CITY SOUTHERN RR
PO BOX 219335
KANSAS CITY, MO 64121-9335

12-PS TEXAS HOLDINGS LTD
% DEPT-PT-TX-25627
PO BOX 25025
GLENDALE, CA 91221-5025

**BEAU ANDREPONT
ACADIAN AMBULANCE
405 ST HWY 121 BYPASS BLDG C #150
LEWISVILLE, TX 75067**

**BOB ORTH SR
ORTH REALTY
420 N GROVE ROAD
RICHARDSON, TX 75081**

**ZF 15-20
Notification List**



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 24, 2015

Agenda Item: Public Hearing on the FY 2015-2016 Proposed Budget.

Staff Resource: Dan Johnson, City Manager

Summary: After a brief presentation by the City Manager, the City Council will hold a public hearing on the FY 2015-2016 Budget proposal in preparation for formal adoption on September 14, 2015.

Board/Commission Action: N/A

Action Proposed: Conduct a Public Hearing on the FY 2015-2016 Proposed Budget



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 24, 2015

Agenda Item: Second Public Hearing for Proposed Tax Rate of \$0.63516 per \$100 Valuation for Fiscal Year 2015-2016.

Staff Resource: Dan Johnson, City Manager

Summary: State law requires that the City Council hold two public hearings on the Proposed Tax Rate for Fiscal Year 2015-2016. This is the second scheduled public hearing. The first public hearing took place on Monday, August 17, 2015.

Board/Commission Action: N/A

Action Proposed: Conduct a Public Hearing on the Proposed Tax Rate of \$0.63516 per \$100 Valuation for Fiscal Year 2015-2016.



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, August 24, 2015

Agenda Item: VAR 15-12 Highland Estates

Staff Resource: Michael Spicer, Director of Development Services

Summary

This is a request for approval of a variance from Chapter 21, Subdivision and Development Code, Article III, Section 21-46(e) [Lots and Blocks] to allow side lot lines that are not perpendicular or radial to the front property line in a residential district in order to subdivide the existing two (2) lots into three (3).

Board/Commission Action:

On August 24, 2015 the City Plan Commission unanimously recommended approval of the request.

Action Proposed

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

Variance 15-12 Highland Estates

Attachments:

1. Locator
2. Staff Report
3. Applicant's Statement
4. Variance Exhibit
5. CPC Minutes from August 4, 2015
6. Correspondence



VAR 15-12
Highland Estates



**CITY COUNCIL
STAFF REPORT
August 24, 2015**

Variance 15-12

SUMMARY

Project Name: VAR 15-12 Highland Estates

Owner/Applicant: Jamal Gharbieh

Location: 432 E. Spring Valley Road
518 S. Lois Lane
Northwest corner of Spring Valley Road and S. Lois Lane.

Request: This is a request for approval of a variance from Chapter 21, Subdivision and Development Code, Article III, Section 21-46(e) [*Lots and Blocks*] to allow side lot lines that are not perpendicular or radial to the front property line in a residential district in order to subdivide the existing two (2) lots into three (3).

Notification: This request is not a public hearing and specific notification is not required by State Law. As a courtesy, adjacent property owners received written notification. Two letters of support have been received and are included in the packet.

CPC Action: On August 4, 2015, the City Plan Commission unanimously approved the request.

DEVELOPMENT SUMMARY

Land Area: 1.18-acres (51,621 square feet)

Zoning: R-1100 M Residential District

Development:

Existing: Lot 9: 3,000 square foot single-family home
Lot 10: vacant

Proposed: Three (3) single-family residential lots.

BACKGROUND INFORMATION

Ordinance: Section 21-46(e) of the Subdivision and Development Code requires all side lot lines for single-family developments to be perpendicular or radial to the front property line.

Request: VAR 15-12: The variance exhibit reflects the proposed subdivision of two (2) existing single-family lots into three (3) lots. As shown, the proposed lot lines are not perpendicular or radial from the front property line. In order for the owner to proceed with the subdivision of the property to create the proposed three (3) lots, a variance must be secured to allow the proposed side lot lines to not be perpendicular or radial to the front property line.

The proposed subdivision will allow the owner to build new homes for himself and his family members.

History: There have been three (3) previous approved requests for side lot lines that are not perpendicular or radial to the front property line within a residential district.

July 29, 2015

To: Respected City Plan Commission (CPC) and building officials.

City of Richardson Development Services.

Re: Request for Variance to allow non-radial lot lines to allow the subdivision of Two (2) lots into three lots.

I am the owner of the following 2 properties "423 E. Spring Valley Rd. & 518 S. Lois Ln." located at the NWC of Spring Valley & S. Lois Ln.

On behalf of my family, we are kindly requesting this variance to allow us to subdivide these 2 lots into three lots. These lots were sized to meet the city of Richardson lot size and dimensions.

Even though our family has lived in Dallas just a few blocks from city of Richardson borders for the last 20 years, we have always considered ourselves as City of Richardson Residence and it has been our dream to live in the city of Richardson from the day we purchased these homes.

As you all know, we have been renovating and updating these homes to make them attractive to lease, unfortunately leasing them has become a very difficult task due to the fact that they are old, require high maintenance and have high utilities. The house on Spring Valley has a major foundation problem that we had to demolish it last year. The house on Lois is been vacant and is been difficult to lease.

Upon your approval to our request, we are planning to build 3 quality built homes. One for me, my wife and 3 young children, 2nd for my son who is UTD graduate & a real estate Broker, 3rd for my son who is MS Engineering graduate of SMU. They both recently got married and expecting children.

These homes will be quality built, meet all green/energy latest standards with solar panels. They will also be modestly sized in order not to offend the neighbors or the neighborhood and hopefully will encourage the neighbors to do the same to enhance the beauty and the character of this quiet and peaceful area and neighborhood.

We really appreciate your consideration to our request, if you have any question or concern please feel free to call us.

Regards

Jamal A. Gharbieh, P.E

214-727-6161

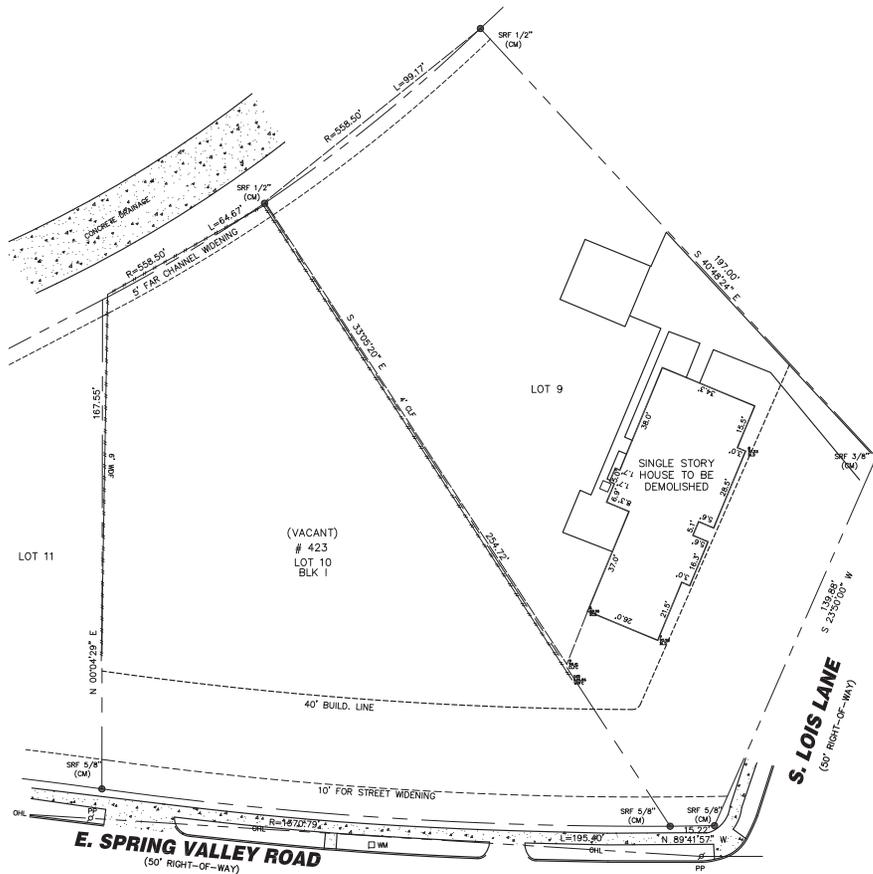
VAR 15-12: REQUEST TO ALLOW SIDE LOT LINES THAT ARE NOT PERPENDICULAR TO THE FRONT PROPERTY LINE.



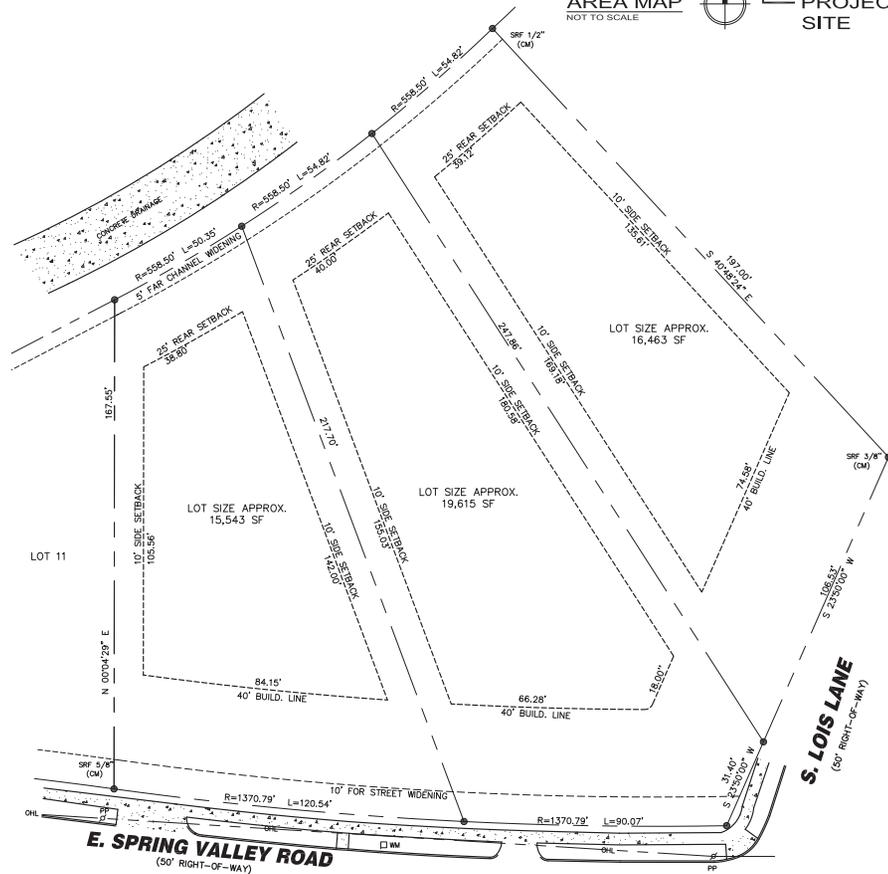
AREA MAP
NOT TO SCALE



PROJECT SITE



EXISTING SITE PLAN
SCALE: 1" = 20'



PROPOSED SITE PLAN
SCALE: 1" = 20'



jaxdesignstudio@yahoo.com
214.477.4112
Garland, TX

PROPOSED REPLAT
GHARIEH RESIDENCE
E. SPRING VALLEY RD & S. LOIS LANE
RICHARDSON, TX

drawn _____ TRAN
checked _____ TRAN
approved _____ TRAN

issued for date
REVIEW 07.06.2015
REVIEW 07.22.2015

sheet

EX.1

CPC Minutes from August 4, 2015:

Variance 15-12 – Highland Estates: Consider and take necessary action on a request for approval of a variance from Chapter 21 of the Subdivision and Development Code, Article III, Section 21-46(e), *Lots and Blocks*, to allow side lot lines that are not perpendicular or radial to the front property line within a residential district. The properties are located at 423 E. Spring Valley Road and 518 S. Lois Lane, northwest corner of Spring Valley Road and Lois Lane.

Mr. Roberts stated the applicant was requesting the variance to allow non-radial lot lines for his property to subdivide his two lots into three in order to build homes for himself and his two sons.

No questions were asked of staff and Vice Chair Bright asked if the applicant wanted to address the Commission.

Mr. Jamal Gharbieh, 10140 Cimarron Trail, Dallas, Texas, said he purchased the property ten years ago as an investment, but since his sons are now grown and have families he would like to build three homes so they can all live close by each other.

Mr. Barry Stevens, 421 E. Spring Valley, Richardson, Texas, gave a brief history of problems with previous owners and tenants, but was in support of the applicant's request and said he was looking forward to having the Gharbieh family build their homes.

Commissioner Frederick said the request was similar to other variances that had come before the Commission (cleaning up lots/allowing different lot lines) so she would be voting in favor of the variance.

Motion: Commissioner Frederick made a motion to recommend approval of Variance 15-12 as presented; second by Commissioner DePuy. Motion approved 6-0.



RE: please email this today ASAP.

khalid hamideh

to:

Jamal Gharbieh, Israel.Roberts@cor.gov

08/04/2015 12:30 PM

Hide Details

From: khalid hamideh <hamidehk@msn.com>

To: Jamal Gharbieh <jamal@q1es.com>, "Israel.Roberts@cor.gov" <israel.roberts@cor.gov>

I own 516 Lios lane in Richardson, I approve the CPC approving Variance VAR 15-12 Highland Estate .

Thank you

Khalid Hamideh

Attorney and counselor At Law

The law offices of Khalid Y. Hamideh

4144 N. Central Expressway

Suite 1210

Dallas , Tx. 75204

Telephone (214)515-0000

Facsimile (214)219-8804

E-mail hamidehk@msn.com

Face book Law offices of Khalid Hamideh

Twitter @ Hamidehk

From: jamal@q1es.com

To: hamidehk@msn.com

Subject: RE: please email this today ASAP.

Date: Tue, 4 Aug 2015 10:47:07 -0500

Sorry forgot to send you the attachment, to see it.

Jamal A. Gharbieh

From: Jamal Gharbieh [<mailto:jamal@q1es.com>]

Sent: Tuesday, August 04, 2015 10:44 AM

To: 'Khalid Hamideh'

Subject: please email this today ASAP.

Salaam Akhee Abu Yousef,

Please send an email to this guy ASAP, the meeting is tonight, the sooner you send it to him the better.

Israel B. Roberts, AICP

Development Review Mgr.



VAR 15-12
vehicletrader
to:
Israel.Roberts
08/04/2015 12:41 PM
Hide Details
From: <vehicletrader@txvehicletrader.com>
To: Israel.Roberts@cor.gov

We do not oppose VAR 15-12 after seeing the actual proposed lot lines and speaking with the owner. While the house across from us will certainly be a different style our sight lines will still be the same. Three owner occupied houses are certainly preferable to rentals. Owner occupied units are almost always maintained to a higher standard. When we bought our house in 2013 we realized there were 5-10 tear downs in Highland Terrace and it was likely that number would increase. We feel tear downs that fit with the character of the neighborhood are good for the neighborhood long term. When people want to invest hundreds of thousands in a particular neighborhood that bodes well for the future the area and neighboring property values.

Finn-Erik Juliussen
519 S. Lois Lane

CITY OF RICHARDSON
SIGN CONTROL BOARD MINUTES – AUGUST 5, 2015

Ms. Dorthy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:30 p.m. on Wednesday, August 5, 2015, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: DORTHY MCKEARIN, CHAIR
 SANDRA MOUDY, VICE CHAIR
 CHARLES WARNER, MEMBER
 MUHAMMAD Z. IKRAM, MEMBER
 CHIP IZARD, MEMBER
 ALICIA MARSHALL, ALTERNATE

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

MEMBERS ABSENT: SCOTT PETTY, ALTERNATE

Ms. McKearin stated there is a quorum present.

Ms. Moudy made a motion to approve the minutes of the April 8, 2015 meeting. The motion was seconded by Mr. Ikram and it carried unanimously.

SCB CASE #15-06: PUBLIC HEARING FOR SIGN CONTROL BOARD CASE #15-06 TO CONSIDER THE REQUEST OF STARBUCKS FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES CHAPTER 18, ARTICLE III, SECTION 18-96(16)(D)(2) TO ALLOW FOR A MENU BOARD AND PREVIEW MENU BOARD WITHIN 30 FEET FROM THE ADJACENT PRIVATE PROPERTY LINE IN A COMMERCIAL ZONED DISTRICT ON THE PROPERTY LOCATED AT 101 W CAMPBELL RD; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Ms. Jackson introduced the request of Starbucks for a variance to the City of Richardson Code of Ordinances Chapter 18, Article III, Section 18-96(16)(D)(2) to allow for a menu board and preview menu board within 30 feet from the adjacent private property line in a commercial zoned district on the property located at 101 W Campbell Rd; A power point presentation was shown for review.

Ms. McKearin asked if a representative of Starbucks was present.

Pauline Wright, 809 Greenbriar Rd, Fate, TX 75132, the representative of Sign Installation Group Inc., stated that relocating the menu board and preview menu board would allow for traffic to flow around the building and eliminate a buildup of cars in the road and around the storefront in the parking lot. Ms. Wright stated that relocation of the signs would allow more cars to sit between the drive thru window and the preview menu board and give the staff more time to prepare their orders. Ms. Wright stated that currently the buildup of traffic is due to customers having to wait to move forward and moving the signs would allow a difference of three car lengths.

Mr. Izard stated that he was familiar with this Starbucks and asked if there has been any study to determine how traffic would line up if five cars were to arrive at the same time and if cars would continue to stack up if the signs were moved. Ms. Wright stated that relocating the signs would eliminate the traffic flow problem because once the sale is made they can move forward and wait for the product while the person behind them is placing their order.

Ms. McKearin asked if vegetation would be removed to make room for the menu and preview menu boards. Ms. Wright stated that the vegetation would have to be removed, but vegetation could be added at the menu board's current location after the existing sign is relocated.

Mr. Ikram asked if Starbucks has done any studies to determine the optimal number of cars that can fit in a drive thru. Ms. Wright stated that she was not aware of any studies, but these changes have been done at several Starbucks locations and it has been successful in alleviating traffic buildup.

Ms. Moudy asked if the preview menu board was the same as the menu board. Ms. Wright stated that the preview menu board is smaller and shows only the most popular items Starbucks offers while the menu board gives a full list of the products available. Ms. Moudy asked if this would help the customer decide what they want before they get to the speaker. Ms. Wright stated that Ms. Moudy was correct.

Mr. Warner asked if Starbucks had efficient employees that would help speed up the drive thru if the SCB case was approved. Ms. Wright answered that Starbucks does have an efficient number of employees to take orders, but without the preview menu board the customers are often not ready to place their order until they can decide what they want. Ms. Wright stated that moving the menus further back gives their customers time to decide what they want and gives the employees more time to prepare the customers' drink orders.

Ms. McKearin asked if there were any further questions or comments from the Board. Ms. Moudy stated that it was a great idea to move the signs and alleviate the traffic buildup and that she likes the proposed changes.

Ms. Marshall asked Ms. Wright if she was a representative of the sign company or if she was affiliated with Starbucks and whether she had any say in what Starbucks will do. Ms. Wright stated that she was a representative of the sign company and that she can only make recommendations to Starbucks.

Ms. McKearin asked for additional comments from the public. Seeing none, Ms. McKearin closed the public hearing and asked for additional questions and comments from the Board.

Mr. Izard moved to approve SCB Case #15-06. Mr. Warner seconded the motion and it carried unanimously.

SCB CASE #15-07: PUBLIC HEARING FOR SIGN CONTROL BOARD CASE #15-07 TO CONSIDER THE REQUEST OF TWIN RIVERS ASSISTED LIVING AND MEMORY CARE FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES CHAPTER 18, ARTICLE III, SECTION 18-96(18)(D)(2) TO ALLOW FOR A MONUMENT SIGN

THREE FEET FROM THE ADJACENT PRIVATE PROPERTY LINE IN A OFFICE ZONED DISTRICT ON THE PROPERTY LOCATED AT 1720 N PLANO RD; AND TAKE APPROPRIATE ACTION.

Ms. Jackson introduced the request of Twin Rivers Assisted Living and Memory Care for a variance to the City of Richardson Code of Ordinances Chapter 18, Article III, Section 18-96(18)(D)(2) to allow for a monument sign three feet from the adjacent private property line in a office zoned district on the property located at 1720 N Plano Rd; A power point presentation was shown for review.

Ms. McKearin asked if a representative of Twin Rivers Assisted Living and Memory Care was present.

Mike Thompson, 1523 Estates Way, Carrollton, TX, the representative of Twin Rivers Assisted Living and Memory Care stated that he is asking for a variance to place a monument sign in front of the assisted living building. Mr. Thompson stated that the reason for the request is that the assisted living building is about 190 feet from Plano Rd. Mr. Thompson stated that they will have another smaller building in front of the assisted living facility on a separately platted property.

Mr. Thompson stated that the assisted living building will be a far distance from the main entrance into the parking lot which they share with the church to the North. Mr. Thompson stated that the church has its own monument sign on the north end of their shared drive and that the proposed sign would be farther away from the road than the church's sign. Mr. Thompson stated Twin Rivers coordinated access agreements with the Church in order to share the driveway entrance with the church.

Mr. Thompson stated that it would be very difficult for residents and their families to find the facility without the monument sign. Mr. Thompson stated that the proposed sign is very expensive and attractive. Mr. Thompson stated that the proposed sign is masonry and would match the design of the building and that the panels would be cast stone and illuminated at night with a spot light.

Ms. McKearin asked if Mr. Thompson was also affiliated with the Twin Rivers at Glenville and Belt Line. Mr. Thompson stated that he was one of the owners of Twin Rivers Independent Living at Belt Line Rd and of Twin Rivers Assisted Living which will be located on N Plano Rd. Mr. Thompson stated that the two facilities were separate but affiliated. Mr. Thompson stated that there was a great need in Richardson for this type of facility. Mr. Thompson stated that the separately platted property to the west of the assisted living and memory care facility will probably become a rehab and hospice center.

Ms. Moudy asked which entrance led to the memory care wing of the building. Mr. Thompson stated that the memory care wing was accessible through either the front entrance off of Plano Rd or though the rear entrance which goes through the church's parking lot.

Mr. Izard asked why the two lots were platted separately between the rehab center and the assisted living facility. Mr. Izard stated that if they were on the same plat then they would not need a variance, because there would be plenty of room along Plano Rd to erect a monument sign. Mr. Thompson stated that there is potential liability issues that could arise if the two buildings were platted on the same property and someone were injured, and that it was a normal practice in senior living care to plat the facilities separately to alleviate those potential liabilities or lawsuits. Mr. Izard stated that he understood.

Ms. McKearin asked for additional comments from the public. Seeing none, Ms. McKearin closed the public hearing and asked for additional questions and comments from the Board.

Mr. Ikram moved to approved SCB Case #15-07. Mr. Izard seconded the motion and it carried unanimously.

Ms. Marshall moved to adjourn the Hearing. The motion was seconded by Mr. Warner and it carried unanimously.

There being no other business before the Board, the meeting was adjourned at 7:00 p.m.

DORTHY MCKEARIN, CHAIR

ORDINANCE NO. 4128

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A BEAUTY TRAINING ACADEMY WITH SPECIAL CONDITIONS ON A 0.65-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED ON THE NORTH SIDE OF BUCKINGHAM ROAD, WEST OF JUPITER ROAD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 15-16).

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, so as to grant a change in zoning to grant a Special Permit for a beauty training academy on a 0.65-acre lot tract of land zoned LR-M(2) Local Retail located on the north side of Buckingham Road, west of Jupiter Road, Richardson, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for a beauty training academy is hereby conditionally granted subject to the following special conditions:

1. A Special Permit shall be granted to allow a beauty training academy which shall be limited to the area shown on the concept plan attached as Exhibit “B” and made a part thereof. The use of the property for a beauty training academy shall be in substantial conformance with the concept plan.
2. The parking ratio as shown on the concept plan attached as Exhibit “B” shall apply to the beauty training academy.

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 24th day of August, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

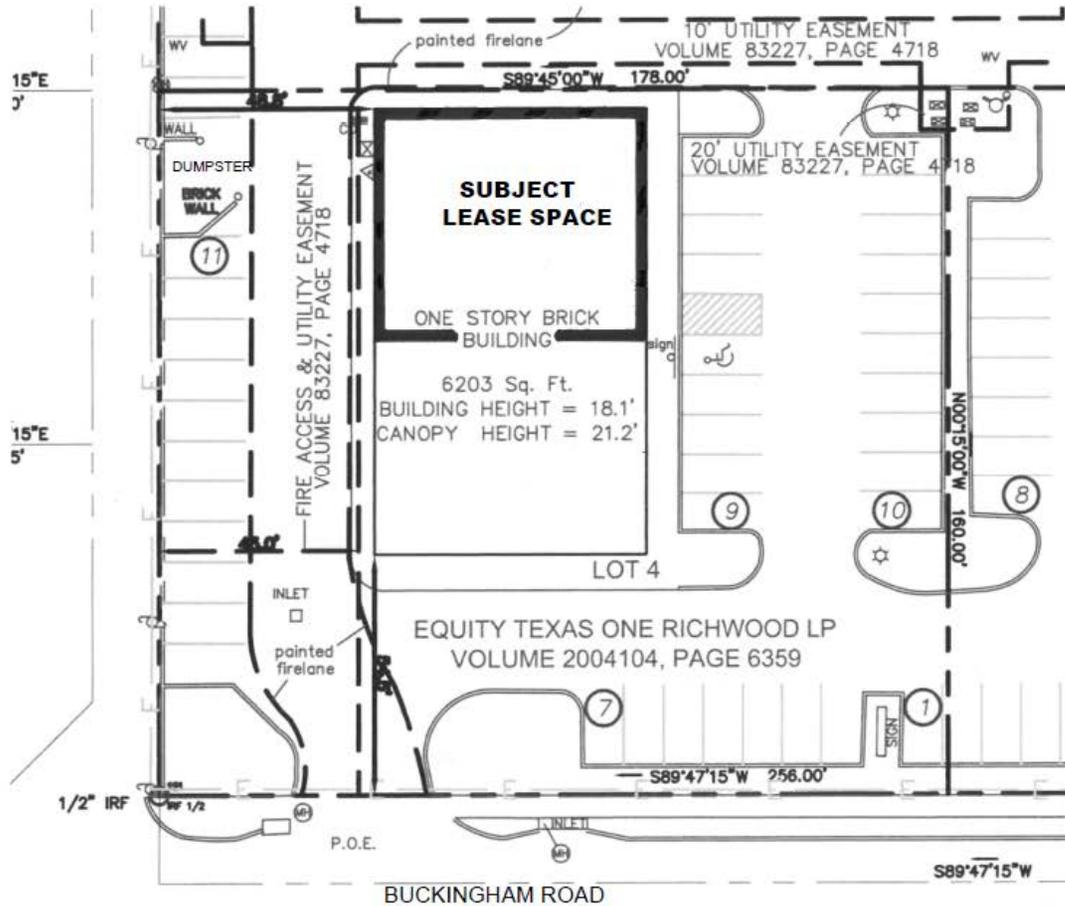
CITY ATTORNEY
(PGS:8-13-15:TM 72868)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 15-16

BEING a 0.65-acre tract of land situated in the W.A. Ferris Survey, Abstract No. 488, Dallas County, Texas; said tract being Lot 4 of Remington Center, an addition to the City of Richardson, Texas according to the plat recorded in Volume 83227, Page 4718 of the Map Records of Dallas County, Texas.

Special Permit Application
for
ABC Beauty Academy



LOT 4 TENANT PARKING REQUIREMENTS

		PARKING RATIO		
PAPA JOHN'S	1,320 SF	1:333	=	4 SPACES
VACANCY	1,680 SF	1:333	=	5 SPACES
* ABC BEAUTY				
ACADEMY (office)	755 SF	1:250	=	3 SPACES
(classroom)	2,245 SF	1:100	=	22 SPACES
Total Parking Required				34 SPACES
Total Provided Parking				37 Regular Spaces
				1 Handicap
Total Provided Parking				38 Spaces

Exhibit B - Part of Ordinance

ORDINANCE NO. 4129

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY AMENDING EXHIBITS “C.1” AND “C.2” TO EXHIBIT “C” “SIGN STANDARDS” OF ORDINANCE NUMBER 4054 ADOPTING A MAJOR MODIFICATION TO THE WEST SPRING VALLEY CORRIDOR PD PLANNED DEVELOPMENT DISTRICT RELATING TO THE DEVELOPMENT AND USE OF A 5.085 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT “A” HERETO GENERALLY LOCATED AT THE SOUTHEAST CORNER OF FLOYD ROAD AND JAMES DRIVE; 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 15-19).

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 further amended by amending in their entirety Exhibit “C.1” and Exhibit “C.2” to Exhibit “C” of Ordinance Number 4054 adopting a Major Modification to the West Spring Valley Corridor PD Planned Development District relating to the development and use of the 5.085 acre tract of land described in Exhibit “A” attached hereto and made a part hereof for all purposes (“the Property”)(generally located at the southeast corner of Floyd Road and James Drive), said amendments being as set forth in Exhibit “C-1 (Revised)” and Exhibit “C-2 (Revised)”, respectively, attached hereto and incorporated herein by reference.

SECTION 2. 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 3. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. 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 5. 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 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 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 7. 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 24th day of August, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(KBL:8/20/15:TM 72957)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 15-19

5.085 ACRES

Being all that certain lot, tract or parcel of land situated in the Lavinia McCommas Survey, Abstract Number 927, City of Richardson, Dallas County, Texas, and being all of that certain called 2.24 acre tract of land described as Tract 1 and part of that certain called 31,323 square foot tract described as Tract 2 in deed from George M. Underwood, Jr., to Colonial House, Inc., recorded in Volume 814, Page 1215 of the Deed Records of Dallas County, Texas, and being part of that certain called 2.96 acre tract of land described in deed from Value Investments to Baldev Patel, recorded in Volume 2002053, Page 3447 of the Deed Records of Dallas County, Texas, and being all that certain called 0.0892959 acre tract of land described in deed from Richardson Heights, Inc., to Baldev Patel, recorded in Instrument Number 20080100111 of the Official Public Records of Dallas County, Texas, and being all of Lot 1, Block 1 Smith Retail, an addition to the City of Richardson, according to the plat thereof recorded in Volume 92177, Page 3054 of the Plat Records of Dallas County, Texas, and being all of that certain tract of land described in deed to CPC Sing Trust, recorded in Volume 88127, Page 623 of the Official Public Records of Dallas County, Texas, and being all of that certain tract of land described in deed to Floyd Central LTD., recorded in Instrument Number 20041459824 of the Official Public Records of Dallas County, Texas, and being all of that certain tract of land described in deed to TOR Sheet 13A, Lot 11, an addition to the City of Richardson, according to the plat thereof recorded in Volume 82209, Page 350 of the Plat Records of Dallas County, Texas, and being all of that certain tract of land described in deed to Duckwin, LLC, recorded in Instrument Number 20080386650 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A Consultants) at the most southerly corner of said Lot 1, Block 1, and being on the westerly line of Central Expressway (A.K.A. U.S. Highway 75) according to that certain called 13.458 acre tract of land described in deed from T.F. McKamy to the State of Texas, recorded in Volume 3020, Page 405 of the Deed Records of Dallas County, Texas and being on the east line of said Floyd Road;

THENCE N 72°42'05" W, 30.70 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road to a 5/8" rebar found;

THENCE N 00°37'00" W, 71.07 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road to a 1/2" capped rebar set (G&A Consultants);

THENCE N 44°18'00" E, 7.02 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road, to a 5/8" capped rebar found (DCA);

THENCE S 89°23'00" W, 5.76 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road, to a 5/8" capped rebar found (DCA);

THENCE N 00°37'00" W, with the east line of Floyd Road, and the west line of said Lot 1, Block 1 of Smith Retail, passing at 45.29 feet a 5/8" capped rebar found (DCA) at the northwest corner thereof, and being the southwest corner of said CPC Sing Trust Tract, continuing a total distance of 95.29 feet, to a 60D nail found at the northeast corner thereof, and being the southwest corner of that certain called 4,367.32 square foot tract of land described in deed from Eldon O. Harrison to Gary C. Brantley, recorded in Volume 90142, Page 800 of the Deed Records of Dallas County, Texas;

THENCE N 89°17'40" E, 100.15 feet, with the north line of said CPC Sing Trust Tract, and the south line of said Brantley Tract, to a 1/2" capped rebar set (G&A Consultants) at the southeast corner thereof, and being the northeast corner of said CPC Sing Trust Tract, and being on the west line of said Tract 1;

THENCE N 00°25'30" W, 24.16 feet, with the west line of said Tract 1 and with the east line of said Brantley Tract, to a railroad spike found;

THENCE N 45°59'40" E, with the west line of said Tract 1 and the west line of said 2.96 acre tract and the east line of said Brantley Tract, passing at 26 feet the northeast corner thereof and the southerly southeast corner of that certain tract of land described in deed from Eldon O. Harrison to Gary C. Brantley, recorded in Volume 82172, Page 2449 of the Deed Records of Dallas County, Texas, continuing with the east line thereof a total distance of 37.59 feet (called 37.47 feet) to a PK nail found;

THENCE N 89°23'20" E, 22.44 feet (called 22.87 feet) with the west line of said Tract 1 and the west line of said 2.96 acre tract and the east line of said Brantley tract to a PK nail found at the easterly southeast corner thereof;

THENCE N 00°37'00" W, 30.00 feet with the west line of said Tract 1 and the west line of said 2.96 acre tract and the east line of said Brantley tract, to a 1/2" capped rebar set (G&A Consultants) at the northeast corner thereof and the southeast corner of said Floyd Central LTD Tract,

THENCE S 89°20'00" W, 149.99 feet with the south line of said Floyd Central LTD Tract, and the north line of said Brantley Tract to a 1/2" capped rebar set (G&A Consultants);

THENCE N 00°37'00" W, with the east line of said Floyd Road, and the west line of said Floyd Central LTD Tract, passing at 133.72 feet, a 5/8" rebar found at the northwest corner thereof, and being the southwest corner of said Lot 11, continuing a total distance of 284.18 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner thereof and being on the south line of James Drive, as evidenced by that certain called 0.92 acre tract of land described in dedication from Richardson Heights, Inc., to the City of Richardson, Texas recorded in Volume 4946, Page 27;

THENCE N 88°48'50" E, with the north line of said Lot 11 and the south line of said James Drive, 149.99 feet to a 5/8" rebar found at the northeast corner of said Lot 11, and being on the south line of said James Drive;

THENCE S 00°37'00" E, 5.00 feet, with the east line of said Lot 11, and the south line of said James Drive, and being the northwest corner of said Tract 2;

THENCE N 88°48'50" E, with the south line of said James Drive, passing at 267.92 feet (called 266.65 feet) the east line of said Tract 2 and the east line of said 2.96 acre tract and the northerly northwest corner of the aforementioned 0.0892959 acre tract, continuing with the north line thereof a total distance of 285.30 feet to a "+" set in concrete;

THENCE S 00°39'10" E, 10.09 feet (called 10.40 feet), with the east line of said 0.0892959 acre tract to a "+" set in concrete;

THENCE S 45°46'50" W, 32.51 feet (called 32.44 feet), with the east line of said 0.0892959 acre tract to a "+" set in concrete at an inner ell corner thereof;

THENCE S 44°13'10" E, with the east line of said 0.0892959 acre tract, passing at 6.9 feet (called 6.74 feet) a "+" found in concrete at an outer ell corner thereof, being the north corner of said Tract 1 and the west corner of that certain called 0.241 acre tract of land described in deed to Alden E. Wagner, Jr., recorded in Instrument Number 20070404841 of the Deed Records of Dallas County, Texas, continuing with the northeasterly line of said Tract 1 and the southwesterly line of said 0.241 acre tract a total distance of 217.03 feet to the east corner of said Tract 1 and the east corner of the aforementioned 2.96 acre tract and the south corner of said 0.241 acre tract and being on the westerly line of the aforementioned Central Expressway, from which a 5/8" rebar found for witness bears N 44°13'10" W, 0.3 feet;

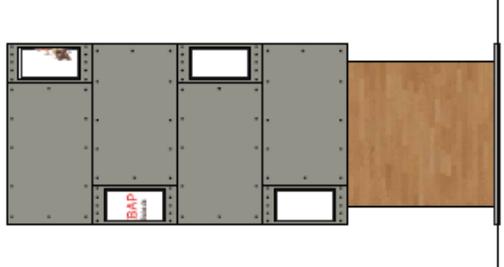
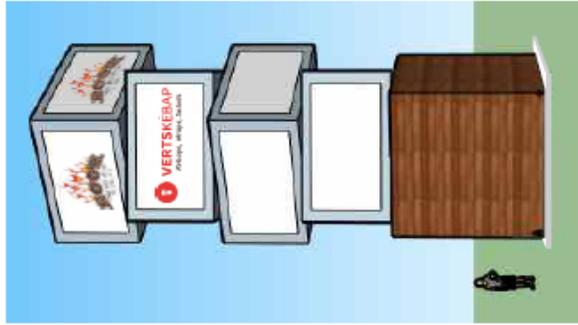
THENCE S 45°46'50" W, with the southeasterly line of said Tract 1 and the southeasterly line of said 2.96 acre tract and the westerly line of said Central Expressway passing at 180.00 feet a PK nail with shiner found at the east corner of that certain called 0.339 acre tract of land described in deed from Espressotime Vending Co., to Duckwin, LLC, recorded in Instrument Number 20080386650 of the Deed Records of Dallas County, Texas, continuing with the southeasterly line thereof, passing at 261.00 feet the southerly corner thereof, continuing with the southeasterly line of said Tract 1, passing at 511.00 feet a 1/2" capped rebar found (USA Inc.) at the south corner of said Tract I and the south corner of said 2.96 acre tract, being the east corner of said Lot 1, Block 1 of Smith Retail, continuing a total distance of 536.40 feet to a Brass Monument Found, on the southerly line of said Lot 1, Block 1 and being on the westerly line of said Central Expressway

THENCE S 51°28'50" W, with the southerly line of said Lot 1, Block 1, and the westerly line of said Central Expressway, 100.50 feet, to the **POINT OF BEGINNING** and containing approximately 5.085 acres of land.

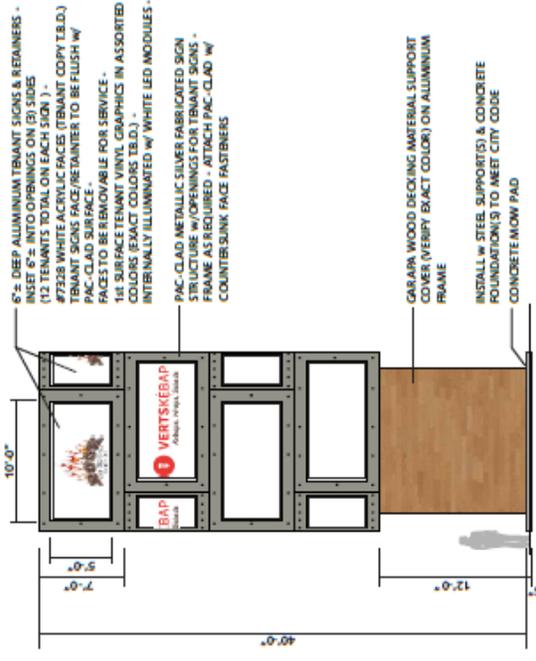
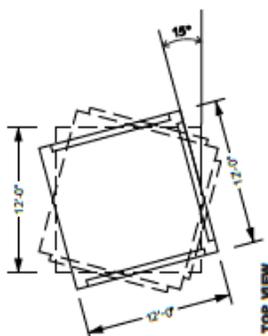
EXHIBIT "C-1 (REVISED)" TO EXHIBIT "C" – SIGN REGULATIONS

Project	03.82734/23
Sheet	3 of 10
Client	Rebecca Rosemary Pae
Address	Hwy. 75 @ Jolly/Friona RICHARDSON, TEXAS
Contract	MSW / MAW
Designer	BAMS
Date	10-26-11
Approval / Date	
Revision / Date	
Notes	<p>1. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>2. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>3. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>4. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>5. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>6. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>7. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>8. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>9. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>10. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>11. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>12. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>13. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>14. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>15. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>16. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>17. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>18. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>19. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p> <p>20. SEE EXHIBIT C-1 FOR SIGN REGULATIONS</p>

1200 N. Loop West, Suite 100, Dallas, TX 75207
 214.343.1234 • Fax: 214.343.1235
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**EXHIBIT C-1 REVISED
ENTRY SIGN**





MEMO

DATE: August 18, 2015
TO: Keith Dagen – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #36-15 for the Arapaho Road Culverts Railing Replacements to GHB Equipment Company, LLC in the amount of \$397,711

Proposed Date of Award: August 24, 2015

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, GHB Equipment Company, LLC for the above referenced construction in the amount of \$397,711.

As stated in the attached memo, the original bid amount was over budget and Engineering proceeded to work with the low bidder to value engineer the project and provide an acceptable solution to the project. Consequently, we will be issuing a change order to reduce the amount of this award by \$70,000 for a total project cost of \$327,711.

Funding is provided from the Neighborhood Vitality G.O. Bonds, 2012 and 2014 C.O.'s.

The bid was advertised in *The Dallas Morning News* on January 7 & 14, 2015 and posted on Bidsync. A total of 851 electronic solicitations were sent and 26 vendors viewed the bid. A prebid conference was held on January 15, 2015 and 4 bids were received.

Concur:


Keith Dagen

Attachments

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



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *CM*
FROM: Steve Spanos, P.E., Director of Engineering *JH*
SUBJECT: Award of Bid No. 36-15 for the Arapaho Road Culverts Railing Replacements to GHB Equipment Co. LLC
DATE: August 14, 2015

ACTION REQUESTED:

Council to consider award of Bid #36-15 to GHB Equipment Co. LLC, for the Arapaho Road Culverts Railing Replacements in the amount of \$397,711.00.

BACKGROUND INFORMATION:

On January 22, 2015 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest base bid was submitted by GHB Equipment Co. LLC, in the amount of \$397,711.00. Staff has reviewed GHB Equipment Co. LLC company financials, bonding, insurance and references, and found them to be acceptable, therefore we recommend awarding the Arapaho Road Culverts Railing Replacements to GHB Equipment Co. LLC.

This project consists of a new decorative bridge railing on Arapaho Road at West Fork, Cottonwood Creek and Nantucket Branch west of Floyd Road. Additional work includes, removal of existing metal handrail, sidewalk paving, street paving, riprap, culvert headwall, wingwall, retaining wall, and vegetation/debris/sediment removal from creek channels.

The bids received for this project were higher than the budget, and staff worked with the contractor to make minor modifications in the project scope resulting in a \$70,000.00 savings. Staff recommends the award of the base bid and approval of a change order to reduce the contract by \$70,000. The change order will remove bid items for tree/vegetation/debris removal, riprap modifications and a reduction in construction contingency. This work will be performed through a separate contract.

FUNDING:

Funding is provided from Neighborhood Vitality G.O. Bonds, 2012 and 2014 C.O.'s.

SCHEDULE:

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

cc: Henry Drexel, P.E., Senior Project Engineer

**ARAPAHO ROAD CULVERT RAILING REPLACEMENT
 BID # 36-15**

ITEM NO.	DESCRIPTION	EST QTY	UNIT	GHB Equip Co LLC		SJ&J Construction LLC		Jeske Construction Co		McMahon Contracting LP		AVERAGES	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Removal of concrete sidewalk	2,286	SF	\$4.00	\$9,144.00	\$3.00	\$6,858.00	\$2.00	\$4,572.00	\$3.63	\$8,298.18	\$3.16	\$7,218.05
2	Removal of storm sewer pipe	6	LF	\$200.00	\$1,200.00	\$200.00	\$1,200.00	\$20.00	\$120.00	\$29.71	\$178.26	\$112.43	\$674.57
3	Removal of storm sewer inlet	1	EA	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$600.00	\$600.00	\$480.90	\$480.90	\$1,270.23	\$1,270.23
4	Removal of concrete street paving	57	SY	\$40.00	\$2,280.00	\$40.00	\$2,280.00	\$20.00	\$1,140.00	\$36.73	\$2,093.61	\$34.18	\$1,948.40
5	Removal of Storm sewer inlet top	2	EA	\$1,000.00	\$2,000.00	\$1,500.00	\$3,000.00	\$600.00	\$1,200.00	\$601.14	\$1,202.28	\$925.29	\$1,850.57
6	Removal of concrete riprap	119	SY	\$30.00	\$3,570.00	\$40.00	\$4,760.00	\$15.00	\$1,785.00	\$7.59	\$903.21	\$23.15	\$2,754.55
7	Removal of concrete culvert	661	SF	\$30.00	\$19,830.00	\$15.00	\$9,915.00	\$20.00	\$13,220.00	\$10.30	\$6,808.30	\$18.83	\$12,443.33
8	Removal of concrete retaining wall stem	61	SF	\$30.00	\$1,830.00	\$20.00	\$1,220.00	\$20.00	\$1,220.00	\$22.07	\$1,346.27	\$23.02	\$1,404.07
9	Removal of masonry block retaining wall	15	LF	\$50.00	\$750.00	\$100.00	\$1,500.00	\$10.00	\$150.00	\$40.08	\$601.20	\$50.02	\$750.30
10	Removal of steel pedestrian railing at culvert & sidewalk	360	LF	\$10.00	\$3,600.00	\$40.00	\$14,400.00	\$16.00	\$5,760.00	\$5.01	\$1,803.60	\$17.75	\$6,390.90
11	Removal of timber fencing and gate	20	LF	\$20.00	\$400.00	\$80.00	\$1,600.00	\$10.00	\$200.00	\$5.00	\$100.00	\$28.75	\$575.00
12	Removal of vegetation, debris, & accumulated sediment	0.80	AC	\$8,000.00	\$6,400.00	\$12,000.00	\$9,600.00	\$90,000.00	\$72,000.00	\$50,000.00	\$40,000.00	\$40,000.00	\$32,000.00
13	Removal of existing tree (< 4" to 8" diameter)	12	EA	\$1,500.00	\$18,000.00	\$400.00	\$4,800.00	\$800.00	\$9,600.00	\$966.18	\$11,594.16	\$916.55	\$10,998.54
14	Removal of existing tree (> 8" to 12" diameter)	4	EA	\$4,000.00	\$16,000.00	\$500.00	\$2,000.00	\$1,600.00	\$6,400.00	\$1,708.58	\$6,834.32	\$1,952.15	\$7,808.58
15	Removal of existing tree (>12" to 18" diameter)	3	EA	\$6,000.00	\$18,000.00	\$600.00	\$1,800.00	\$2,500.00	\$7,500.00	\$2,225.91	\$6,677.73	\$2,831.48	\$8,494.43
16	Excavate existing tree stump and root ball	1	EA	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$800.00	\$800.00	\$1,134.86	\$1,134.86	\$1,483.72	\$1,483.72
17	Top Soil	261	SY	\$17.00	\$4,437.00	\$8.00	\$2,088.00	\$3.00	\$783.00	\$6.96	\$1,816.56	\$8.74	\$2,281.14
18	Bermuda sodding	261	SY	\$10.00	\$2,610.00	\$10.00	\$2,610.00	\$8.00	\$2,088.00	\$6.96	\$1,816.56	\$8.74	\$2,281.14
18.1	Slope Stabilization	300	SY	\$30.00	\$9,000.00	\$50.00	\$15,000.00	\$20.00	\$6,000.00	\$50.08	\$15,024.00	\$37.52	\$11,256.00
19	Construct 4" sidewalk	3,064	SF	\$5.00	\$15,320.00	\$10.00	\$30,640.00	\$9.00	\$27,576.00	\$9.14	\$28,004.96	\$8.29	\$25,385.24
20	Construct 8" street paving	52	SY	\$175.00	\$9,100.00	\$180.00	\$9,360.00	\$90.00	\$4,680.00	\$102.42	\$5,325.84	\$136.86	\$7,116.46
21	Construct 24" concrete curb & gutter	4	LF	\$40.00	\$160.00	\$50.00	\$200.00	\$50.00	\$200.00	\$145.00	\$580.00	\$71.25	\$285.00
22	Construct asphaltic overlay	42	SY	\$75.00	\$3,150.00	\$40.00	\$1,680.00	\$52.00	\$2,184.00	\$75.40	\$3,166.80	\$60.60	\$2,545.20
23	Construct 10 foot inlet top	2	EA	\$3,000.00	\$6,000.00	\$4,000.00	\$8,000.00	\$2,200.00	\$4,400.00	\$4,060.00	\$8,120.00	\$3,315.00	\$6,630.00
24	Construct 10 foot curb inlet	1	EA	\$2,000.00	\$2,000.00	\$8,000.00	\$8,000.00	\$4,400.00	\$4,400.00	\$3,045.00	\$3,045.00	\$4,361.25	\$4,361.25
25	Construct steel railing (base plate mounted)	319	LF	\$230.00	\$73,370.00	\$180.00	\$57,420.00	\$240.00	\$76,560.00	\$325.00	\$103,675.00	\$243.75	\$77,756.25
26	Construct steel railing (direct embedment)	76	LF	\$170.00	\$12,920.00	\$180.00	\$13,680.00	\$265.00	\$20,140.00	\$337.00	\$25,612.00	\$238.00	\$18,088.00
27	Construct rail pilaster	20	EA	\$1,400.00	\$28,000.00	\$2,500.00	\$50,000.00	\$4,200.00	\$84,000.00	\$2,552.00	\$51,040.00	\$2,663.00	\$53,260.00
28	Construct rail cap	310	LF	\$75.00	\$23,250.00	\$200.00	\$62,000.00	\$86.00	\$26,660.00	\$108.00	\$33,480.00	\$117.25	\$36,347.50
29	Construct retaining/rail support wall	24.5	CY	\$700.00	\$17,150.00	\$2,000.00	\$49,000.00	\$1,200.00	\$29,400.00	\$1,469.27	\$35,997.12	\$1,342.32	\$32,886.78
30	Construct riprap	136	SY	\$90.00	\$12,240.00	\$100.00	\$13,600.00	\$80.00	\$10,880.00	\$102.25	\$13,906.00	\$93.06	\$12,656.50
31	Construct timber fencing	10	LF	\$100.00	\$1,000.00	\$100.00	\$1,000.00	\$80.00	\$800.00	\$116.00	\$1,160.00	\$99.00	\$990.00
32	SWPPP	1	LS	\$7,000.00	\$7,000.00	\$3,000.00	\$3,000.00	\$3,600.00	\$3,600.00	\$17,400.00	\$17,400.00	\$7,750.00	\$7,750.00
33	Traffic control	1	LS	\$7,000.00	\$7,000.00	\$20,000.00	\$20,000.00	\$18,000.00	\$18,000.00	\$19,017.30	\$19,017.30	\$16,004.33	\$16,004.33
34	Project signage	4	EA	\$1,000.00	\$4,000.00	\$2,000.00	\$8,000.00	\$1,000.00	\$4,000.00	\$458.20	\$1,832.80	\$1,114.55	\$4,458.20
35	Mobilization	1	LS	\$35,000.00	\$35,000.00	\$50,000.00	\$50,000.00	\$24,000.00	\$24,000.00	\$50,643.00	\$50,643.00	\$39,910.75	\$39,910.75
36	Construction contingency	1	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
TOTAL BASE BID					\$397,711.00		\$496,211.00		\$496,618.00		\$530,719.82		\$480,314.95
CONTRACTOR'S BID					\$397,711.00		\$496,211.00		\$496,618.00		\$530,719.82		\$480,314.95

ENGINEERS ESTIMATE:
\$290,000

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



MEMO

DATE: August 13, 2015
TO: Keith Dagen – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #71-15 for annual requirements contracts for sand, soil & rock to Aggregates Now, CJA Enterprises, LLP, and Texas Sports Sands, Inc. pursuant to unit prices

Proposed Date of Award: August 24, 2015

I concur with the recommendations of Dan Baker – Superintendent of Parks, Heather Cerda – Street Superintendent, Donnie Davis – Supervisor of Water Utility Construction Rehab, and Steve Greenhaw – Golf Maintenance Superintendent, and request permission to issue annual requirements contracts to the low bidders per line item listed below pursuant to the unit prices bid for various types of sand, soil, and rock as outlined in the attached bid tabulation.

VENDOR	ITEMS	ESTIMATED AWARD
Aggregates Now	Items 8, 10 & 12	\$179,910
CJA Enterprises, LLP	Items 1-5, 9, & 11	138,980
Texas Sports Sands, Inc.	Items 6, 7, 13-15	<u>76,210</u>
Estimated Annual Award		\$395,100

The terms of the contracts are for one year with options to renew for up to four (4) additional one-year periods, if acceptable to both parties. Pricing for the products are based on unit prices as outlined on the attached bid tabulation sheet. The award of these contracts allows the city to use the products 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 product, payment will be rendered pursuant to the unit prices bid.

Funds are available in the departmental budgets for these expenditures. A prebid conference was held on June 17, 2015 and one vendor and four staff members were in attendance. The bid was advertised in the *Dallas Morning News* on June 9 & 16, 2015 and was posted on Bidsync. A total of 456 bidders were electronically notified of the bid; 20 bidders viewed the bid; and three responsive bids were received.

Concur:
Keith Dagen
Keith Dagen

ATTACHMENTS



MEMO

DATE: August 13, 2015
TO: Todd Gastorf, Financial Analyst
FROM: Dan Baker, Superintendent of Parks *DB*
RE: Bid Award Recommendation for Parks Maintenance Division
Sand, Soil, and Rock, Bid #71-15

Parks Department recommends awarding the following bid items for Bid #71-15:

- 1 Sandy Loam (Topsoil), delivered 600 Ton CJA Enterprises LLP \$ 20.40
\$12,240.00
- 2 Washed Sand, delivered 1500 Ton CJA Enterprises LLP \$ 27.00
\$40,500.00
Alt 1: Man sand 1500 Ton CJA Enterprises LLP \$ 26.50 \$ 39,750.00
- 3 Screened Sandy Loam, delivered 600 Ton CJA Enterprises LLP \$ 20.40
\$ 12,240.00
- 7 TRI Tee Sand, delivered 400 Ton Texas Sports Sands, Inc. \$ 21.00
\$8,400.00
- 9 Ball Field Clay, delivered 550 Ton CJA Enterprises LLP \$ 22.00
\$12,100.00
- 11 Black Clay Soil, delivered 3000 Ton CJA Enterprises LLP \$ 16.00
\$48,000.00
- 12 Sifted Screen Black Clay Soil, Trailer- multiple loads 1000 Ton Aggregates
Now \$ 28.00 \$ 28,000.00
Alt 1: Trailer- single load 1000 Ton Aggregates Now \$ 39.00 \$ 39,000.00
Alt 2: Tandem- multiple loads 1000 Ton Aggregates Now \$ 31.35
\$ 31,350.00
Alt 3: Tandem- single load 1000 Ton Aggregates Now \$ 46.25
\$ 46,250.00



MEMO

TO: Pam Kirkland, Purchasing Manager
FROM: Heather Cerda, Streets Superintendent *HC*
DATE: August 13, 2015
SUBJECT: Bid Number 71-15

I have reviewed Bid Number 71-15 for Item #2: Washed Sand and Item #8: Class 11 Aggregate Flex Base. I recommend award of Item #2 for the Streets Division to CJA Enterprises. I recommend award of Item #8 for the Streets Division to Aggregate Now.



MEMO

Date: 8-13-15

T0: Todd Gastorf, Financial Analyst

From: Donnie Davis, Supervisor of C/R

HP 8/13/15

Re: Bid Award Recommendation for Const./ Rehab.
Sand, Soil, and Rock, Bid # 71-15

Construction Rehabilitation recommends awarding the following bid items for Bid #71-15:

- 4 Fine Gravel, delivered 300 Ton CJA Enterprises LLP \$28.00
\$8,400.00
- 5 Pea Gravel, delivered 250 Ton CJA Enterprises LLP \$22.00
\$5,500.00



MEMO

TO: Pam Kirkland, Purchasing Manager
FROM: Steve Greenhaw, Golf Course Maintenance Superintendent
DATE: August 14, 2015
SUBJECT: Bid Award Recommendation for Bid #71-15

I recommend award of the following bid items for Bid #71-15 to Texas Sports Sands, Inc.:

Item 6: #1 USGA Approved Green Sand, delivered

Item 7: TRI Tee Sand, delivered

Item 13: Kosse White Bunker Sand, delivered

Item 14: Kosse Sure Play, delivered

Item 15: Kosse Dry Sure Play, delivered

BID TABULATION
 A/R/C FOR SAND, SOIL, AND ROCK

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	Aggregates Now		Aggregates Now		Aggregates Now		Aggregates Now	
				Primary: Trailer- mult. loads		Alt. 1: Trailer- single load		Alt. 2: Tandem- mult. loads		Alt. 3: Tandem- single load	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Sandy Loam (Topsoil), delivered	600	Ton	\$ 24.75	\$ 14,850.00	\$ 32.25	\$ 19,350.00	\$ 30.50	\$ 18,300.00	\$ 39.75	\$ 23,850.00
2	Washed Sand, delivered	1500	Ton	\$ 34.50	\$ 51,750.00	\$ 41.50	\$ 62,250.00	\$ 39.00	\$ 58,500.00	\$ 49.50	\$ 74,250.00
3	Screened Sandy Loam, delivered	600	Ton	\$ 26.25	\$ 15,750.00	\$ 33.75	\$ 20,250.00	\$ 32.00	\$ 19,200.00	\$ 41.25	\$ 24,750.00
4	Fine Gravel, delivered	300	Ton	\$ 22.75	\$ 6,825.00	\$ 26.00	\$ 7,800.00	\$ 27.00	\$ 8,100.00	\$ 33.50	\$ 10,050.00
5	Pea Gravel, delivered	250	Ton	\$ 23.50	\$ 5,875.00	\$ 26.75	\$ 6,687.50	\$ 28.25	\$ 7,062.50	\$ 33.50	\$ 8,375.00
6	#1 USGA Approved Green Sand, delivered	12	1.5-Ton Bag	\$ 350.00	\$ 4,200.00	No Bid		No Bid		No Bid	
7	TRI Tee Sand, delivered	400	Ton	\$ 36.75	\$ 14,700.00	\$ 45.50	\$ 18,200.00	\$ 40.50	\$ 16,200.00	\$ 53.00	\$ 21,200.00
8	Class 11 Aggregate Flex Base, delivered	4500	Ton	\$ 16.25	\$ 73,125.00	\$ 24.00	\$ 108,000.00	\$ 19.25	\$ 86,625.00	\$ 33.75	\$ 151,875.00
9	Ball Field Clay, delivered	550	Ton	\$ 28.50	\$ 15,675.00	\$ 35.00	\$ 19,250.00	\$ 33.25	\$ 18,287.50	\$ 42.85	\$ 23,567.50
10	Split Load Charge	1	Each	\$ 35.00	\$ 35.00	No Bid		No Bid		No Bid	
11	Black Clay Soil, delivered	3000	Ton	\$ 28.00	\$ 84,000.00	\$ 39.00	\$ 117,000.00	\$ 31.35	\$ 94,050.00	\$ 46.25	\$ 138,750.00
12	Sifted Screen Black Clay Soil, delivered	1000	Ton	\$ 28.00	\$ 28,000.00	\$ 39.00	\$ 39,000.00	\$ 31.35	\$ 31,350.00	\$ 46.25	\$ 46,250.00
13	Kosse White Bunker Sand, delivered	400	Ton	\$ 48.50	\$ 19,400.00	No Bid		No Bid		No Bid	
14	Kosse Sure Play, delivered	900	Ton	\$ 48.50	\$ 43,650.00	No Bid		No Bid		No Bid	
15	Kosse Dry Sure Play, delivered	200	Ton	\$ 71.00	\$ 14,200.00	No Bid		No Bid		No Bid	
TOTAL PRICE				\$ 392,035.00		\$ 417,787.50		\$ 357,675.00		\$ 522,917.50	
CASH DISCOUNT											
TOTAL NET PRICE											
DELIVERY											
F.O.B											

*Bid specifications call for unit pricing per ton. The supplier for CJA Enterprises sells items #1, #3, and #9 per yard.

*Using the conversion rate of 1.25 yards = 1 ton, it is recommended to award items #1, #3, and #9 to CJA Enterprises as the lowest bidder.

BID TABULATION
 A/R/C FOR SAND, SOIL, AND ROCK

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	CJA Enterprises LLP Primary		CJA Enterprises LLP Alt. 1: Man sand		Texas Sports Sands, Inc.		UNIT PRICE	AMOUNT
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT		
1	Sandy Loam (Topsoil), delivered	600	Ton	\$ 20.40	\$ 12,240.00	No Bid		No Bid		\$	-
2	Washed Sand, delivered	1500	Ton	\$ 27.00	\$ 40,500.00	\$ 26.50	\$ 39,750.00	No Bid		\$	-
3	Screened Sandy Loam, delivered	600	Ton	\$ 20.40	\$ 12,240.00	No Bid		No Bid		\$	-
4	Fine Gravel, delivered	300	Ton	\$ 28.00	\$ 8,400.00	No Bid		\$ 30.50	\$ 9,150.00	\$	-
5	Pea Gravel, delivered	250	Ton	\$ 22.00	\$ 5,500.00	No Bid		\$ 25.00	\$ 6,250.00	\$	-
6	#1 USGA Approved Green Sand, delivered	12	1.5-Ton Bag	No Bid		No Bid		\$ 250.00	\$ 3,000.00	\$	-
7	TRI Tee Sand, delivered	400	Ton	No Bid		No Bid		\$ 21.00	\$ 8,400.00	\$	-
8	Class 11 Aggregate Flex Base, delivered	4500	Ton	No Bid		No Bid		No Bid		\$	-
9	Ball Field Clay, delivered	550	Ton	\$ 22.00	\$ 12,100.00	No Bid		No Bid		\$	-
10	Split Load Charge	1	Each	No Bid		No Bid		No Bid		\$	-
11	Black Clay Soil, delivered	3000	Ton	\$ 16.00	\$ 48,000.00	No Bid		No Bid		\$	-
12	Sifted Screen Black Clay Soil, delivered	1000	Ton	No Bid		No Bid		No Bid		\$	-
13	Kosse White Bunker Sand, delivered	400	Ton	No Bid		No Bid		\$ 40.50	\$ 16,200.00	\$	-
14	Kosse Sure Play, delivered	900	Ton	No Bid		No Bid		\$ 40.50	\$ 36,450.00	\$	-
15	Kosse Dry Sure Play, delivered	200	Ton	No Bid		No Bid		\$ 60.80	\$ 12,160.00	\$	-
TOTAL PRICE				\$ 138,980.00		\$ 39,750.00		\$ 91,610.00		\$	-
CASH DISCOUNT											
TOTAL NET PRICE											
DELIVERY											
F.O.B											

*Bid specifications call for unit pricing per ton. The supplier for CJA Enterprises sells items #1, #3, and #9 per yard.

*Using the conversion rate of 1.25 yards = 1 ton, it is recommended to award items #1, #3, and #9 to CJA Enterprises as the lowest bidder.



MEMO

DATE: August 13, 2015

TO: Keith Dagen – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #72-15 for an annual requirements contract for trash and recycle bags to DynaPak Corporation pursuant to unit prices of \$3.21 per roll/recycle bags, \$5.65 per roll/trash bags, and \$27.89 per roll/clear bags

Proposed Date of Award: August 24, 2015

I concur with the recommendation of Bill Martin – Assistant Purchasing Manager and request permission to issue an annual requirements contract for trash and recycle bags to the low bidder, DynaPak Corporation, as per the unit prices outlined on the attached bid tabulation.

The City purchases trash and recycle bags for resale and to give away for the city wide recycling program. We were fortunate to receive bids that are 8% lower in price than our current contract.

The terms of the contracts are for one year with options to renew for up to four (4) additional one-year periods, if acceptable to both parties. The award of this contract allows the city to use the products 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 product, payment will be rendered pursuant to the unit prices bid.

Funding is available in account 591-2090-502-6571 for the recycle bags; account 591-2040-502-6571 for the black bags and the clear bags are an inventory item, which are stocked in the Warehouse mainly for use by the Parks Department.

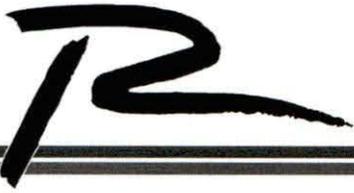
The bid was advertised in the Dallas Morning News on June 29, & July 7, 2015 and was posted on Bidsync. A total of 98 bidders were electronically notified of the bid; 22 viewed the bid; and five responses were received. A prebid conference was held on July 9, 2015 and no vendors chose to attend.

Concur:

Keith Dagen
Keith Dagen

ATTACHMENTS

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



MEMO

DATE: August 5, 2015
TO: Pam Kirkland - Purchasing Manager
FROM: Bill Martin - Assistant Purchasing Manager *Bam*
SUBJECT: A/R/C for Recycle and Trash Bags, Bid No. 72-15

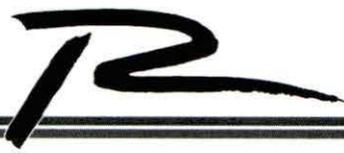
The Evaluation Committee, consisting of members from Fleet Management, Parks, and Purchasing Departments recommend awarding the A/R/C for Trash and Recycle Bags to Dyna Pak Corporation. This contract will be for a one year period with options to renew for four additional one year periods.

The award of the contract is based on best value criteria; price, contractor's past experience and demonstrated ability to perform the contract as outlined in the specifications, and reputation of bidder for like work of similar size and scope as determined through references provided. Of the five bids received, Dyna Pak Corporation received the highest score; therefore, the committee recommends award to Dyna Pak Corporation, in an estimated amount of \$231,667.00, for the first year of the contract.

Dyna Pak's bid price averages 8% less than current pricing. The City provides recycled and trash bags for sale to the public and the clear bags are only used by the Parks Department and are not sold to the public. The sales price for recycled and trash bags are \$.50 higher for non-Richardson residents. The current pricing to residents/non-residents has remained the same since July 6, 2004. The price analysis is as follows:

	Current Cost/Roll	New Cost/Roll	Current Sales Price/Roll
Recycle Bags	\$3.48	\$3.21	\$3.50/\$4.00
Trash Bags	\$5.87	\$5.65	\$6.50/\$7.00
Clear Bags	\$31.56	\$27.89	N/A

Let me know if you need any additional information.



MEMO

DATE: August 13, 2015

TO: Keith Dagen – Director of Finance

FROM: Pam Kirkland – Purchasing Manager

SUBJECT: Award of Bid #82-15 for the co-op purchase of various trucks for the Street Department (\$28,746.05), Traffic Department (\$40,272.05), Parks Department (\$98,811.71), Water Utilities Department (\$39,973.50), and the Solid Waste Department (\$20,713.65) for a total expenditure of \$228,516.96 to Sam Pack's Five Star Ford through the State of Texas Contract #072-A1

Proposed Date of Award: August 24, 2015

I concur with the recommendations of Ernest Ramos - Fleet & Materials Manager, Heather Cerda – Streets Superintendent, Robert Saylor – Traffic Engineering Operations Manager, Dan Baker – Superintendent of Parks, Hunter Stephens – Utility Systems Superintendent and Ryan Delzel – Solid Waste Operations Superintendent and request permission to issue a purchase order to Sam Pack's Five Star Ford for the following equipment, as per the attached quotations:

ITEM	FUND	AMOUNT
F450 Regular Cab Chassis - Streets	235-2060-581-7421, ST1501	\$28,746.05
F450 Extended Cab w/12' Platform w/Railgate - Traffic	235-2071-581-7421, TT1504	40,272.05
F150 Extended Cab, ½ ton – Parks	235-3061-581-7421, PM1555	22,408.65
F250 Extended Cab, ¾ ton – Parks	235-3061-581-7421, PM1556	23,249.76
F450 Crewcab, 1-1/2 ton - Parks	235-3061-581-7421, PM1557	29,903.54
F250 Extended Cab, ¾ ton – Parks	224-3061-581-7421, PM1558	23,249.76
	231-3061-581-7421, PM1558	
	233-3061-581-7421, PM1558	
F350 Regular Cab w/Crane – Water Utilities	511-5521-503-7421	39,973.50
F150 Extended Cab, ½ ton – Solid Waste	598-2050-581-7421 CS1502	<u>20,713.65</u>
Total Award		\$228,516.96

The above referenced equipment has been bid through the State of Texas Procurement and Support Services Contract #072-A, as per the attached quotations. The City of Richardson participates in the State Cooperative Purchasing Program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102, which automatically renew annually unless either party gives prior notice of termination.

Concur:

Keith Dagen

ATTACHMENTS

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



MEMO

DATE: August 3, 2015
TO: Pam Kirkland, Purchasing Manager
FROM: Ernie Ramos, Fleet & Materials Manager *E.R.*
RE: Capital Equipment Purchase, Various Trucks for various Departments via State of Texas Contract, 072-A1

I have reviewed the existing contract referenced above and recommend purchasing truck configurations from the State of Texas Contract, 072-A1 contract via Sam Pack's Five Star Ford for an amount of \$228,516.96. The funding for these purchases is identified below. The contact at Sam Pack's Five Star Ford is Mr. Alan Rosner, and he can be reached at (888) 835-3389, or E-mail: alanr@spford.com, or fax: (972) 245-5278.

Street Department, Project # ST1501, Account # 235-2060-581-7421, Funding \$36,000
Capital Equipment Purchase, Ford F-450 Regular Cab Chassis Truck via State of Texas Contract, 071-072-AT, Bid Series 930D, as specified on quote, Cost \$28,746.05

Traffic Department, Project # TT1504, Account # 235-2071-581-7421, Funding \$40,000
Capital Equipment Purchase, Ford F-450 Extended Cab Chassis w/12' Platform w/Railgate Truck via State of Texas Contract, 071-072-AT, Bid Series 930D, as specified on quote, Cost \$40,272.05

Parks Department, Project # PM1555, Account # 235-3061-581-7421, Funding \$25,000
Capital Equipment Purchase, 1/2-ton Extended Cab Truck via State of Texas Contract, 071-072-AT, Bid Series 861B, as specified on quote, Cost \$22,408.65

Parks Department, Project # PM1556, Account # 235-3061-581-7421, Funding \$28,000
Capital Equipment Purchase, 3/4-ton Extended Cab Truck via State of Texas Contract, 071-072-AT, Bid Series 872C, as specified on quote, Cost \$23,249.76

Parks Department, Project # PM1557, Account # 235-3061-581-7421, Funding \$36,000
Capital Equipment Purchase, 1-1/2-ton Crewcab Chassis Truck via State of Texas Contract, 071-072-AT, Bid Series 940G, as specified on quote, Cost \$29,903.54

Parks Department, Project # PM1558, Account # 224-3061-581-7421, 231-3061-581-7421, 233-3061-581-7421, Funding \$28,000, Capital Equipment Purchase, 3/4-ton Extended Cab Truck via State of Texas Contract, 071-072-AT, Bid Series 872C, as specified on quote, Cost \$23,249.76

Water Utilities, Account # 511-5521-503-7421, Funding \$40,000
Capital Equipment Purchase, F-350 Regular Cab/Chassis w/Service Body/Crane Body via State of Texas Contract, 071-072-AT, Bid Series 875C, as specified on quote, Cost \$39,973.50

Solid Waste Department, Project # CS1502, Account # 598-2050-581-7421, Funding \$26,000
Capital Equipment Purchase, ½-ton Extended Cab Truck via State of Texas Contract, 071-072-AT,
Bid Series 862C, as specified on quote, Cost \$20,713.65

Attachment/s: Copy Contract, (16-pages)
 Copy of Quotes, (8-pages)

CC: Heather Cerda, Streets Superintendent
 Robert Saylor, Traffic Engineer & Operations Manager
 Dave Carter, Assistant Director of Development Services
 Michael Spicer, Director of Development Services
 Ben Hill, Assistant Parks Superintendent
 Bobby Kinser, Assistant Parks Superintendent
 Dan Baker, Superintendent of Parks
 Lori Smeby, Director of Parks and Recreation
 Hunter Stephens, Utility Systems Superintendent
 Travis Switzer, Assistant Director of Public Services
 Darryl Fourte, Director of Public Services
 Keith Dagen, Director of Finance

: ER



MEMO

TO: Pam Kirkland, Purchasing Manager
FROM: Heather Cerda, Streets Superintendent 
DATE: August 10, 2015
SUBJECT: Capital Equipment Purchase for F450 Truck

I have reviewed the existing contract referenced above and recommend purchasing the Ford F-450 Regular Cab Chassis Truck configurations from the State of Texas Contract, 072-A1 contract via Sam Pack's Five Star Ford for an amount of \$28,746.05.

Funding is provided for this truck in Account # 235-2060-581-7421.



MEMO

TO: Pam Kirkland, Director of Purchasing
FROM: Robert Saylor, P.E., PTOE – Traffic Engineering and Operations Manager
DATE: August 12, 2015

SUBJECT: Capital Equipment Purchase, Ford F450 for Traffic Operations via
State of Texas Contract, 071-072-AT, Bid Series 930D

I concur with the Fleet & Materials Manager, Ernie Ramos, on the quotes and purchase of the vehicles from Sam Pack's Five Star Ford via State of Texas Contract, 071-072-AT, Bid Series 930D, for an amount of \$40,272.05.

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



MEMO

DATE: August 10, 2015

TO: Pam Kirkland, Purchasing Manager

FROM: Dan Baker, Superintendent of Parks *ADB 8/10/15*

RE: Capital Purchase Recommendation for Parks Department Vehicles,
State of Texas Contract 071-072-AT

I agree with Ernie Ramos and Fleet Department's recommendation to purchase the following vehicles via State of Texas Contract 071-072-AT.

One 1/2-ton Extended Cab Chassis Truck. Project # PM1555, Account # 235-3061-581-7421, Cost: \$22,408.65. Budget: \$25,000.00.

One 3/4-ton Extended Cab Chassis Truck. Project # PM1556, Account # 235-3061-581-7421, Cost: \$23,249.76. Budget: \$28,000.00.

One 1-1/2-ton Crewcab Chassis Truck. Project # PM1557, Account # 235-3061-581-7421, Cost: \$29,903.54. Budget: \$36,000.00.

One 3/4-ton Extended Cab Chassis Truck. Project # PM1558, Account # 235-3061-581-7421, Cost: \$20,604.02. Budget: \$28,000.00.



MEMO

DATE: August 18, 2015

TO: Pam Kirkland, Purchasing Manager

FROM: Hunter Stephens, Utility Systems Superintendent *HS*

RE: Capital Equipment Purchases, Various Vehicles for Various Departments
via the State of Texas Contract # 071-072-AT 2015

I have reviewed the existing contract referenced above and concur with Ernie Ramos the purchase of the truck with options for Capital Purchase. Please order this Vehicle with accessories as specified in the attached quote. The funding for this purchase is from the account listed below.

511-5521-503-7421 \$39,973.50, available funding \$40,000

Cc: Ernie Ramos, Fleet & Materials Manager
Darryl Fourte, Director of Public Services



MEMO

To: Pam Kirkland, Purchasing Manager

From: Ryan Delzell, Solid Waste Operations Superintendent

Date: 8/10/2015

Re: Solid Waste Recommendation for Vehicle Purchase

The Solid Waste Division of the Public Services Department concurs with the City of Richardson's Fleet & Materials Manager, Ernie Ramos, to purchase a ½ ton pickup truck from Sam Pack Ford in the amount of \$20,713.65. The project number for this purchase is CS 1502 and the funding is available in 598-2050-581-7421.

XC: Darryl E. Fourte, Director of Public Services
Travis Switzer, Assistant Director of Public Services
Ernie Ramos, Fleet & Materials Manager



MEMO

DATE: August 18, 2015
TO: Keith Dagen – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Change Order to decrease the original awarded amount of Bid #36-15 to GHB Equipment Company, LLC for the Arapaho Road Culvert Railing Replacement in the amount of \$70,000

Proposed Date of Award: August 24, 2015

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to decrease the above referenced bid award in the amount of \$70,000, as outlined in Mr. Spano's attached memo.

Texas Local Government code Chapter 271.060 allows for change orders to contracts if plans or specifications are necessary after or during the performance of the contract to decrease or increase the quantity of work to be performed or of materials, equipment or supplies to be furnished. The contract may not be increased by more than 25% of the original contract amount or decreased by more than 25% without the contractor's approval. Any change order over \$50,000 must be approved by the governing body of the municipality.

This change order requires the approval of the governing body because it is over \$50,000. GHB Equipment Company, LLC has also approved the requested deduction in work.

Concur:

Keith Dagen

Keith Dagen

Approved:

Dan Johnson

Attachments

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



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *CFM*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Change Order to Decrease award amount of Bid No. 36-15 for the Arapaho Road Culverts Railing Replacements to GHB Equipment Co. LLC
DATE: August 14, 2015

ACTION REQUESTED:

City Council authorizing the City Manager to execute a Change Order to decrease award amount to GHB Equipment Co. LLC, for the Arapaho Road Culverts Railing Replacements.

BACKGROUND INFORMATION:

City Council authorizing the City Manager to execute a Change Order to decrease the contract to GHB Equipment Co. LLC for the Arapaho Road Culverts Railing Replacements.

Award Amount	\$397,711.00
<u>Change Order</u>	<u>(\$70,000.00)</u>
Total Authorized Contract Amount	\$327,711.00

This deductive change order will remove bid items for tree/vegetation/debris removal, riprap modifications and a reduction in construction contingency. The contractor GHB Equipment Co. LLC, has agreed to the change order. Staff will utilize a separate contract for the debris removal at West Fork, Cottonwood Creek and Nantucket Branch.

cc: Henry Drexel, P.E., Senior Project Engineer *HD*