

**RICHARDSON CITY COUNCIL
MONDAY, SEPTEMBER 14, 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, September 14, 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 U.S. 75 INTERSECTION IMPROVEMENTS

C. 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 – MARTA GÓMEZ FREY

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARTA GÓMEZ FREY

3. CORRECTED MINUTES OF THE JULY 27, 2015 MEETING AND MINUTES OF THE AUGUST 24, 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 15-23, A REQUEST BY KEN KESSLER, ON BEHALF OF THE RICHARDSON INDEPENDENT SCHOOL DISTRICT (RISD), FOR A CHANGE IN ZONING FROM O-M OFFICE, R-1500-M RESIDENTIAL, AND R-850-M RESIDENTIAL TO PD PLANNED DEVELOPMENT ON APPROXIMATELY 43 ACRES LOCATED ON THE NORTH SIDE OF WALNUT STREET BETWEEN GREENVILLE AVENUE AND ABRAMS ROAD, TO ACCOMMODATE DEVELOPMENT OF THE RISD OPERATIONS CENTER, INCLUDING, BUT NOT LIMITED TO, OFFICE, MOTOR VEHICLE STORAGE AND REPAIR, AND WAREHOUSE USES.

BUDGET ACTION ITEMS:

6. CONSIDER ORDINANCE NO. 4130, APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016.
7. CONSIDER ORDINANCE NO. 4131, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2015 (FISCAL YEAR 2015-2016) AT A RATE OF \$0.63516 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF RICHARDSON AS OF JANUARY 1, 2015.
8. CONSIDER RATIFYING THE PROPERTY TAX INCREASE IN THE ADOPTED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016.

9. BUDGET CONSENT AGENDA:

All items listed under the Budget Consent Agenda have been previously briefed and the subject of prior work sessions and public hearing. These items will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be removed from the Budget Consent Agenda and discussed separately.

A. ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4132, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING SECTION 23-168 TO ESTABLISH RATES TO BE CHARGED FOR SEWER SERVICES FURNISHED BY THE CITY.
2. ORDINANCE NO. 4133, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING SECTION 23-98 TO ESTABLISH RATES TO BE CHARGED FOR WATER SERVICES FURNISHED BY THE CITY.

B. CONSIDER THE FOLLOWING RESOLUTIONS:

1. RESOLUTION NO. 15-25, AMENDING FEES AND CHARGES FOR THE OPERATION OF FOOD ESTABLISHMENTS, ANNUAL INSPECTION FEES FOR PUBLIC AND SEMI-PUBLIC SWIMMING POOLS, LIQUID WASTE HAULERS, AND INDUSTRIAL PRE-TREATMENT PERMITS.
2. RESOLUTION NO. 15-26, ESTABLISHING THE COURT FEE FOR THE HUFFHINES TENNIS CENTER.
3. RESOLUTION NO. 15-27, APPROVING THE ADOPTION OF THE PARS SECTION 457(B) ALTERNATIVE RETIREMENT PLAN/TRUST, APPROVING THE ADOPTION OF THE PARS PUBLIC AGENCIES POST-RETIREMENT HEALTH CARE PLAN/TRUST, AND APPROVING THE APPOINTMENT OF A PLAN ADMINISTRATOR TO EXECUTE ALL REQUIRED PARS LEGAL AND ADMINISTRATIVE DOCUMENTS ON BEHALF OF THE CITY TO ADMINISTER THE PARS PLANS.
4. RESOLUTION NO. 15-28, PROVIDING AN AMENDED FEE SCHEDULE FOR BUILDING INSPECTION FEES AND PERMITS.

10. 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. 4134, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A LARGE SCALE RETAIL/SERVICE STORE ON A 7.98-ACRE LOT LOCATED AT 400 N. GREENVILLE AVENUE, RICHARDSON, TEXAS.
2. ORDINANCE NO. 4135, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A BANK WITH A DRIVE-THROUGH FACILITY ON A 7.98-ACRE LOT LOCATED AT 400 N. GREENVILLE AVENUE, RICHARDSON, TEXAS.
3. ORDINANCE NO. 4136, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN AMBULANCE SERVICE WITH SPECIAL CONDITIONS ON A 3.04-ACRE TRACT OF LAND ZONED I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL LOCATED AT 909 N. BOWSER ROAD, RICHARDSON, TEXAS.
4. ORDINANCE NO. 4137, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, BY AMENDING AND UPDATING THE ADMINISTRATIVE CODE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

B. AUTHORIZE THE ADVERTISEMENT OF BID #01-16 – RESTROOM ROOF REPLACEMENTS. BIDS TO BE RECEIVED BY WEDNESDAY, SEPTEMBER 30, 2015 AT 2:00 P.M.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #65-15 – WE RECOMMEND THE AWARD TO TRACON VENTURES, LTD., FOR THE 2010 BOND PROGRAM YALE PARK HOA SCREENING WALL EXTENSION (GRANT DR./N. YALE BLVD.) IN THE AMOUNT OF \$343,302.00.
2. BID #73-15 – WE RECOMMEND THE AWARD TO 3D PAVING & CONTRACTING, LLC FOR THE 2010 STREET & ALLEY PAVING, DRAINAGE & UTILITY REHABILITATION PHASE VII (LAUREL LANE, SHENANDOAH PLACE & MISCELLANEOUS ALLEYS) IN THE AMOUNT OF \$1,267,252.

D. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 1 TO DECREASE AWARD AMOUNT OF BID #73-15 TO 3D PAVING & CONTRACTING, LLC FOR THE 2010 STREET & ALLEY PAVING DRAINAGE & UTILITY REHABILITATION PHASE VII (LAUREL LANE, SHENANDOAH PLACE & MISCELLANEOUS ALLEYS) IN THE AMOUNT OF (\$149,983).

EXECUTIVE SESSION

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

- Deliberation Regarding Real Property
 - Property Considerations in the Greenville Ave./Main St. Area

RECONVENE INTO REGULAR SESSION

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

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, SEPTEMBER 11, 2015, BY 5:00 P.M.

AIMEE NEMER, CITY SECRETARY

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



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, September 14, 2015

Agenda Item: Review and Discuss the U.S. 75 Intersection Improvements

Staff Resource: Dave Carter, Assistant Director of Development Services

Summary: City staff will brief Council on the status of TxDOT's planned improvements to ten intersection locations on U.S. 75 frontage roads in Richardson. Improvements include turning radii and right turn deceleration base. TxDOT is currently in the process in finalizing right-of-way acquisition and utility relocations. Construction should begin by the end of 2015 and be completed by the end of 2016.

Board/Commission Action: N/A

Action Proposed: N/A

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
JULY 27, 2015

CORRECTED:
See Highlighted Section on
Page 4. The motion was
previously incomplete.

WORK SESSION – 6:00 P.M.:

- **Call to Order**

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

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

The following staff members were also present:

Dan Johnson	City Manager
Don Magnier	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Steve Spanos	Director of Engineering
Jim Dulac	Assistant City Engineer
Bill Alsup	Director of Health
Joe Gorfida	City Attorney

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

Michael Spicer, Director of Development Services, reviewed Zoning File 15-09.

B. REVIEW AND DISCUSS PROPOSED CITY CHARTER PROPOSITIONS

Shanna Sims-Bradish, Assistant City Manager, reviewed this item for Council, giving an update on the ballot configuration and reviewing preliminary propositions placed in category order with expanded wording for certain propositions to increase clarification and enhance voter understanding.

C. REVIEW AND DISCUSS THE FUTURE BOND PROGRAM FINAL DEVELOPMENT

Don Magnier, First Assistant City Manager, reviewed the following information regarding the Bond Program.

PUBLIC BUILDINGS PROPOSITION

Project Description	2015 Estimate	Issuance Amount
Animal Shelter Kennel Suite Upgrades	\$375,000	\$475,000
Library Facility Enhancements	\$825,000	\$1,045,000
City Hall Improvements	\$1,400,000	\$1,650,000
Public Safety Phase I	\$6,800,000	\$8,730,000
Public Safety Phase II	\$35,700,000	\$45,170,000
Fire Station #3	\$6,300,000	\$7,970,000
Fire Admin / Station #1 Remodel	\$1,000,000	\$1,200,000
Fire Training Center Parking Lot	\$600,000	\$760,000
Total	\$53,000,000	\$67,000,000

STREET PROPOSITION SUMMARY

	2015 Estimate	Issuance Amount
Collectors	\$13,065,000	\$16,535,000
Locals	\$4,150,000	\$5,255,000
Alleys	\$3,485,000	\$4,410,000
Traffic	\$5,480,000	\$6,930,000
Drainage	\$2,000,000	\$2,530,000
Special Project/Contingency	\$2,220,000	\$2,910,000
Total	\$30,400,000	\$38,570,000

PARKS PROPOSITION

Project Description	2015 Estimate	Issuance Amount
Park Playgrounds: Breckinridge, Canyon Creek, Cottonwood, Crowley, Duck Creek	\$715,000	\$965,000
Park Trails: Breckinridge, Spring Creek Nature Area Trail	\$775,000	\$1,050,000
Senior Center	\$3,860,000	\$4,895,000
Pool Buildings: Canyon Creek	\$250,000	\$320,000
Total	\$5,600,000	\$7,230,000

SIDEWALK PROPOSITIONS		
Project Description	2015 Estimate	Issued Amount
Sidewalks – All Unfunded Regions	\$2,000,000	\$2,200,000
Total	\$2,000,000	\$2,200,000

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

- The proposed No Tax Increase bond program balances city-wide priorities with localized needs while being mindful of prior attention and efforts
- The proposed bond program includes projects that will benefit the entire community by enhancing:
 - Police and Fire Department facilities and operations
 - Infrastructure maintenance by augmenting annual strategies to improve streets, alleys and sidewalks
 - Traffic operations efficiency and equipment functionality
 - Senior citizen facilities and services
 - Customer service experiences at City Hall, the Animal Shelter and Library
 - Park trails, playground equipment and pool buildings
- There are a number of strategies being considered to address projects that did not make this program to keep progressing these important initiatives as well

D. REVIEW AND DISCUSS MOSQUITO CONTROL PROGRAM

Bill Alsop, Director of Health, reviewed this item for Council explaining the transmission cycle of the West Nile Virus; and integrated mosquito management to include:

- Public Education
- Source Reduction
- Surveillance
- Larviciding
- Adulticiding

Mr. Alsop also reviewed the 2015 statistics:

- 180 mosquito traps set
- Over 3,100 mosquitoes collected and tested
- Zero positive tests

E. REPORT ON ITEMS OF COMMUNITY INTEREST

There were no items of community interest reported.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

- 1. INVOCATION – MABEL SIMPSON**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MABEL SIMPSON**
- 3. MINUTES OF THE JULY 13, 2015 MEETING, JULY 14-15 BUDGET RETREAT MEETINGS, AND JULY 20, 2015 MEETING**

Council Action

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

4. VISITORS

Mr. Jerry Nichols addressed Council to announce the 7th Annual Senior Awareness Day on Friday, August 7, 2015, at the Richardson Civic Center from 9:00 a.m. – 12 p.m. sponsored by State Representative Angie Chen Button. *(Mr. Nichols comments were received following the Consent Agenda)*

PUBLIC HEARING ITEM:

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

Public Hearing

The applicant, Victor Castro and owner, Ray Khalil, addressed Council and answered questions regarding the location of ice machines, traffic circulation and signage, and the underground tanks. Mr. Castro stated that the ice machine would be located inside. He also explained that the traffic would not cause a traffic issue. Mr. Khalil explained that the underground tanks are 12-15 years old and are designed to last 30 years. With no public comments submitted, Mayor Pro Tem Solomon moved to close the Public Hearing. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

Council Action

Councilmember Mitchell moved to approve the request as presented with the recommendations from the City Plan Commission and the additional requirement of working with city staff regarding adding a bicycle rack in the appropriate location. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

6. CONSENT AGENDA:

A. CONSIDER ADOPTION OF ORDINANCE NO. 4125, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN AMUSEMENT ARCADE ON A 7.90-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED ON THE SOUTH SIDE OF BELT LINE ROAD, WEST OF YALE BOULEVARD, RICHARDSON, TEXAS.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #78-15 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO MEL’S ELECTRIC, L.P. FOR TRAFFIC SIGNAL INSTALLATION AND MODERNIZATION THROUGH THE CITY OF GARLAND BID #4488-14 PURSUANT TO UNIT PRICES.**
- 2. BID #79-15 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO STAPLES ADVANTAGE FOR OFFICE SUPPLIES PURSUANT TO CONTRACT PRICES THROUGH THE NATIONAL JOINT POWERS ALLIANCE CONTRACT #010615-SCC IN AN ESTIMATED ANNUAL AMOUNT OF \$225,000.**
- 3. BID #80-15 – WE RECOMMEND THE AWARD TO COHERENT TECHNICAL SERVICES, INC. FOR THE SOLE SOURCE PROCUREMENT FOR THE REDESIGN & MAINTENANCE OF THE EISEMANN CENTER WEBSITE IN THE AMOUNT OF \$40,000.**

Council Action

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

RECESS

Mayor Voelker called for a short recess at 8:45 and announced that Council would reconvene into Executive Session at 8:55 p.m.

EXECUTIVE SESSION

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

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

Council Action

Council convened into Executive Session at 8:55 p.m.

RECONVENE INTO REGULAR SESSION

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

Council Action

Council reconvened into Regular Session at 9:40 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:40 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
AUGUST 24, 2015

WORK SESSION – 6:00 P.M.:

- **Call to Order**

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

Paul Voelker	Mayor (arrived at 6:06)
Mark Solomon	Mayor Pro Tem
Bob Townsend	Councilmember
Scott Dunn	Councilmember
Mabel Simpson	Councilmember (arrived at 6:06)
Marta Gomez Frey	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Brent Tignor	Chief Building Official
Greg Sowell	Director of Communication
Gary Beane	Budget Officer

WORK SESSION – 6:00 PM, RICHARDSON ROOM

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

Michael Spicer, Director of Development Services, reviewed Zoning Files 15-17, 15-18, 15-20, and Variance # 15-12. Brent Tignor, Chief Building Official, reviewed Sign Control Board cases 15-06 and 15-07.

B. REVIEW AND DISCUSS THE ADMINISTRATIVE CODE RENEWAL

Don Magner, First Assistant City Manager, reviewed this item for Council explaining the biennial review of the Administrative Code and noting the proposed organizational updates of staff titles and listing of departments with divisions added. Mr. Johnson requested Council to review and provide any feedback prior to the adoption of the proposed changes.

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

Greg Sowell, Director of Communications, reviewed this item for Council explaining the various sources of media and schedule to be used for voter education.

D. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Mitchell commended the Eisemann Center on the Arkenstone Gallery event. Councilmember Simpson commended Mayor Pro Tem Solomon for a great job at the Principals luncheon.

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**

Council Action

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

4. VISITORS

A Richardson resident addressed Council expressing concerns about the lack of lighting on the trail near Spring Valley. She mentioned other safety concerns and possible criminal activity. She also expressed concerns about the Evolution Academy and issues with the students in the area before and after school. Mr. Johnson stated that he would be in contact with her regarding both issues and will give her contact information for the school.

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).**

Public Hearing

The Public Hearings for Zoning Files 15-17 and 15-18 were held simultaneously because they are related properties. There were no public comments submitted. The applicant, Mr. Johnny Lee, addressed Council requesting approval. Councilmember Dunn moved to close the Public Hearing, seconded by Mayor Pro Tem Solomon, and approved 7-0.

Council Action

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

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).

Public Hearing

The Public Hearings for Zoning Files 15-17 and 15-18 were held simultaneously because they are related properties. There were no public comments submitted. The applicant, Mr. Johnny Lee, addressed Council requesting approval. Councilmember Dunn moved to close the Public Hearing, seconded by Mayor Pro Tem Solomon, and approved 7-0.

Council Action

Councilmember Mitchell moved to approve the request. Mayor Pro Tem Solomon seconded the motion. A vote was taken and passed, 7-0.

- 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.**

Public Hearing

Mr. Beau Andrepont, representing the applicant, addressed Council and requested approval. With no other public comments submitted, Councilmember Frey moved to close the Public Hearing, seconded by Mayor Pro Tem Solomon, and approved 7-0.

Council Action

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

- 8. PUBLIC HEARING ON THE FY 2015-2016 PROPOSED BUDGET.**

Public Hearing

There were no public comments submitted. Councilmember Mitchell moved to close the Public Hearing, seconded by Councilmember Townsend and approved 7-0.

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

Public Hearing

There were no public comments submitted. Councilmember Dunn moved to close the Public Hearing, seconded by Mayor Pro Tem Townsend and approved 7-0.

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.

Council Action

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

- 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.**

Council Action

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

- 12. CONSENT AGENDA:**

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).

Council Action

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

ADJOURNMENT

With no further business, the meeting was adjourned at 7:57 p.m.

MAYOR

ATTEST:

CITY SECRETARY



MEMO

DATE: September 10, 2015

TO: Honorable Mayor and City Council

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

SUBJECT: Zoning File 15-23: Richardson I.S.D. Operations/Service Center

REQUEST

The Richardson Independent School District (RISD) is requesting a change in zoning from R-850-M Residential, O-M Office, and R-1500-M Residential to PD Planned Development for approximately 43 acres located on the north side of Walnut Street, between Greenville Avenue and Abrams Road. The RISD acquired the property in 2001 and intends to build a new Operations/Service Center on the northern 14.6 acres to accommodate relocation of existing service center operations from the current location adjacent to the RISD Administration building at 400 S. Greenville Avenue.

BACKGROUND

Under Texas state law independent school districts may locate their facilities (i.e., schools, operations facilities, athletic fields, etc.) in any zoning district anywhere in a municipality. The City of Richardson cannot prohibit these uses in any of its zoning districts; however, zoning regulations such as building setbacks, building heights, landscaping, etc., do apply and can be enforced by the City. Consequently, the proposed use of the property is not in question. The zoning change request is necessary strictly to accommodate desired increases in building heights, specifically, increasing overall building height from 40 feet to 50 feet and first-floor or one story building height from 25 feet to 45 feet. However, compared to existing zoning requirements, the proposed Planned Development also includes greater building setbacks for the principal structures; increased site landscaping; larger landscape buffers along both street frontages; and more substantial screening. Attached Exhibits "B-1" and "C", represent the applicant's proposed 14.6 acre development and the proposed development standards, respectively.

The Traffic Impact Analysis (TIA) prepared by the applicant's traffic engineering consultant evaluated the impact of the 14.6 acre development under both current and future background traffic conditions on the surrounding roadway system. The proposed development is expected to generate approximately 133 more trips (47%) in the AM peak hour and 252 fewer trips (-91%) in the PM peak hour than a development based on the current zoning on the subject property for the same amount of acreage.

Based on current and projected traffic volumes along Greenville Avenue and Abrams Road, and the road's estimated hourly capacities, both roads operate at a Level of Service B during all three peak hours (AM, school PM and commuter PM) for all analysis scenarios (current, build out year background, and build out year total) without decreasing the Level of Service from existing conditions. However, because the submitted TIA did not address development of the remaining property acreage (approximately 28 acres), it is recommended that a revised TIA for the entire 42.97 acre site be prepared in conjunction with any future development applications, or if rezoning is necessary, at the time a zoning application is filed.

Two pieces of correspondence have been received stating opposition to the request. Five (5) persons spoke at the City Plan Commission's public hearing on September 1, 2015, four of whom stated opposition and one expressing concerns and asking questions.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by unanimous vote (6-0), recommends approval of the request as presented including a modification to Sec. 9. Screening, 1) of Exhibit "C" to require a screening wall ten feet (10') in height in lieu of a screening wall eight (8) to ten (10) feet in height along the perimeter of the site as depicted on Exhibit "B".

ATTACHMENTS

Special Conditions

CC Public Hearing Notice

City Plan Commission Minutes 09-01-2015

Staff Report

Zoning Map

Aerial Map

Zoning Exhibit (Exhibit "B")

Concept Plan (Exhibit "B-1")

Proposed Planned Development Regulations (Exhibit "C")

Applicant's Statement

Notice of Public Hearing

Notification List

Correspondence

ZF 15-23 Special Conditions

1. The subject site shall be zoned PD Planned Development District and shall be developed in accordance with the Concept Plan attached hereto as Exhibit "B-1", attached PD Development Regulations attached hereto as Exhibit "C".
2. A revised Traffic Impact Analysis (TIA) for the 42.97 acre site shall be submitted at the time of development plan submittal for or if rezoning is necessary, at the time of zoning application for the balance of the property.
3. Sec. 9. Screening, 1) of Exhibit "C" shall be amended to read "A masonry wall, not less than ten (10) feet in height, shall be constructed as depicted on Exhibit "B-1". Said perimeter wall shall be constructed and completed with the certificate of occupancy for the office building and/or warehouse/RISD shop building."



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: August 26, 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 28, 2015

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, September 14, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 15-23

A request by Ken Kessler, representing PBK, for a change in zoning from O-M Office, R-1500-M Residential, and R-850-M Residential to PD Planned Development to accommodate the development of the Richardson ISD Operations Center, including but not limited to, office, motor vehicle storage and repair, and warehouse uses to be located on the east side of Greenville Avenue, north of Walnut Street. The property is currently zoned O-M Office, R-850-M Residential, and R-1500-M Residential.

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

1. **Zoning File 15-23 – RISD Operations Center:** Consider and take the necessary action on a request for a change in zoning from O-M Office, R-1500-M Residential, and R-850-M Residential to PD Planned Development to accommodate the development of the Richardson ISD Operations Service Center, including, but not limited to, office, motor vehicle storage/repair, and warehouse uses. The property is located on the east side of Greenville Avenue north of Walnut Streets

Mr. Chavez advised Richardson Independent School District (RISD) was requesting to rezone approximately 42 acres of land located at Greenville Avenue and Abrams Avenue for use as an operations service center. He added the property currently has three (3) different zoning districts: two are residential zoning; the third is office zoning.

Mr. Chavez explained that RISD was planning on developing only the northern 14.5 acres of the site for the operations service center (Exhibit B-1) and although the use of the property was deemed a “public building” and the use was allowed by right in all zoning districts, the request for a PD Planned Development District would allow RISD to modify the development standards for the proposed development (Exhibit C).

Mr. Chavez described the landscape buffer and other methods that would be used in the public and non-public areas to screen the property especially from the residential area along the northern property line.

Mr. Chavez concluded his presentation by noting the proposed setbacks would increase the distance between the proposed building heights and the accessory buildings to the adjacent property owners. He added that the minimum standards would apply to the entire tract of land even though only a portion was being developed at this time.

Commissioner Ferrell asked to confirm if RISD, under the current zoning, could build everything they wanted with the exception of the 45-foot building and noted that it seemed RISD was requesting additional restrictions for setbacks, wall heights and landscape buffers.

Mr. Chavez confirmed that RISD was requesting increased restrictions on the property and, if the property was not rezoned, all the one story structures would be limited to twenty-five (25) feet and the warehouse could not be built at 45 feet.

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

Mr. Ken Kessler, PBK Architects, 14001 Dallas Pkwy # 400, Dallas, Texas, representing RISD, stated the school district would be moving their service center from the current location at Greenville Avenue/Phillips (next to the district’s administration building) to the proposed location. He added that only twelve (12) buses would be stored in the new service yard and the remainder would be stored at the Christa McAuliffe Learning Center.

Mr. Kessler there was a possibility in the future of adding classroom space for building trades, agriculture and electrical instruction.

Commissioner DePuy asked how many employees will be housed at the site.

Mr. Kessler said they would be providing parking for 200 employees, but 200 employees would not be in the facility at the same time as some of their work will take them off site to other RISD buildings.

Chairman Hand asked if district owned the property and for how long.

Mr. Kessler replied the district did own the property and had owned it for quite a while and Mr. Chavez added the property had been owned at one time by Restland Cemetery.

Commissioner Springs asked if the only access to the service yard would be from southbound Abrams Road.

Mr. Kessler said there would be two access points - one through Abrams Road and one through Greenville Avenue. He added the employees and buses would enter the site from Greenville Avenue.

Chairman Hand called for comments in opposition.

Mr. Jay Son, Director of Bohyun Buddha Temple and Zen Center, 1130 Abrams Road, Richardson, Texas, stated he was opposed to the construction of the service center based on the temple's need for peace and quiet, as well as the possibility of having hazardous material in the service yard. He added that one of the reasons they moved to the site was the adjacent residential and cemetery land that would provide them with a tranquil setting.

Chairman Hand asked if a Traffic Impact Analysis (TIA) had been performed for the site.

Mr. Chavez replied a TIA had been done and the report looked at only the development of the 14.5 acres and surrounding development. Under the parameters, Greenville Avenue and Abrams Road function at a Level of Service "B" and with the proposed development the service level would stay the same, but there would be a 47% increase in the AM traffic and a 91% decrease in the PM traffic.

Mr. Chavez pointed out that another part of the TIA pointed out improvements that would need to be made to the storage and transition turn lanes along Greenville Avenue. In addition, staff's was recommending, if the southern portion of the property ever developed, RISD would have to submit a new TIA to determine the impact on traffic in the area.

Ms. Shirley Kaczka, 1217 Whispering Oaks, Richardson, Texas, stated she was opposed to the service center and asked the Commission to table the request because she felt the residents in the area did not have enough notice and was concerned about the value of the area homes. She also wanted to know if any representatives from Richland College had been contacted because she felt they would have some input as to the use of the property that could be beneficial to the college students.

Ms. Martha Jaynes, 418 Winding Brook Lane, Richardson, Texas, stated she was also opposed to the service center based on increased traffic, proposed use as a repair center and the storage of hazardous materials. She said she had concerns over the effect on property values in the area and felt there should have been more outreach to the adjacent homeowners.

Ms. Carol Clifford, 407 Countryside Lane, Richardson, Texas, expressed concerns and asked for answers to some questions:

- What would be the hours of operation;
- Would the lights at the service center be on 24 hours a day;
- Would the service center adversely affect the power station on Walnut Hill Lane and Abrams Road;
- How would traffic impact an already busy area especially with the new apartments under construction at Buckingham and Abrams Roads; and
- How would hazardous waste be delivered and removed.

Chairman Hand called for comments for those in favor of the request.

Mr. Michael Longanecker, Executive Director of Facilities for RISD, 400 S. Greenville Avenue, Richardson, Texas, stated the proposed site was closer to the center of RISD since the majority of the schools in the district are actually in the City of Dallas. He also noted that the bus traffic would most likely remain the same since the buses are housed at the Christa McAuliffe Learning Center just north of the current site.

Commissioner Ferrell asked for answers to the questions posed by Ms. Clifford. He also wanted to know if the facility could be moved to a different section of the property.

Mr. Longanecker said the typical start time at the service center would be 7:00 a.m. with staff leaving by 4:30 p.m. His staff supervisor, custodial and grounds staff come to the site in the morning and then leave the site via a district vehicle to their individual assignments. He also pointed out that the Brick Row residential development was recently constructed next to their current service center without any problems and they had proposed increased setbacks, higher walls, and larger landscape buffers and moved the highest use to the center of the property to be sensitive to the adjacent property owners.

Regarding the southern end of the property, Mr. Longanecker said that area might be better suited for other uses, possibly commercial, because of the frontage on two major roads.

Commissioner DePuy asked if there would be a problem with increased noise in the area. She also wanted to know where the buses would be serviced.

Mr. Longanecker said he did not receive any complaints from the Brick Row facility that is adjacent to the current service center and the buses would be serviced in the transportation shop inside the garage. He also pointed out that the garage and shops were located on the southern edge of the site closest to the property the district already owns.

Commissioner DePuy asked if the fence would be eight (8) or ten (10) feet.

Mr. Longanecker said their fence would be ten (10) feet even though the current code allowed a minimum of six (6) feet.

Chairman Hand asked if there had been any thought given to building in a more industrial area.

Mr. Longanecker replied that open land in Richardson was hard to come by and since the district had owned the land for sixteen years, they had been cautious as to the highest and best use of the property for the district and the community.

Mr. David Abernathy, 405 Fieldwood Drive, Richardson, Texas, said he lived just north of the property and was opposed to the current proposed location and felt it would be better suited on the southern, more industrial, edge of the property away from the homes.

Ms. Clifford asked if two separate facilities were being combined into one site because one of the bus storage areas was currently located in a non-residential area.

Mr. Longanecker replied that the buses will be staying at their current location at the Christa McAuliffe Learning Center and only the repairs would take place at the new service center, similar to the current location that is adjacent to a residential area.

Mr. Kessler added that the current location where buses are maintained is located in a more heavily populated area than the new location and has generated very few complaints.

Ms. Jaynes stated that as far as comparing Brick Row residential to the current proposal, those homeowners knew what they were moving next to when they bought their homes as opposed to the homeowners adjacent to the proposed site who thought they were going to be living next to cemetery property.

Mr. Kessler stated that RISD was moving their service center one mile south on Greenville Avenue and it would not impact the traffic any more than it already has since the same number of buses will use the proposed service center as use the current center.

As far as hazardous chemicals, Mr. Kessler said the school district did not store hazardous chemicals, but they would temporarily have fertilizer on site before it is distributed throughout the district.

Chairman Hand asked if RISD had reached out to the neighborhood association.

Mr. Longanecker replied the required notices had been sent out to the adjacent property owners.

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

Commissioner Maxwell thanked those who spoke for coming out and sharing their comments, and explained that if the item was approved it would go before the City Council, but restated that the service center was a public building and, by right, could go into any existing zoning district. He explained that in exchange for the higher building requests, RISD was proposing to increase the size of the setbacks to separate the buildings from the surrounding properties.

Chairman Hand said he thought the premise was a good idea to consolidate RISD facilities and complimented the applicant on moving the noisier activities towards the center of the property, but did have a concern about where the site was located based on the proximity to the residential areas.

Commissioner DePuy stated she definitely thought the wall around the proposed service center should be 10 feet high to help cut down on any noise, and reminded the audience of the concessions made via the setbacks and wall to compensate for the location.

Motion: Vice Chair Bright made a motion to recommend approval of Zoning File 15-23 as presented; second by Commissioner Maxwell.

Mr. Chavez asked if the motion should contain a mandate for 10-foot wall and, if so, the condition in Exhibit C should be amended.

Vice Chair Bright amended his motion to recommend approval of Zoning File 15-23 with a change to Exhibit C, Section 9, Item 1 to read “*a masonry wall not less than 10 feet in height shall be constructed as depicted on Exhibit B1*”; second by Commissioner Maxwell.

Chairman Hand asked where the 10-foot walls would be located.

Mr. Chavez the walls would be located along the perimeter of the property enclosing the service yard area.

Motion approved 6-0.



Staff Report

TO: City Council
THROUGH: Michael Spicer, Director of Development Services **MS**
FROM: Sam Chavez, Assistant Director of Development Services **SC**
DATE: September 10, 2015
RE: **Zoning File 15-23: Richardson I.S.D. Operations Service Center**

REQUEST:

Rezone approximately 42.97 acres of land from R-850-M Residential, O-M Office and R-1500-M Residential to PD Planned Development to accommodate development of the Richardson Independent School District (RISD) Operations Service Center on the northern 14.6 acres of the subject site.

APPLICANT / PROPERTY OWNER:

Ken Kessler, PBK / Richardson Independent School District

TRACT SIZE AND LOCATION:

Approximately 42.97 acres, north of Walnut Street, between Greenville Avenue and Abrams Road.

EXISTING DEVELOPMENT:

The subject property is undeveloped.

ADJACENT ROADWAYS:

Greenville Avenue: Six-lane, divided arterial; no traffic counts available between Buckingham Road and Walnut Street; however, traffic counts between Centennial Boulevard and Buckingham Road, 17,100 vehicles per day, north and south bound (April 2014).

Abrams Road: Four-lane, divided collector; 11,000 vehicles per day, north and south bound, between Tiffany Trail and Tall Oaks Lane (November 2013).

Walnut Street: No traffic counts available, City of Dallas

SURROUNDING LAND USE AND ZONING:

North: Residential and Church use; R-850-M Residential
South: City of Dallas
East: Apartment and Retail uses, A-950-M Apartment and LR-M(2) Local Retail
West: Restland Cemetery, Dallas County

FUTURE LAND USE PLAN:

Neighborhood Residential

The most prevalent land use classification in Richardson, and includes a variety of single-family housing types available for ownership, from detached single-family homes and patio homes to duplexes and single-family attached homes (townhomes).

Future Land Uses of Surrounding Area:

North: Neighborhood Residential

South: City of Dallas

East: Multi-Family Residential and Neighborhood Service

West: Public/Semi-Public/School, Dallas County

EXISTING ZONING:

R-850-M Residential per Ordinance Number 589-A, O-M Office per Ordinance Number 2572-A and R-1500-M Residential per Ordinance Number 2199-A with a Special Permit for a cemetery.

TRAFFIC IMPACTS:

A Traffic Impact Analysis (TIA) was submitted by Halff Associates, the applicant's traffic engineering consultant. Existing AM and PM Peak Hour traffic volumes were collected in August of 2015 along Greenville Avenue and Abrams Road adjacent to the site to evaluate the combined impact of the 14.6 acre development on the roadway system.

The proposed RISD Operations Service Center is expected to generate approximately 133 more trips in the AM peak hour (47%) and 252 fewer trips in the PM peak hour (-91%) than a development based on the current zoning on the subject property for the same amount of acreage.

Based on the current day and projected traffic volumes along Greenville Avenue and Abrams Road, and the road's estimated hourly capacities, both roads operate at a Level of Service (LOS) B in all three peak hours (AM, school PM and commuter PM) for all analysis scenarios (current day, build out year background and build out year total). Both roads have adequate capacity available to accommodate the projected traffic generated by the RISD Operations Service Center without decreasing the LOS from existing conditions.

Based on the findings of the TIA, the following traffic mitigation elements were recommended:

Greenville Avenue:

1. Provide deceleration and left turn lanes for southbound traffic within the existing median for the driveways along Greenville Avenue. (depicted on Exhibit "B-1")

On-Site Driveways:

2. Provide stop signs and stop bars at the site driveway approaches to Greenville Avenue and Abrams, for site traffic exiting the facility.

After a thorough review of the TIA and its recommendations, the proposed development can be successfully incorporated into the existing roadway network with the improvements described above to maintain acceptable traffic conditions for buildout of improvement as shown. However, because development of the balance of the property was not included in the study, a revised TIA for the 42.97 acre site shall be submitted at the time of development plan submittal for or if rezoning is necessary, at the time of zoning application for the balance of the property.

STAFF COMMENTS:

Background:

The District’s intent is to relocate current maintenance and facilities operations from their Greenville Avenue/Phillips location to the proposed site to accommodate re-development on the Greenville/Phillips location.

The Comprehensive Zoning Ordinance classifies the RISD Operations Service Center as a “public building” which is an allowed use by right in all zoning districts; therefore, the proposed use of the property is not in question. The zoning change request is necessary strictly to accommodate increases in overall building heights from 40 to 50 feet and first-floor or one story building heights from 25 to 30 feet. However, compared to existing zoning requirements, the proposed Planned Development also includes greater building setbacks for the principal structures; increased site landscaping; larger landscape buffers along both street frontages; and more substantial screening.

Applicant’s Request

The applicant’s request is to rezone the subject 42.97 acre site (Exhibit “B”) to a PD Planned Development District with modified development standards, with the intent of developing the northern 14.6 acres of the site as the District’s Operations Service Center (Exhibit “B-1”). Development for the remaining property (the southern portion) is unknown at this time.

<u>Key Features of Existing Zoning:</u>	<u>Key Features of Proposed Zoning:</u>
<ul style="list-style-type: none"> • RISD buildings and associated operations are allowed by right • Building setbacks – thirty feet (30’) from Greenville and Abrams • Landscape buffer – ten feet (10’) wide on Greenville & Abrams • Total site landscaping – 10% • Masonry screening wall - six feet (6’) in height • Maximum building height – forty feet (40’) / 25’ first floor 	<ul style="list-style-type: none"> • RISD buildings and associated operations are allowed by right • Building setbacks - 100’ from Greenville and 60’ from Abrams • Landscape buffer - Twenty feet (20’) wide on Greenville & Abrams • Total site landscaping – 15% • Masonry screening wall - 10’ in height, enclosing entire service area (full length of Abrams Road and north property line excluding landscape buffers; approximately 515 feet along south side of phase one) • Maximum building height - 50 feet / 30’ first floor • Canopy tree buffer to supplement wall at residential adjacency • Development to be phased – 1st phase 14.6 acres

The proposed PD Planned Development includes a Zoning Exhibit (Exhibit “B”), Concept Plan (Exhibit “B-1”) and Development Regulations (Exhibit “C”).

Zoning Exhibit – Exhibit “B”

The Zoning Exhibit (Exhibit “B”) depicts the entirety of the 42.97 acre site which is subject to the proposed PD development standards. Although the proposed development standards are specific to the proposed development on the northern 14.6 acres of the site (Exhibit “B-1), the balance of the subject site will be subject to the same development standards (setbacks, building heights, exterior building façade materials, perimeter and landscape buffer widths). Should adjustments to the development standards be needed in the future to accommodate additional development, an amendment to the PD Planned Development District will be required.

Concept Plan - Exhibit "B"

The subject 14.6 acre site (Exhibit “B-1”) depicts the District’s Operations Service Center. A total of 155,759 square feet of development is proposed, which includes a:

- Transportation shop (one-story, 17,970 square feet)
- Office Building (two-story, 39,697 square feet)
- Warehouse (one-story, 27,468 square feet),
- RISD Shop (two-story, 20,077 square feet)
- “Future” CTE school (one-story, 24,108 square feet), and
- “Future” building (one-story, 10,400 square feet)

Anticipated development phasing includes the single story transportation shop initially, followed shortly by construction of the two-story office building, the one-story warehouse and two-story RISD shop.

The proposed development provides two (2) driveways along Greenville Avenue and two (2) driveways along Abrams Road to serve the site. The northern most driveway on Abrams Road is restricted to right-turn ingress and egress turning movements, while the balance of the driveways provide dual ingress and egress turning movements. Left-turn lanes for southbound traffic with appropriate storage and deceleration lanes within the existing median will be provided for both driveways on Greenville Avenue. An existing median opening directly in front of southern most driveway on Abrams Road cannot be modified to construct an appropriate deceleration lane due to the length of the existing median; therefore, staff will monitor the operation of the driveway to ensure vehicular traffic is not significantly impacted in the future.

The subject site is comprised of two (2) distinct areas; the public accessible area (western half of the site) which faces Greenville Avenue and the non-public accessible area or motor vehicle service area (eastern half of the site) which faces Abrams Road. The motor vehicle service area will house RISD’s motor vehicles, equipment, maintenance operations, storage and bus parking. These two (2) areas are physically divided by the proposed buildings along Greenville Avenue and a proposed to ten (10) foot tall perimeter masonry wall. In addition, the masonry wall extends west along the north property line from the motor vehicle service area to provided additional screening from the adjacent residence fronting on Greenville Avenue.

Development Regulations (Exhibit “C”)

The proposed development regulations are generally outlined below (see Exhibit “C” for a detailed list of the development regulations):

Sec. 2. Permitted Uses with additional criteria

- Office Uses
- Motor vehicle service yard
- Motor vehicle repair shop, major
- Technical training school
- Warehouse
- Print shop, minor
- Greenhouse, accessory use
- Residential mulch collection/distribution, accessory use

Sec. 3. Outdoor Regulations

- Screening of refuse and recyclable materials

Sec. 4. Building Regulations

- Building Materials – Minimum 80% masonry facade, including precast and/or site cast concrete panels, with the remainder of the exterior façade of other noncombustible material (20% maximum).

Sec. 5. Height Regulations -Maximums

- Not to exceed fifty (50) feet.

Sec. 6. Area Regulations.

- Perimeter Setbacks
 - Front (Greenville Avenue and Walnut Street) - 100 feet.
 - Front (Abrams Road) - 60 feet.
 - Side (north property line) - 70 feet.
 - Side (south/internal property line) – 20 feet.
- Maximum Floor Area Ratio: 0.75:1

Sec. 7. Parking Ratios

- Warehouse: 1 space/1,000 sq. ft.
- All Other Uses: 1space/400 sq. ft.

Sec. 8. Landscaping and Buffering (with the exception of the following, the site shall be landscaped in accordance with City ordinances and policies):

- The minimum required landscape area shall be fifteen (15%) percent.

- A minimum twenty (20) foot landscape buffer along Greenville Avenue and Abrams Road (parking restricted).
- The parking lot landscape islands located outside of the motor vehicle service area may be landscaped with brick pavers in lieu of ground cover as depicted on Exhibit B-1”.
- Motor vehicle service area exempt from landscape islands and tree requirements.
- Minimum of one (1) canopy tree for each fifty (50) lineal feet along the north and west property line adjacent to the future CTE parking lot shall be required

Sec. 9. Screening

- Ten (10) foot high masonry wall shall be constructed and completed with the certificate of occupancy for the office building and/or warehouse/RISD shop building.
- Construction dumpster exempt from screening wall enclosure when the construction dumpster area is screen with the 8-10 foot tall perimeter screening wall.

Correspondence: As of this date, two (2) pieces of correspondence have been received stating opposition to the request. Five (5) persons spoke at the City Plan Commission’s public hearing on September 1, 2015, four of whom stated opposition and one expressing concerns and asking questions.

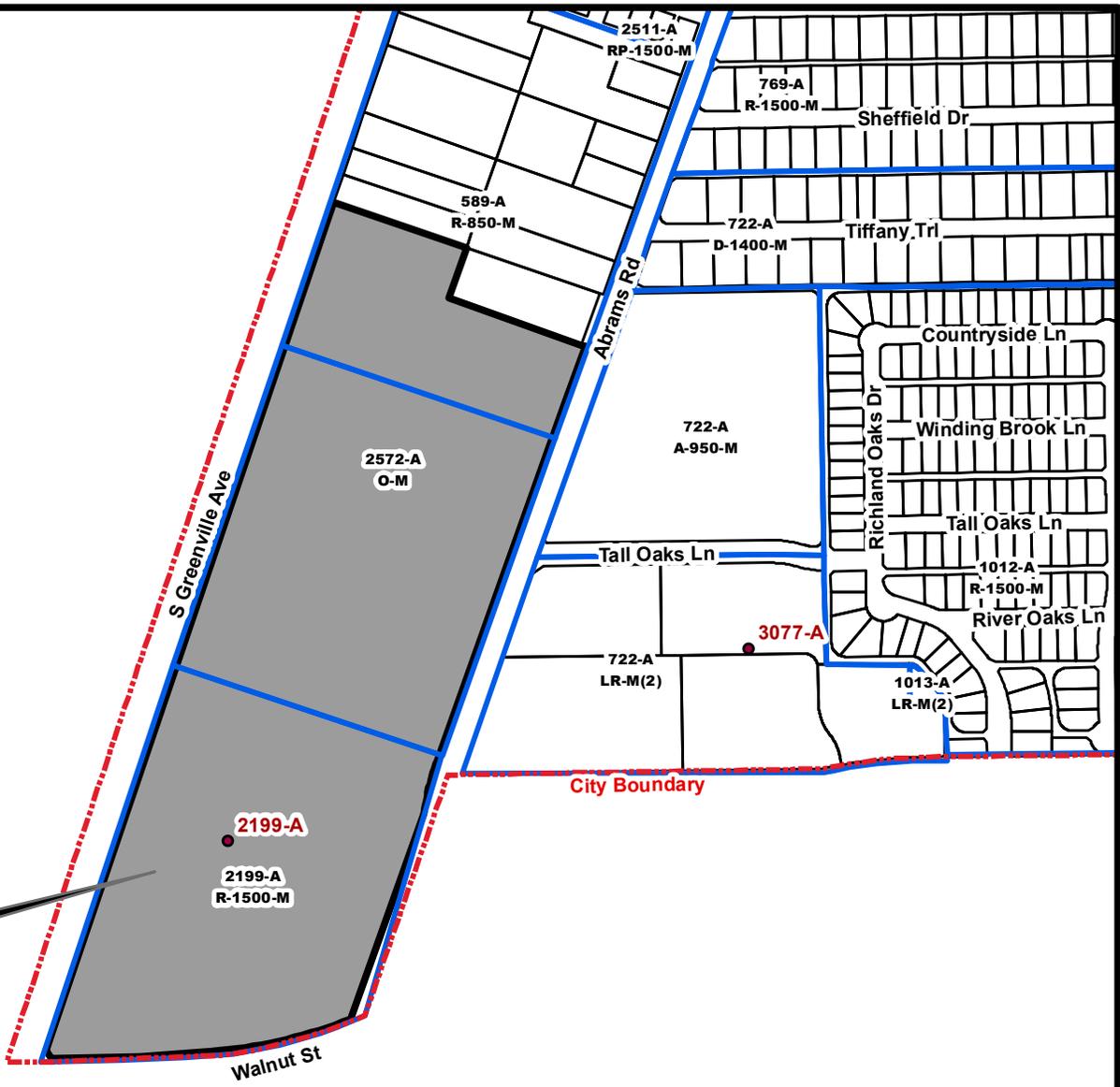
Motion: On September 1, 2015, the City Plan Commission recommended approval of the applicant’s request as presented subject to the following conditions, including a modification to Sec. 9. Screening, 1) of Exhibit “C” (listed as condition 3 below):

1. The subject site shall be zoned PD Planned Development District and shall be developed in accordance with the Concept Plan attached hereto as Exhibit “B-1”, attached PD Development Regulations attached hereto as Exhibit “C”.
2. A revised Traffic Impact Analysis (TIA) for the 42.97 acre site shall be submitted at the time of development plan submittal for or if rezoning is necessary, at the time of zoning application for the balance of the property.
3. Sec. 9. Screening, 1) of Exhibit “C” shall be amended to read “A masonry wall, not less than ten (10) feet in height, shall be constructed as depicted on Exhibit “B-1”. Said perimeter wall shall be constructed and completed with the certificate of occupancy for the office building and/or warehouse/RISD shop building.”

ZF 15-23

DART Light Rail

SUBJECT PROPERTY FOR ZONE CHANGE



ZF 15-23 Zoning Map

Updated By: shacklett, Update Date: August 3, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1523\ZF1523 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 15-23



**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 15-23 Aerial Map

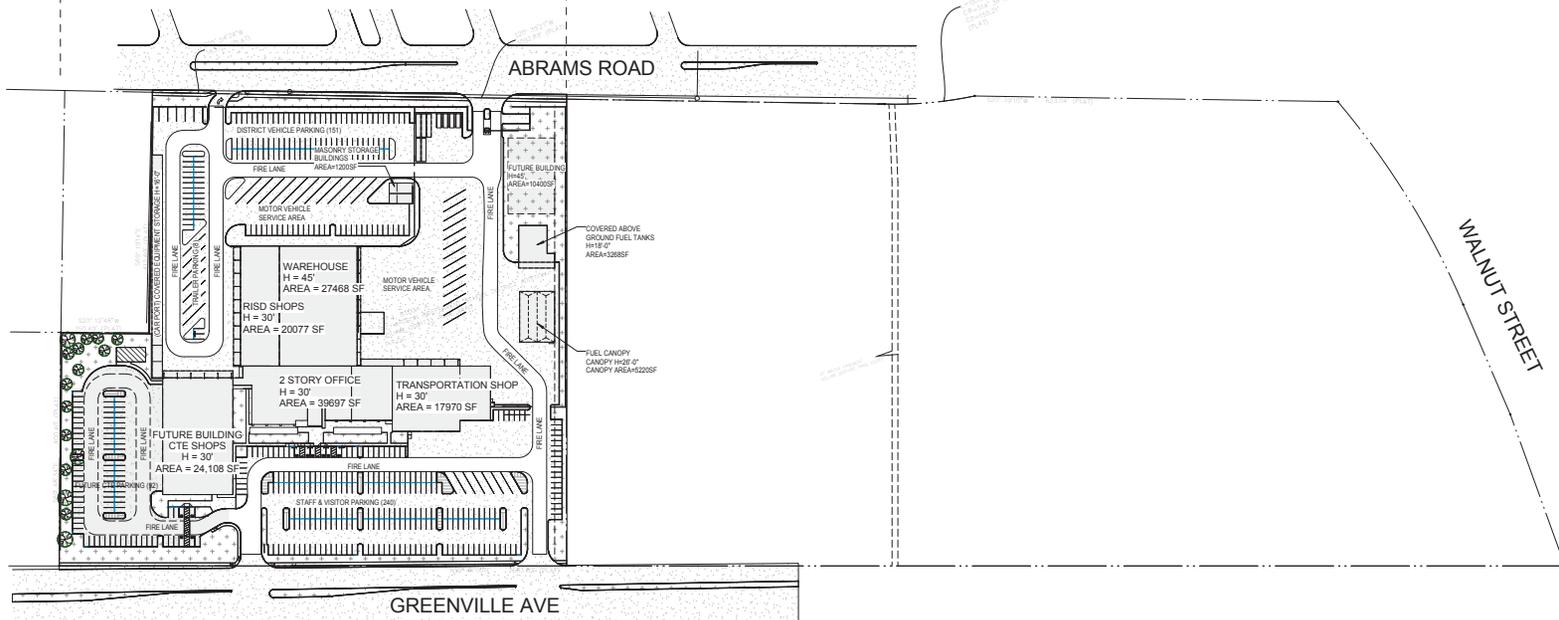
Updated By: shacklett, Update Date: August 3, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1523\ZF1523 ortho.mxd

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.



PHASE 1 DEVELOPMENT

FUTURE DEVELOPMENT



1 COMPOSITE SITE PLAN
1" = 100' 0"

OWNER'S CERTIFICATE
STATE OF TEXAS ()
COUNTY OF DALLAS ()

WHEREAS, Restland of Dallas, Inc. is the owner of a tract of and lying and situated in City of Richardson, Dallas County, Texas, and being out of A B Danks Survey, Abstract No. 399, J.D. Hamilton Survey, Abstract No. 647, and John R. Reed Survey, Abstract No. 1156 and being all of Lot 1 in Block A of RESTLAND MEMORIAL PARK ADDITION, an addition to the City of Richardson, Dallas County, Texas, according to the Plat thereof recorded in Volume 80716, Page 187, of the Map Records of Dallas County, Texas, and being all of the same property called 7.25 acres in deed to Restland of Dallas, Inc., as described in deed recorded in Volume 80788 at Page 185 of the Deed Records of Dallas County, Texas, and also being all of a 60' right-of-way dedication tract as shown on said Plat of Restland Memorial Park Addition and recorded in Volume 80716, Page 187, of the Map Records of Dallas County, Texas, now abandoned by the City of Richardson, Texas, by Ordinance Number 3338-A, and being part of a called 18.625-acre property conveyed to Restland of Dallas, Inc. by deed recorded in Volume 80244 at Page 100 of the Deed Records of Dallas County, Texas, and part of a called 2.878-acre tract conveyed to Restland of Dallas, Inc. by deed recorded in Volume 92149 at Page 348 of the Deed Records of Dallas County, Texas, and all of a called 0.7419-acre tract conveyed to Restland of Dallas, Inc. by deed recorded in Volume 92149 at Page 358 of the Deed Records of Dallas County, Texas, and also all of a called 1.4859-acre tract of land conveyed to Restland of Dallas, Inc. by deed recorded in Volume 92150 at Page 405 of the Deed Records of Dallas County, Texas, and being more particularly described in complete by recite and bounds as follows:

BEGINNING at a 5/8" iron rod set for corner at the intersection of North line of Walnut Street (a 100' right-of-way), and the East line of Greenville Avenue (a 100' right-of-way), said corner being the Southeast corner of aforementioned Lot 1 in Block A of RESTLAND MEMORIAL PARK ADDITION, an addition to the City of Richardson, Dallas County, Texas, according to the Plat thereof recorded in Volume 80716, Page 187, of the Map Records of Dallas County, Texas

THENCE North 19° 48' 00" East, along the said East right of way line of Greenville Avenue and the West line of said Lot 1, Block A, and passing at 1107.24 feet the Northwest corner of said Lot 1, Block A and the common southwest corner of a 60' right-of-way dedication tract, and continuing in all for a total distance of 2583.02 feet to a 5/8" iron rod set for the North corner of the aforementioned called 1.4859-acre tract conveyed to Restland of Dallas, Inc.;

THENCE South 89° 48' 34" East along the North line of said called 1.4859-acre tract and being common to a called 0.7442-acre tract of land conveyed to Elise Bazar by deed recorded in Volume 88050 at Page 1227 of the Deed Records of Dallas County, Texas, for a distance of 400.40 feet to a 3/4" iron pipe found for the Northeast corner of said 1.4859-acre tract, same being the Northwest corner of the Novell's Place Addition, on address to the City of Richardson, Texas, according to the Plat thereof recorded in Volume 77520 at Page 188 of the Map Records of Dallas County, Texas;

THENCE South 20° 12' 48" West along the West line of said Novell's Place Addition for a distance of 150.49 feet to a 3/4" iron pipe for the Southwest corner of same;

THENCE South 89° 19' 14" East along the South line of said Novell's Place Addition and being common to the North line of the aforementioned called 2.878-acre tract of land conveyed to Restland of Dallas, Inc., for a distance of 412.69 feet to a 5/8" iron rod set in the West right of way line of Abrams Road as established by deed to conveyed to the City of Richardson, Texas, as recorded in Volume 2001097 at Page 5575 of the Deed Records of Dallas County, Texas;

THENCE South 20° 54' 24" West along the West right of way line of Abrams Road as established by said deed to the City of Richardson established by deed recorded in Volume 2001097 at Page 5575 of the Deed Records of Dallas County, Texas, for a distance of 163.02 feet to a 5/8" iron rod set for corner;

THENCE South 20° 39' 21" West and continuing along the West right of way line of Abrams Road as established by said deed to the City of Richardson established by deeds recorded in Volume 2001097 at Page 5575 and 5568 of the Records of Dallas County, Texas, for a distance of 1062.89 feet to a 5/8" iron rod set for corner;

THENCE South 70° 09' 48" East along the line created by deed to the City of Richardson established by deed recorded in Volume 2001097 at Page 5568 of the Deed Records of Dallas County, Texas, for a distance of 7.46 feet to a 5/8" iron rod set for corner;

THENCE North 64° 30' 32" East along the line created by deed to the City of Richardson established by deed recorded in Volume 2001097 at Page 5568 of the Deed Records of Dallas County, Texas, for a distance of 12.71 feet to a 5/8" iron rod set for corner in the old line of Abrams Road (80 foot wide at this point); THENCE South 20° 39' 10" West along the old right of way line of Abrams Road for a distance of 68.03 feet to a 5/8" iron rod set for corner, said point being on the North line of a tract created by deed to the City of Richardson for widening of Abrams Road established by deed recorded in Volume 2001096 at Page 1211 of the Deed Records of Dallas County, Texas;

THENCE North 73° 10' 21" West along said line created by deed to the City of Richardson for widening of Abrams Road established by deed recorded in Volume 2001097 at Page 5562 of the Deed Records of Dallas County, Texas, for a distance of 14.29 feet to 5/8" iron rod set for corner, said point being in a curve to the left having a central angle of 8° 15' 42" and a radius of 662.66 feet whose center bears South 72° 49' 27" East and a short bearing of South 12° 52' 32" West at 95.47 feet;

THENCE Southwesterly along said curve to the left and following the West line created by deed to the City of Richardson for widening of Abrams Road established by deed recorded in Volume 2001097 at Page 5562 of the Deed Records of Dallas County, Texas, for an arc distance of 95.55 feet to 5/8" iron rod set for corner in the old right of way line of Abrams Road, said point being in the East line of the aforementioned Lot 1 in Block A of Restland Memorial Addition;

THENCE South 20° 39' 10" West along the East line of said Lot 1 in Block A for a distance of 623.94 feet to a 5/8" iron rod set for corner in the aforementioned North line of Walnut Street and the common Southeast corner of said Lot 1, Block A, said point being in a curve to the left having a central angle of 17° 00' 43" and a radius of 1382.40 feet whose chord bears South 73° 02' 12" West, 428.95 feet;

THENCE Westerly along said curve to the left and the North line of Walnut Street, and being the South line of said Lot 1, an arc distance of 410.48' feet to a 5/8" iron rod set for corner, said point being the end of said curve to the left;

THENCE South 89° 32' 00" West, and continuing along said South line of Lot 1, Block A and said North line of Walnut Street, a distance of 205.08 feet to a 5/8" iron rod set for corner;

THENCE South 89° 59' 00" West, a distance of 276.02 feet to a PLACE OF BEGINNING AND CONTAINING 42.9960 ACRES OF LAND, more or less.



RICHARDSON ISD - OPERATIONS CENTER

1132 ABRAMS ROAD
RICHARDSON, TEXAS

OWNER
MICHAEL LONGANECKER
RISD
400 S. Greenville Ave
Richardson, TX 75081
469-993-0000 P

APPLICANT
KEN KESSLER, RA
PBK
14001 Dallas Pkwy, #400
Dallas, TX 75240
972-233-1323 P
972-233-1373 F

PROJECT NUMBER
15103
ORIGINAL SUBMISSION DATE
AUGUST 3RD, 2015
VISORS

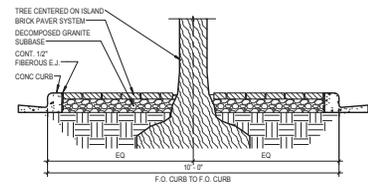
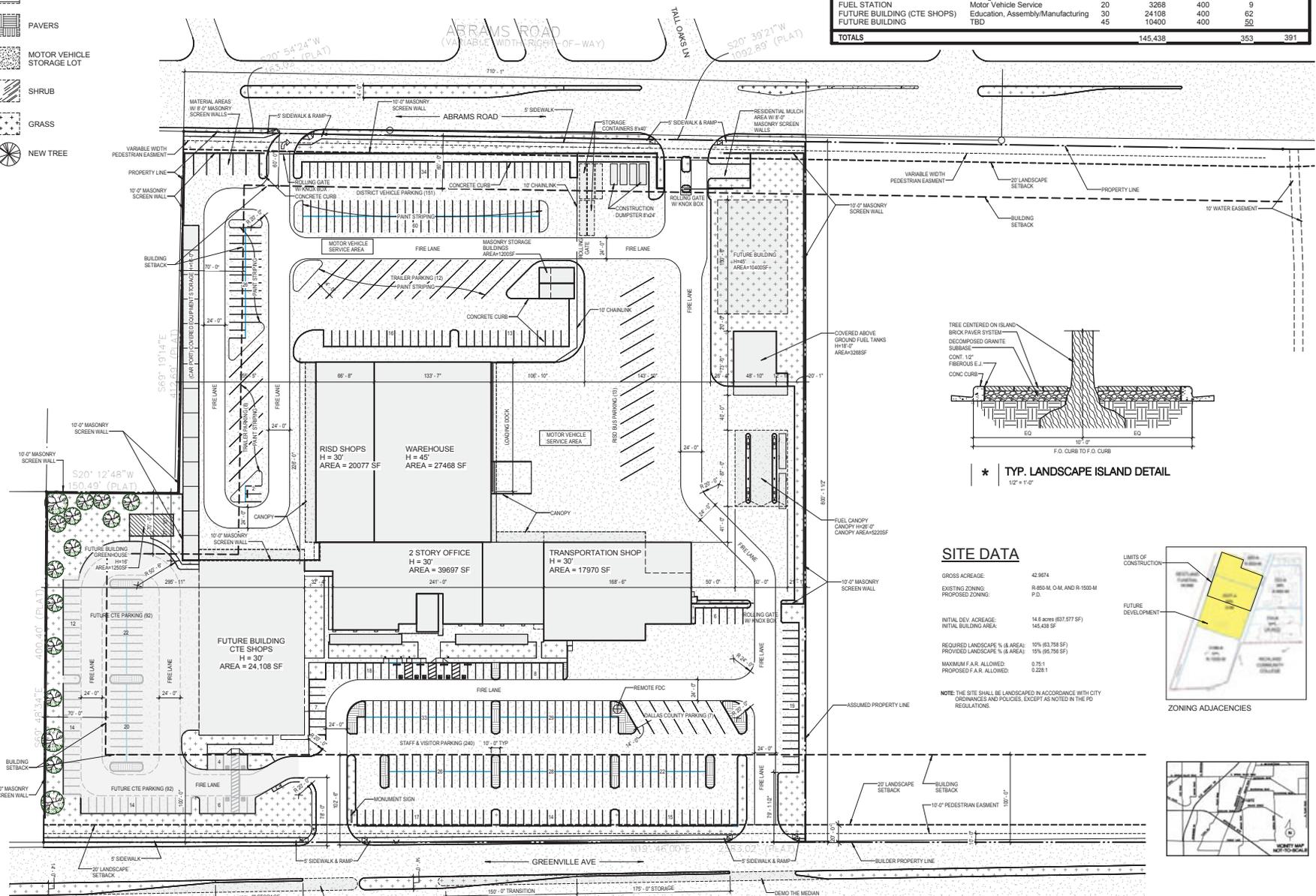
ZONING EXHIBIT

B

LEGEND

- CANOPY
- PAVERS
- MOTOR VEHICLE STORAGE LOT
- SHRUB
- GRASS
- NEW TREE

BUILDING	USE	HEIGHT (ft)	AREA (sf)	PARKING FACTOR	REQ'D PARKING	PROVIDED PARKING
OFFICE (2 STORY)	Office, Print Shop	30	39697	400	100	
RISD SHOPS (2 STORY)	Assembly/Manufacturing	45	20077	400	52	
WAREHOUSE	Warehouse	45	27468	1000	29	
TRANSPORTATION SHOP	Motor Vehicle Service/Repair	30	17970	400	45	
STORAGE	Storage of fertilizer and pesticide	20	1200	400	3	
GREEN HOUSE	Storage	20	1250	400	3	
FUEL STATION	Motor Vehicle Service	20	3268	400	9	
FUTURE BUILDING (CTE SHOPS)	Education, Assembly/Manufacturing	30	24108	400	62	
FUTURE BUILDING	TBD	45	10400	400	50	
TOTALS			145,438		353	391

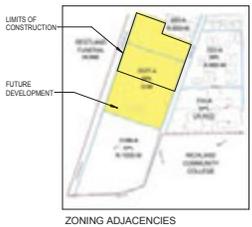


* TYP. LANDSCAPE ISLAND DETAIL
1/2" = 1'-0"

SITE DATA

GROSS ACRES: 42.9674
 EXISTING ZONING: R-850 M, O.M. AND R-1500 M
 PROPOSED ZONING: P.D.
 INITIAL DEV. ACRES: 14.8 acres (637,877 SF)
 INITIAL BUILDING AREA: 145,438 SF
 REQUIRED LANDSCAPE % (A & AREA): 10% (63,798 SF)
 PROVIDED LANDSCAPE % (A & AREA): 19% (106,794 SF)
 MAXIMUM F.A.R. ALLOWED: 0.751
 PROPOSED F.A.R. ALLOWED: 0.2281

NOTE: THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH CITY ORDINANCES AND POLICES, EXCEPT AS NOTED IN THE P.D. REGULATIONS.



1 COMPOSITE SITE PLAN
1" = 60'-0"

RICHARDSON ISD - OPERATIONS CENTER
 1132 ABRAMS ROAD
 RICHARDSON, TEXAS

OWNER
 MICHAEL LONGANECKER
 RISD
 400 S. Greenville Ave
 Richardson, TX 75081
 469-993-0000 P

APPLICANT
 KEN KESSLER, RA
 PBK
 14001 Dallas Pkwy, #400
 Dallas, TX 75240
 972-233-1323 P
 972-233-1373 F

PROJECT NUMBER: 15103
 ORIGINAL SUBMISSION DATE: AUGUST 3RD, 2015
 VERSIONS:

ZONING EXHIBIT

B1

Exhibit “C”

RICHARDSON INDEPENDENT SCHOOL DISTRICT OPERATIONS SERVICE CENTER PD REGULATIONS

Sec. 1. Intent

This planned development ordinance (“PD Ordinance”) creates a framework for the design of a new operations service center campus for the Richardson Independent School District (RISD). This campus will provide for the infrastructure necessary to RISD to accommodate the rapid population growth of the City of Richardson and modernize its maintenance of public school buildings. The campus integrates offices, building component and vehicular maintenance services, industrial trades education, building component and vehicular storage, and warehouse storage. The PD Ordinance also allows for flexibility and collaboration between building uses, as well as defined public interface locations and securely screened areas. Activity centers, loading docks, and storage areas are located to be sensitive to the adjacent properties. The PD Ordinance combines the intent of existing ordinances with the necessary functional needs of RISD both today and in the future.

Sec. 2. Use regulations.

In the PD Planned Development District, no land shall be used and no building shall be erected for or converted to any use other than for the service of RISD other than:

- 1) Office
- 2) Parking lot, Accessory
- 3) Motor vehicle service yard (i.e., area enclosed and screened from public view by perimeter screening walls and principal buildings)
 - a. The following are authorized accessory uses and or structures within the designated motor vehicle service area:
 - i. Commercial Vehicle Storage (Class 8; up to 16 ton capacity), Trailer, Equipment, Machinery.
 - ii. Collection for recyclable plant material when conducted by RISD, provided no money or other valuable consideration is paid for the recyclable material delivered to or distributed from the collection site.
 - iii. Carport, where adjacent to a masonry screen wall
 - iv. Building Materials or Products storage
 - v. Motor vehicle service station – above-ground, outside, fuel tank storage, covered or uncovered.
 - vi. Masonry storage buildings
 - vii. Storage containers shall be allowed in the motor vehicle service area only. Said storage containers shall not exceed the height of the screening wall.

- b. All above authorized accessory uses shall be set back from all dedicated street rights-of-way a distance of not less than twenty (20) feet.
 - c. No accessory use of a parking lot shall utilize nor encumber more than ten (10%) percent of the parking lot.
 - d. No fire lane, fire hydrant, access easement, or other area necessary for proper traffic circulation within the parking lot may be obstructed by such accessory use.
 - e. Any structure, sign or electrical device used in conjunction with an accessory use of a parking lot shall be subject to all provisions of the building codes of the city and all required permits for same shall be obtained prior to construction or installation
- 4) Motor Vehicle Repair Shop, Major
- a. Motor vehicle and building component repair uses to include, but are not limited to: mechanical, electrical, plumbing, sheet metal, and glass,
 - b. All work shall be conducted inside a building or within the motor vehicle service area only.
- 5) Technical training school.
- 6) Warehouse
- a. Storage of pesticides and fertilizer are permitted, where set back from all rights-of-way and other building uses by not less than forty (40) feet within the motor vehicle service area only.
- 7) Print Shop, Minor
- 8) Greenhouse, accessory use
- 9) Residential mulch collection/distribution, accessory use

Sec. 3. Outdoor Regulations.

- 1) Refuse and recyclable material enclosures shall be screened by a minimum eight (8) foot tall masonry wall. Said refuse and recyclable material shall not exceed the height of the perimeter screening wall.

Sec. 4. Building regulations.

Type of materials. All building exterior facades shall be of masonry material. Masonry materials shall include precast or site cast concrete panels. A maximum of twenty (20%) percent of the building facade area may be finished of noncombustible material other than masonry material.

In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of twenty-five (25%) percent of the facade per elevation shall be constructed of noncombustible material.

Sec. 5. Height regulations.

- 1) No building or structure shall exceed fifty (50) feet in height.

Sec. 6. Area regulations.

- 1) Minimum front setback. (Greenville Avenue and Walnut Street):
 - a. One-hundred (100) feet.
- 2) Minimum front setback. (Abrams Road):
 - a. Sixty (60) feet
- 3) Minimum side setback (north property line):
 - a. Principal Structure(s): Seventy (70) feet
 - b. Accessory Structures: Twenty (20) feet, with the exception of carports when adjacent to a masonry screening wall.
- 4) Minimum side setback (South property line as depicted on Exhibit "B"):
 - a. Principal and Accessory Structure(s): Twenty (20) feet.
- 5) Maximum floor area ratio: 0.75:1

Sec. 7. Parking Ratio:

- 1) Warehouse: Minimum one (1) per 1,000 square feet
- 2) All other uses: Minimum one (1) space per 400 square feet

Sec. 8. Landscape and Buffering

- 1) With the exception of the following, the site shall be landscaped in accordance with City ordinances and policies:

- a. The minimum required landscape area shall be fifteen (15%) percent.
- b. A minimum twenty (20) foot landscape buffer shall be provided along Greenville Avenue and Abrams Road. No parking shall be allowed within the twenty (20) foot landscape buffer.
- c. The parking lot landscape islands located outside of the motor vehicle service area may be landscaped with brick pavers in lieu of ground cover as depicted on Exhibit B”.
- d. The Motor Vehicle Service Area shall be exempt from landscape islands and tree requirements.
- e. A minimum of one (1) canopy tree shall be provided for each fifty (50) lineal feet along the north and west property line adjacent to the future CTE parking lot as shown on Exhibit “B-1”.

Sec. 9. Screening

- 1) A masonry wall, not less than eight (8) feet in height and up to ten (10) feet in height, shall be constructed as depicted on Exhibit “B-1”. Said perimeter screening wall shall be constructed and completed with the certificate of occupancy for the office building and/or warehouse/RISD shop building.
- 2) The required minimum six (6) foot masonry screening wall for the construction dumpsters shall not be required where the construction dumpster area is screen with the 8-10 foot tall perimeter screening wall as depicted on Exhibit “B-1”.

Explanation and Description of Request

This planned development ordinance ("PD Ordinance") creates a framework for the design of a new operations center campus for the Richardson Independent School District (RISD). This campus will provide for the infrastructure necessary to RISD to accommodate the rapid population growth of the City of Richardson and modernize its maintenance of public school buildings. The campus integrates offices, building component and vehicular maintenance services, industrial trade education, building component and vehicular storage, and warehouse storage. The PD Ordinance also allows for flexibility and collaboration between building uses, as well as defined public interface locations and securely screened areas. Activity centers, loading docks, and storage areas are located to be sensitive to the adjacent properties. The PD Ordinance combines the intent of the existing ordinances with the necessary functional needs of RISD both today and in the future.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

PD PLANNED DEVELOPMENT

File No./Name: ZF 15-23 / RISD Operations Center
Property Owner: Michael Longanecker / Richardson Independent School District
Applicant: Ken Kessler / PBK
Location: 1132 Abrams Road (See map on reverse side)
Current Zoning: O-M Office, R-850-M Residential, and R-1500-M Residential
Request: A request for a change in zoning to PD Planned Development to accommodate the development of the Richardson ISD Operations Center, including but not limited to, office, motor vehicle storage and repair, and warehouse uses.

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.

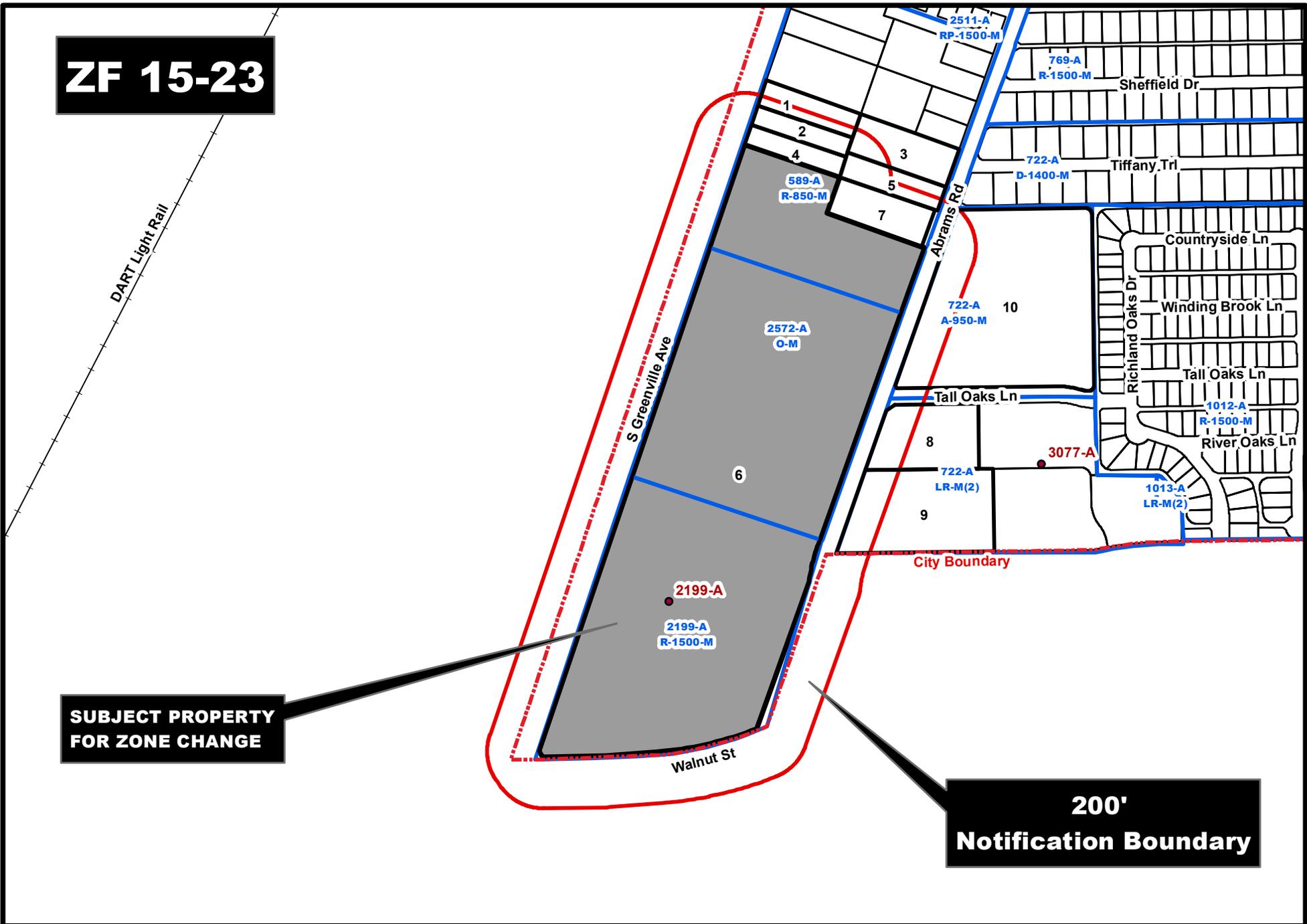
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

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 15-23.

Date Posted and Mailed: 08/07/2015

ZF 15-23



SUBJECT PROPERTY FOR ZONE CHANGE

200' Notification Boundary

ZF 15-23 Notification Map

Updated By: shacklett, Update Date: August 3, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1523\ZF1523 notification.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



1 & 3-NORTHSTAR CEMETERY
SERVICES
1900 ST JAMES PL STE 300
HOUSTON, TX 77056-4128

2-SCHULTE EDWARD J & ROSA LEE
SCHULTE FAMILY LIVING TRUST
1105 S GREENVILLE AVE
RICHARDSON, TX 75081-5554

4-SANTAMARIA OLIMPIA A &
ALEJANDRO
8823 FOREST GREEN DR
DALLAS, TX 75243-4105

5-MILNER GEORGE R
1122 ABRAMS RD
RICHARDSON, TX 75081-5504

6-RICHARDSON ISD
970 SECURITY ROW
RICHARDSON, TX 75081-2234

7-BO HYUN BUDDHA TEMPLE AND
ZEN CENTER
1130 ABRAMS RD
RICHARDSON, TX 75081-5504

8-GURDWARA SINGH SABHA
401 S SHERMAN ST STE 219 STE 2
RICHARDSON, TX 75081-4059

9-BINNERRI CHURCH PRESBYTERIA
CHURCH OF DALLAS
1301 ABRAMS RD
RICHARDSON, TX 75081-5525

10-FRBH CP LLC
ATTN: MATT R MCGRANER
300 CRESCENT CT STE 700
DALLAS, TX 75201-7849

**KEN KESSLER, RA
PBK
14001 DALALS PARKWAY, STE 400
DALLAS, TX 75240**

**MICHAEL LONGANECKER
RICHARDSON INDEPENDENT SCHOOL DIST
400 S GREENVILLE AVENUE
RICHARDSON, TX 75081**

**DALLAS DEV SERVICES DEPARTMENT
DALLAS CITY HALL
1500 MARILLA STREET
DALLAS, TX 75201**

RICHARDSON ISD TAX OFFICE
970 SECURITY ROW
RICHARDSON, TX 75081-0625

SUPERINTENDENT OF SCHOOLS
RICHARDSON ISD
400 S. GREENVILLE AVE
RICHARDSON, TX 75081

MAINTENANCE & OPERATIONS
ATTN: MICHAEL LONGANECKER
RICHARDSON ISD
400 S. GREENVILLE AVE
RICHARDSON, TX 75081

**ZF 15-23
Notification List**



To: Sam Chavez/CH/Cor@cor, Chris Shacklett/CH/Cor@cor,
Cc:
Bcc:
Subject: Fwd: Zoning Request 15 23 for the RISD Needs to be Refused ! Period !
From: Michael Spicer/CH/Cor - Monday 08/24/2015 06:30 PM

From: Vrruuska <vrruuska@aol.com>
To: "<dan.johnson@cor.gov>" <dan.johnson@cor.gov>, Paul Voelker <paul.voelker@outlook.com>, "<bltrich@aol.com>" <bltrich@aol.com>, Mark Solomon <marksr@assurnet.biz>, "<dan.baker@cor.gov>" <dan.baker@cor.gov>, "<don.magner@cor.gov>" <don.magner@cor.gov>,
Cc: Kay Waggoner <kay.waggoner@richardson.k12.tx.us>, Dorothy McKearin <dorthystill@gmail.com>, charles.bernardin@sbcglobal.net, Curtis Dorian <curtis@dorianbahr.com>
Date: 08/24/2015 04:51 PM
Subject: Zoning Request 15 23 for the RISD Needs to be Refused ! Period !

Gentlemen, The Zoning Request number 15 23 by the RISD needs to be Refused ! That's all we need is more automobile and Bus traffic in and around our neighborhood of Richland Park/Oaks.
The RISD already pulled a real fast one on us recently without a Public Hearing in advance with the unwanted Richland Elementary School Addition. They need to be stopped in their tracks !
I say NO ! The RISD has done enough damage to our one nice neighborhood ! For those of you neighbors listed, Please call our write to all City or RISD members listed on the TO or CC line.
Thank You in advance !
VR Ruuska
Richland Park
Sent from my iPad

From: "Carol Luter" <twopincarol@yahoo.com>

Date: September 2, 2015 at 12:59:20 PM CDT

To: "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>

Subject: proposed rezoning

Reply-To: "Carol Luter" <twopincarol@yahoo.com>

Dear Mr. Mitchell,

I am writing to voice my disapproval of the proposal to rezone the parcel of land on Abrams Road between Walnut Street and Buckingham Road for an RISD administrative/maintenance facility. I live on Tall Oaks, approximately a block and a half from this property. I AM ASKING THAT THE COUNCIL VOTE NO ON THIS REZONING ISSUE.

Over the years, our neighborhood has become home to the Richland College Annex building, a large church, and a mosque. These additions have increased traffic on our streets. Their large paved parking lots radiate heat in the summer. Building yet another commercial complex and destroying the last green space where we can walk our dogs and see a few trees will surely exacerbate the deterioration of our neighborhood and bring down our property values.

There is already a large RISD facility on Greenville Avenue. Why not use that land to rebuild a new facility with a bus maintenance component?

Would you want a huge city facility built right next to your house? I would like to think that our City Council members want to make our city better for all residents and show their concern by listening to individuals who pay taxes and have a right to have some say about what will be built on our doorstep. If this proposal passes, you will not get my vote in the next election.

Sincerely,

Carol Milot



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, September 14, 2015

Agenda Item: Consider Ordinance No. 4130, approving and adopting a budget for the Fiscal Year beginning October 1, 2015 and ending September 30, 2016.

Staff Resource: Dan Johnson, City Manager

Summary: On July 14 and 15, 2015, the Richardson City Council held a Budget Retreat at which City Staff provided the City Council with a status report on the current 2014-2015 revenues and expenditures and reviewed the City Council preliminary revenue and expenditure projections for the 2015-2016 Fiscal Year.

The City Manager filed a Proposed Budget for the Fiscal Year 2015-2016 on Friday, August 7, 2015 in accordance with the City Charter and State Law. The Proposed Budget was presented in detail by the City Manager during an August 10, 2015 Worksession. A copy of the Proposed Budget and the Worksession presentation is available online.

The City Council received public input on the proposed budget at a Public Hearing on Monday, August 24, 2015. A copy of the Public Hearing presentation is also available online.

Board/Commission Action: N/A

Action Proposed: Consider Ordinance No. 4130, approving and adopting a budget for the Fiscal Year beginning October 1, 2015 and ending September 30, 2016.

ORDINANCE NO. 4130

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015, AND ENDING SEPTEMBER 30, 2016; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF THE VARIOUS DEPARTMENTS AND FOR VARIOUS ACTIVITIES AND IMPROVEMENTS OF THE CITY; AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, BY AMENDING SECTION 2-198(B) TO INCREASE THE TECHNOLOGY FUND FEE FROM \$2.00 TO \$4.00; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as required by Section 11.02 of the City Charter, the City Manager has prepared and submitted to the City Council a proposed budget reflecting financial policies for the year and forecasting revenues and expenditures for conducting the affairs of the City and providing a complete financial plan for the fiscal year beginning October 1, 2015, and ending September 30, 2016; and

WHEREAS, the City Council has received the City Manager's proposed budget, a copy of which and all supporting schedules have been filed with the City Secretary of the City of Richardson, Texas; and

WHEREAS, the City Council has conducted the necessary public hearings as required by law; and

WHEREAS, The City Council desires to authorize funding of such benefits, as herein provided; **NOW, THEREFORE**,

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

SECTION 1. That the proposed budget of the revenue and expenditures necessary for conducting the affairs of the City of Richardson, Texas, said budget being in the amount of \$232,217,969, providing a complete financial plan for the fiscal year beginning October 1, 2015, and ending September 30, 2016, as submitted to the City Council by the City Manager, a copy of which is on file in the City Secretary's Office and incorporated herein by reference, be and the same is hereby adopted and approved as the budget of the City of Richardson, Texas, for the fiscal year beginning October 1, 2015, and ending September 30, 2016.

SECTION 2. That the sum of \$232,217,969 is hereby appropriated for the payment of the expenditures established in the approved budget for the fiscal year beginning October 1, 2015, and ending September 30, 2016.

SECTION 3. That the expenditures during the fiscal year beginning October 1, 2015, and ending September 30, 2016, shall be made in accordance with the budget approved by this ordinance, unless otherwise authorized by a duly enacted ordinance of the City of Richardson, Texas.

SECTION 4. That all budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2014-2015 are hereby ratified, and the budget ordinance for fiscal year 2014-2015, heretofore enacted by the City Council, be and the same is hereby, amended to the extent of such transfers and amendments for all purposes.

SECTION 5. That specific authority is given to the City Manager to make the following adjustments:

1. Transfer of appropriations budgeted from one account classification to another account classification within the same department.
2. Transfer of appropriations from designated appropriation from one department or activity to another department or activity within the same fund.

SECTION 6. That all notices and public hearings required by law have been duly completed.

SECTION 7. That the Code of Ordinances of the City of Richardson, Texas be and the same is hereby amended by amending Section 2-198(b) to change the amount of the municipal court technology fund fee from \$2.00 to \$4.00, to read as follows:

“Sec. 2-198. Municipal court technology fund.

(b) That a defendant convicted of a misdemeanor offense in the municipal court of the city shall pay a technology fee of \$4.00 as an additional cost of court.”

SECTION 8. That all provisions of the ordinances of the City of Richardson, Texas, 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, Texas, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 9. That should any word, 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.

SECTION 10. This ordinance shall take effect from and after its passage as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of September, 2015.

APPROVED:

MAYOR

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:9-2-15:TM 73031)



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, September 14, 2015

Agenda Item: Consider Ordinance No. 4131, levying the ad valorem taxes for the year 2015 (Fiscal Year 2015-2016) at a rate of \$0.63516 per one hundred dollar (\$100) assessed valuation on all taxable property within the corporate limits of the City of Richardson as of January 1, 2015.

Staff Resource: Dan Johnson, City Manager

Summary: On July 14 and 15, 2015, the Richardson City Council held a Budget Retreat at which City Staff provided the City Council with a status report on the current 2014-2015 revenues and expenditures and reviewed the City Council preliminary revenue and expenditure projections for the 2015-2016 Fiscal Year.

The City Manager filed a Proposed Budget for the Fiscal Year 2015-2016 on Friday, August 7, 2015 in accordance with the City Charter and State Law. The Proposed Budget was presented in detail by the City Manager during an August 10, 2015 Worksession. A copy of the Proposed Budget and the Worksession presentation is available online.

On August 17 and 24, the Richardson City Council held public hearings on the Proposed Tax Rate for Fiscal Year 2015-2016.

Board/Commission Action: N/A

Action Proposed: Consider Ordinance No. 4131, levying the ad valorem taxes for the year 2015 (Fiscal Year 2015-2016) at a rate of \$0.63516 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Richardson as of January 1, 2015.

ORDINANCE NO. 4131

AN ORDINANCE OF THE CITY OF RICHARDSON LEVYING THE AD VALOREM TAXES FOR THE YEAR 2015 (FISCAL YEAR 2015-2016) AT A RATE OF \$0.63516 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF RICHARDSON AS OF JANUARY 1, 2015, TO PROVIDE REVENUE FOR THE PAYMENT OF CURRENT EXPENSES; PROVIDING FOR AN INTEREST AND SINKING FUND FOR ALL OUTSTANDING DEBT OF THE CITY OF RICHARDSON; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That there be and is hereby levied for the year 2015 on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Richardson, and not exempt by the Constitution of the State and valid State laws, a tax of \$0.63516 on each one hundred dollars (\$100) assessed valuation of taxable property, and shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenditures of the municipal government of the City of Richardson, a tax of \$0.38031 on each one hundred dollars (\$100) assessed value on all taxable property.
- (b) For the purpose of creating a sinking fund to pay the interest and principal maturities of all outstanding debt of the City of Richardson, not otherwise provided for, a tax of \$0.25485 on each one hundred dollars (\$100) assessed value of taxable property within the City of Richardson, and shall be applied to the payment of interest and maturities of all such outstanding debt.

SECTION 2. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 7.59 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$10.00.

SECTION 3. That all ad valorem taxes shall become due and payable on October 1, 2015, and all ad valorem taxes for the year shall become delinquent if not paid prior to February 1, 2016. There shall be no discount for payment of taxes prior to February 1, 2016. A delinquent tax shall incur all penalty and interest authorized by law, to wit:

- (a) A penalty of six per cent on the amount of the tax for the first calendar month it is delinquent, plus one percent for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.
- (b) Provided, however, a tax delinquent on July 1, 2016 incurs a total penalty of twelve per cent of the amount of delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest at the rate of one percent for each month or portion of a month the tax remains unpaid. Taxes for the year 2015 and taxes for all future years that become delinquent on or after February 1 but not later than May 1, that remain delinquent on July 1 of the year in which they become delinquent, incur an additional penalty in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 6.30 and 33.07, as amended. Taxes assessed against tangible personal property for the year 2015 and for all future years that become delinquent on or after February 1 of a year incur an additional penalty on the later of the date the personal property taxes become subject to the delinquent tax attorney's contract, or 60 days after the date the taxes become delinquent, such penalty to be in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 33.11. Taxes for the year 2015 and taxes for all future years that remain delinquent on or after June 1 under Texas Property Tax Code Sections 26.07(f), 26.15(e), 31.03, 31.031, 31.032 or 31.04 incur an additional penalty in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 6.30 and Section 33.08, as amended.

SECTION 4. That taxes are payable at the Dallas County Tax Office if property is located in Dallas County, or at the Collin County Tax Office if property is located in Collin County. The City shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

SECTION 5. That the tax roll as presented to the City Council, together with any supplements thereto, be and the same are hereby approved.

SECTION 6. That all ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed and all other 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 7. 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 thereof decided to be unconstitutional, illegal or invalid.

SECTION 8. This ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of September, 2015.

APPROVED:

MAYOR

DULY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:8-14-15:TM 72883)



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, September 14, 2015

Agenda Item: Consider Ratifying the Property Tax Increase in the Adopted Budget for the Fiscal Year beginning October 1, 2015 and ending September 30, 2016.

Staff Resource: Dan Johnson, City Manager

Summary: On July 14 and 15, 2015, the Richardson City Council held a Budget Retreat at which City Staff provided the City Council with a status report on the current 2014-2015 revenues and expenditures and reviewed the City Council preliminary revenue and expenditure projections for the 2015-2016 Fiscal Year.

The City Manager filed a Proposed Budget for the Fiscal Year 2015-2016 on Friday, August 7, 2015 in accordance with the City Charter and State Law. The Proposed Budget was presented in detail by the City Manager during an August 10, 2015 Worksession. A copy of the Proposed Budget and the Worksession presentation is available online.

This particular action item is in response to requirements included in Section 102.007(c) of the Texas Local Government Code.

Board/Commission Action: N/A

Action Proposed: Consider the Ratifying Property Tax Increase Reflected in the Adopted Budget for the Fiscal Year Beginning October 1, 2015 and ending September 30, 2016.

ORDINANCE NO. 4132

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING SECTION 23-168 TO ESTABLISH RATES TO BE CHARGED FOR SEWER SERVICES FURNISHED BY THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That Section 23-168 of the Code of Ordinances, City of Richardson, Texas, be and the same is hereby amended in part to read as follows:

“Sec. 23-168. Sewerage rates.

The following monthly rates are hereby established and shall be collected for sewer services furnished by the city, based upon cost of service and water usage.

- (1) Any residential customer that uses water that is not discharged into the wastewater system at a rate of 98 percent may do one of the following:
 - a. any customer using water that is not discharged into the wastewater system may, at the customer’s expense, install a separate water meter for such use, and the volume of water as determined by such meter shall be excluded in calculating monthly sewer rates;
 - b. any customer using water that is discharged into the wastewater system and who also has a meter for water not discharged into the wastewater system, will be charged at the rate for 98 percent consumption for each month for the meter that discharges into the wastewater system but shall not be charged for the meter that does not discharge into the system.

- (2) Summary of charges:
 - a. Minimum charge.....\$8.00
 - b. Rates per 1,000 gallons and portion of metered water:
 - 0 – 11,000 gallons\$3.39
 - All over 11,000 gallons.....\$6.72
 - c. Apartments will be treated as commercial accounts for sewer billing purposes.

- d. A sewer cap for each residential customer will be determined annually by the use of a three-year winter average and will be in effect for a 12-month time period.
 - e. The winter average will be based upon the total consumption for November, December, January, and February for the three previous years. The consumption total will be divided by 12 and then multiplied by 0.98 to determine the average.
- (3) Any commercial customer that uses water that is not discharged into the wastewater system at a rate of 100 percent may do one of the following:
- a. any commercial customer using water that is not discharged into the wastewater system may, at the customer's expense, install a separate water meter for such use, and the volume of water as determined by such meter shall be excluded in calculating monthly sewer rates;
 - b. any commercial customer using water that is discharged in the wastewater system at a rate less than 100 percent may, at the customer's expense, install a separate metering device for wastewater that is approved by the Director of Public Services for such use, and the volume of wastewater as determined by such metering device shall be used as a basis of charge for service.
 - c. any customer using water that is discharged into the wastewater system and who also has a meter for water not discharged into the wastewater system, will be charged at the rate of 100 percent consumption for each month for the meter that discharges into the wastewater system but shall not be charged for the meter that does not discharge into the system.
- (4) Municipal sewer rate (city usage) per 1,000 gallons\$2.81”

SECTION 2. That all provisions of the ordinances of the City of Richardson, Texas, 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, Texas, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other

than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. That this Ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide; however, the sewerage rates established herein shall take effect the first billing after November 1, 2015.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of September, 2015.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:8-18-15:TM 72940)

ORDINANCE NO. 4133

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING SECTION 23-98 TO ESTABLISH RATES TO BE CHARGED FOR WATER SERVICES FURNISHED BY THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That Section 23-98 of the Code of Ordinances, City of Richardson, Texas, be and the same is hereby amended in part to read as follows:

“Sec. 23-98 Water rates.

The following monthly rates are hereby established and shall be collected for all water services furnished by the city, based upon cost of service and water usage:

- (1) Monthly minimum charge.....\$8.00
- (2) Water Usage:
 - (a) 0 – 11,000 gallons, per 1,000 gallons\$4.76
 - (b) 11,001 – 20,000 gallons, per 1,000 gallons.\$5.15
 - (c) 20,001 – 40,000 gallons, per 1,000 gallons.\$5.38
 - (d) 40,001 – 60,000 gallons, per 1,000 gallons.\$6.25
 - (e) All over 60,000 gallons, per 1,000 gallons.\$6.54
- (3) Apartments will be treated and billed as a commercial water account.
- (4) Municipal water rate (city usage), per 1,000 gallons.....\$2.29
- (5) Homeowner associations responsible for maintaining common areas in a residential subdivision may make application to the water customer service office for a discount of 40 percent of the water usage charges for water used through an irrigation meter for irrigation purposes. Such discount shall be applied to the

monthly billing for such water service after the homeowner association has provided satisfactory proof of such water usage.”

SECTION 2. That all provisions of the ordinances of the City of Richardson, Texas, 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, Texas, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. That this Ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide; however, the water rates established herein shall take effect the first billing after November 1, 2015.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of September, 2015.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:8-18-15:TM 72938)

RESOLUTION NO. 15-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, AMENDING FEES AND CHARGES FOR THE OPERATION OF FOOD ESTABLISHMENTS, ANNUAL INSPECTION FEES FOR PUBLIC AND SEMI-PUBLIC SWIMMING POOLS, LIQUID WASTE HAULERS, AND INDUSTRIAL PRE-TREATMENT PERMITS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Richardson, Texas, previously adopted Resolution No. 07-28 to establish fees and charges for the operation of food establishments, annual inspection fees for public and semi-public swimming pools, liquid waste haulers, and industrial pre-treatment permits; and

WHEREAS, the City Council of the City of Richardson, Texas, desires to amend the fees for operation of food establishments, annual inspection fees for public and semi-public swimming pools, liquid waste haulers, and industrial pre-treatment permits as set forth herein;

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

SECTION 1. That Section 1 of Resolution No. 07-28 be amended in its entirety, as follows:

“1. Annual Food Establishment Permit Fee:	
a. Establishment less than 2,000 square feet;	\$250.00
b. Establishment between 2,000 square feet and 7,500 square feet;	\$350.00
c. Establishment over 7,500 square feet.	\$450.00
2. Food Establishment Plan Review Fee.	\$150.00
3. Food Establishment Change of Ownership Application Fee.	\$50.00
4. Temporary For-Profit Food Establishment Permit Fee.	\$50.00
5. Replacement for Lost Food Handler Training DVD (per DVD).	\$30.00
6. Late Food Establishment Permit Renewal (if over 30 days late).	\$50.00
7. Food Establishment Reinspection fee (per inspection).	\$50.00
8. Food Establishment – Commercial Childcare.	\$150.00
9. Temporary Non-Profit Food Establishment Permit Fee.	Exempt
10. Independent School District Establishment Permit Fee.	Exempt
11. Mobile Food Permit Fee:	
a. Prepackaged Foods;	\$200.00
b. Hot Trucks.	\$350.00
12. Public or Semi-Public Swimming Pool or Spa Inspection Fee:	
a. Annual inspection fee;	\$150.00
b. Additional annual inspection fee for each additional public or semi-public swimming pool or spa at the same location.	\$150.00

13. Liquid Waste Hauling Permit (per truck).	\$150.00
14. Liquid Waste Hauler Trip Ticket Books (per book).	\$15.00
15. Industrial Pre-Treatment Permit.	\$200.00/Yr.”

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

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective immediately from and after its passage; provided, however, the fees established herein shall take effect beginning October 1, 2015.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 14th day of September, 2015.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:8-19-15:TM 72947)

RESOLUTION NO. 15-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ESTABLISHING THE COURT FEE FOR THE HUFFHINES TENNIS CENTER; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to establish the court fee for the Huffhines Tennis Center;

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

SECTION 1. That the court fee for the Huffhines Tennis Center will be \$3.00 for 1-1/2 hours.

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

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective immediately from and after its passage; provided, however, the fees established herein shall become effective October 1, 2015.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 14th day of September, 2015.

CITY OF RICHARDSON, TEXAS

MAYOR

APPROVED AS TO FORM:

ATTEST:

PETER G. SMITH, CITY ATTORNEY
(PGS:9-3-15:TM 73119)

CITY SECRETARY

RESOLUTION NO. 15-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING THE ADOPTION OF THE PARS SECTION 457(b) ALTERNATIVE RETIREMENT PLAN/TRUST, APPROVING THE ADOPTION OF THE PARS PUBLIC AGENCIES POST-RETIREMENT HEALTH CARE PLAN/TRUST, AND APPROVING THE APPOINTMENT OF A PLAN ADMINISTRATOR TO EXECUTE ALL REQUIRED PARS LEGAL AND ADMINISTRATIVE DOCUMENTS ON BEHALF OF THE CITY TO ADMINISTER THE PARS PLANS; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is determined to be in the best interest of the City of Richardson (the “City”) and its employees to provide a Qualifying Retirement System for its employees not currently eligible for such a Qualifying Retirement System, thereby meeting the requirements of Section 11332 of the Omnibus Budget Reconciliation Act (OBRA 90) and Section 3121(b)(7)(F) of the Internal Revenue Code (IRC); and

WHEREAS, the Public Agency Retirement System (PARS) has made such a system available to the City and its eligible employees and qualifies under OBRA 90 Section 11332, IRC Sections 3121(b)(7)(F) and 457(b), and meets the meaning of the term “retirement system” as given by Section 218(b)(4) of the Federal Social Security Act; and

WHEREAS, it is further determined to be in the best interest of the City to participate in the PARS Public Agencies Post-Retirement Health Care Plan Trust (the “Program”) to fund post-employment benefits for its employees as specified in the City’s policies; and

WHEREAS, the City is eligible to participate in the Program, a tax-exempt trust and plan performing an essential governmental function within the meaning of Section 115 of the Internal Revenue Code, as amended, and the Regulations issued thereunder, and is a tax-exempt trust under the relevant statutory provisions of the State of Texas; and

WHEREAS, the City’s adoption and operation of the Program has no effect on any current or former employee’s entitlement to post-employment benefits; and

WHEREAS, the terms and conditions of post-employment benefit entitlement, if any, are governed by contracts separate from and independent of the Program; and

WHEREAS, the City’s funding of the Program does not, and is not intended to, create any new vested right to any benefit nor strengthen any existing vested right; and

WHEREAS, the City reserves the right to make contributions, if any, to the Program.

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

SECTION 1. That the City Council hereby adopts the PARS Trust, including the PARS Section 457(b) Alternative Retirement Plan, effective November 1, 2015; for the benefit of employees on that date and hired thereafter.

SECTION 2. That the City Council hereby adopts the PARS Public Agencies Post-Retirement Health Care Plan Trust, including the PARS Public Agencies Post-Retirement Health Care Plan, effective November 1, 2015.

SECTION 3. That the City Council hereby appoints the City Manager, or his successor or designee, as the City's Plan Administrator for the PARS Section 457(b) Alternative Retirement Plan/Trust; and

SECTION 4. That the City Council hereby appoints the City Manager, or his successor or designee, as the City's Plan Administrator for the PARS Public Agencies Post-Retirement Health Care Plan/Trust; and

SECTION 5. That the City's Plan Administrator is hereby authorized to implement the plans, execute the PARS legal and administrative documents on behalf of the City and to take whatever additional actions are necessary to maintain the City's participation in PARS and to maintain PARS compliance of any relevant regulation issued or as may be issued; therefore, authorizing him to take whatever additional actions are required to administer the City's PARS plans.

SECTION 6. That all provisions of the resolutions of the City of Richardson, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 7. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson,
Texas, on this the 14th day of September, 2015.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:8-19-15:TM 72875)

RESOLUTION NO. 15-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, PROVIDING AN AMENDED FEE SCHEDULE FOR BUILDING INSPECTION FEES AND PERMITS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances of the City of Richardson provides for various fees for building permits and other City services relating to buildings; and

WHEREAS, such Code of Ordinances provides that the City Council will establish such fees from time to time by resolution; and

WHEREAS, the City Council desires to establish such building permit fee schedule to defer the administrative and other costs of such services;

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

SECTION 1. That the Building Permit Fee Schedule attached hereto as Exhibit “A” and made a part hereof for all purposes is hereby adopted as the fee schedule for the fees listed therein and heretofore authorized, under the Code of Ordinances of the City of Richardson, as amended.

SECTION 2. That no change in the fees adopted hereby may be made except by such amendatory resolution of the City Council so stating.

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

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

SECTION 5. That this Resolution shall become effective immediately from and after its passage; provided, however, the fees established herein shall take effect beginning October 1, 2015.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 14th day of September, 2015.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:9-8-15:TM 73160)

EXHIBIT "A"
COMMUNITY SERVICES DEPARTMENT
BUILDING PERMIT FEE SCHEDULE
EFFECTIVE OCTOBER 1, 2015

1.	Single family dwelling	\$1,200.00
2.	Duplex dwelling	\$1,200.00
3.	Multi-family buildings (cost per unit)	\$500.00
4.	Detached building and/or structure greater than 150 sq. ft.	\$100.00
5.	Detached building and/or structure 150 sq. ft. or less	\$50.00
6.	Swimming pool	\$200.00
7.	Spa, hot tub, or above ground pool	\$100.00
8.	To erect, alter, replace, or relocate a permanent sign	\$100.00
9.	Temporary sign	\$50.00
10.	Sign repair	\$75.00
11.	Fence permit (Residential)	\$30.00
	Fence permit (Commercial)	\$50.00
12.	Antenna permit (Residential)	\$30.00
	Antenna permit (Commercial)	\$50.00
13.	Certificate of Occupancy when no building permit has been issued	\$100.00
	• No fee with the completion of work under a building permit	
14.	Utility Release (Commercial)	\$100.00
15.	Moving permit	\$75.00
16.	Demolition permit	\$50.00
17.	Reinspection fee	\$50.00
18.	Temporary building permit	\$50.00
19.	Concrete (Residential).....	\$50.00
	Concrete (Commercial)	\$50.00
20.	Miscellaneous permit (Residential)	\$50.00
	(for work not included in a building permit)	
21.	Miscellaneous permit (Commercial)	\$75.00
	(for work not included in a building permit)	
22.	Contractor Registration Fee	\$100.00
23.	Filing fee for appeals to the Sign Control Board	\$250.00

EXHIBIT "A"
COMMUNITY SERVICES DEPARTMENT
BUILDING PERMIT FEE SCHEDULE
OCTOBER 1, 2015

24. Additions, alterations, repairs, remodeling, fire damage, etc.
 One Percent (1.00%) of actual total market value
 • (Not to exceed the permit fee for new complete structures.)
 Minimum permit fee. (Residential)\$50.00
 Minimum permit fee. (Commercial)\$75.00

25. New non-residential use buildings - all buildings except those specifically mentioned above.

(A) NEW FINISHED BUILDINGS

<u>Building Area (Sq. Ft.)</u>	<u>Permit Fee</u>
0 to 2,500	\$1,200.00 Minimum Fee
2,501 to 10,000	\$200.00 + \$0.40 / sq. ft.
10,001 to 50,000	\$400.00 + \$0.37 / sq. ft.
\$50,001 to 100,000	\$1,400.00 + \$0.35 / sq. ft.
100,001 to 300,000	\$2,400.00 + \$0.34 / sq. ft.
300,001 and up	\$8,400.00 + \$0.32 / sq. ft.

(B) NEW SHELL BUILDINGS

<u>Building Area (Sq. Ft.)</u>	<u>Permit Fee</u>
0 to 2,500	\$950.00 Minimum Fee
2,501 to 10,000	\$200.00 + \$0.30 / sq. ft.
10,001 to 50,000	\$400.00 + \$0.27 / sq. ft.
50,001 to 100,000	\$1,400.00 + \$0.25 / sq. ft.
100,001 to 300,000	\$2,400.00 + \$0.24 / sq. ft.
300,001 and up	\$8,400.00 + \$0.22 / sq. ft.

(C) INTERIOR FINISH OF SHELL BUILDINGS

<u>Building Area (Sq. Ft.)</u>	<u>Permit Fee</u>
0 to 2,500	\$250.00 Minimum Fee
2,501 and up	\$0.10 / sq. ft.

26. Roof Recovering (Residential)..... \$100.00
 27. Roof Recovering (Commercial) \$150.00

REFUNDS. There will be no refunds of fees except in the following instances:

1. When it is determined that the permit was issued due to an error by the Building Inspection Department. A full refund may be authorized in this case.

EXHIBIT "A"
COMMUNITY SERVICES DEPARTMENT
BUILDING PERMIT FEE SCHEDULE
OCTOBER 1, 2015

2. When it is determined that a permit cannot be legally issued; or
3. When a permit has been issued and no portion of the work has been commenced. The City will retain \$50.00, or the total amount paid if less than \$50.00, in these cases.

FEE EXEMPTION. No permit fee is required for work involving buildings or structures; the title of which is directly vested in the U. S. Government, the State of Texas, the Counties of Collin and Dallas, the City of Richardson, or the public school districts. This fee exemption shall not be construed as exempting any work from permits and inspections or any regulation of the City of Richardson.

DOUBLE FEES. When work for a permit is required and such work is started prior to obtaining said permit, the fees specified herein may be doubled. The payment of such fees shall not relieve any person from fully complying with the requirements of the applicable codes or ordinances in the execution of the work nor from any other penalties prescribed in such codes or ordinances.

VALUATION ESTIMATE. The valuation estimate is not used to determine the permit fee for new construction (building area is used), but it is used for remodeling, additions and alterations.

The dollar value of the proposed work is important to accurately report the total building activity in the City of Richardson. It should be the present best estimate of the total market value (all of the owner's costs including contractor's overhead and profit, but excluding raw land costs) of the proposed construction work. Permit fees on applications with undervalued estimations will be calculated on nationally published building valuation data.

NEW BUILDING PERMIT FEE. A new building permit fee includes all fees for the building, electrical, plumbing, mechanical, and concrete work included on the plans submitted and performed during the new construction. Construction work not submitted on the plans and/or commenced after the final inspection will require additional permits for repairs, alterations, additions or finishing of shell buildings or miscellaneous work. *All Fire Systems are permitted and fees transacted through the Richardson Fire Marshal's Office (972)744-5750.*

ORDINANCE NO. 4134

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A LARGE SCALE RETAIL/SERVICE STORE ON A 7.98-ACRE LOT LOCATED AT 400 N. GREENVILLE AVENUE, 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 15-17).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, to grant a change in zoning to grant a Special Permit for a large scale retail/service store located on a 7.98-acre lot located at 400 N. Greenville Avenue, 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 large scale retail/service store is hereby conditionally granted subject to the following special condition:

1. The development and use of the property for a large scale retail/service store shall be in substantial conformance with the concept plan attached as Exhibit “B” hereto, and made a part thereof.

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 condition.

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 14th day of September, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

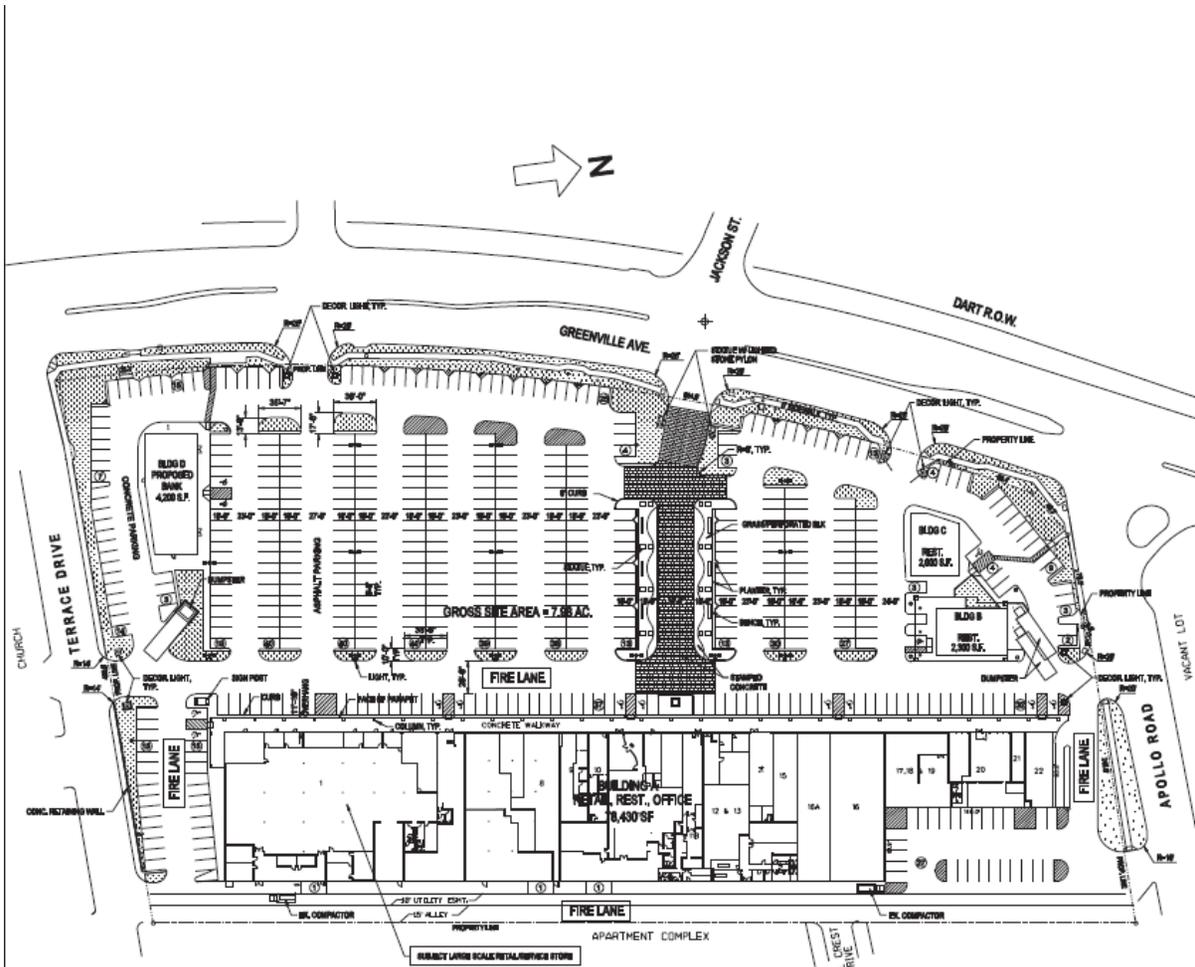
CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:9-8-15:TM 73183)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 15-17

BEING a 7.98-acre tract of land situated in the W.R. Bodine Survey Survey, Abstract No. 153, Dallas County, Texas; said tract being all of Lot 1A, Block A, Richardson Terrace Shopping Center Addition, an addition to the City of Richardson, Texas according to the plat recorded in Document Number 200600023079 of the Records of Dallas County, Texas, recorded on January 20, 2006.



SITE PLAN - JULY, 2015
SCALE: 1"=40'

PROJECT SUMMARY
 EXISTING ZONING: PD-ORD 4987
 PROP. ZONING: SPECIAL PERMIT FOR LARGE SCALE RETAIL/SERVICE STORE
 SETBACKS: MIN. 10' YARD ALONG TERRACE, GREENVILLE AND APOLLO
 LIST AREA: 7.38 AC
 BLDG SF: BLDG A: 78,400 SF, BLDG B: 2,700 SF, BLDG C: 2,000, BLDG D: 4,500 SF
 TOTAL: 87,600 S.F.
 PARKING RATIO: PER ORD. 4987. NO ADDITIONAL PARKING REQUIRED.
 1 SPACE PER 300 SF REQUIRED PER ORD. 4987. FOR NEW DEVELOPMENT
 WHICH WOULD EQUAL TO 280 SPACES. MINIMUM 500 TO BE PROVIDED
 LANDSCAPE PERCENTAGE PROVIDED: 6.4%, NO ADDITIONAL
 LANDSCAPE REQUIRED PER ORD. 4987
 P.A.U.: 0.25:1, NO MAX. P.A.U.
 BLDG HEIGHT: BLDG A: 32'-0", BLDG B: 20'-0", BLDG C: 20'-0", BLDG D: 20'-0"
 MAX. 32' ALLOWED.

OWNER
 TERRACE SHOPPING CENTER LTD
 1773 PROSPER ROAD, DALLAS, TX 75252
 T: 972-713-8888 EXT. 111
 CONTACT: JOHNNY LEE
 E-MAIL: Johnnylee@tsc.com

OWNER'S REPRESENTATIVE
 WHITEWOOD BUILDER
 301 S. GORMER, RICHARDSON, TX 75081
 T: 214-983-6165
 CONTACT: CHARLES WERT
 E-MAIL: c.wert@whitewoodbuilder.com

YAL STRUCTURAL/ARCHITECTURAL DESIGN
 6900 GREENLAND AVE. DALLAS, TEXAS 75248
 TEL: (214) 348-1821 FAX: (214) 348-1822
 EMAIL: yal@yaldesign.com

DATE: 07/20/15
 DRAWING NO.: 1504-01-01
 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

Exhibit B - Part of Ordinance

ORDINANCE NO. 4135

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A BANK WITH A DRIVE-THROUGH FACILITY ON A 7.98-ACRE LOT LOCATED AT 400 N. GREENVILLE AVENUE, 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 15-18).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, to grant a change in zoning to grant a Special Permit for a bank with a drive-through facility located on a 7.98-acre lot located at 400 N. Greenville Avenue, 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 bank with a drive-through facility is hereby conditionally granted subject to the following special conditions:

1. The use and development of the property for a bank with a drive-through facility shall be in substantial conformance with the concept plan attached as Exhibit “B” hereto, and made a part thereof.

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 14th day of September, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

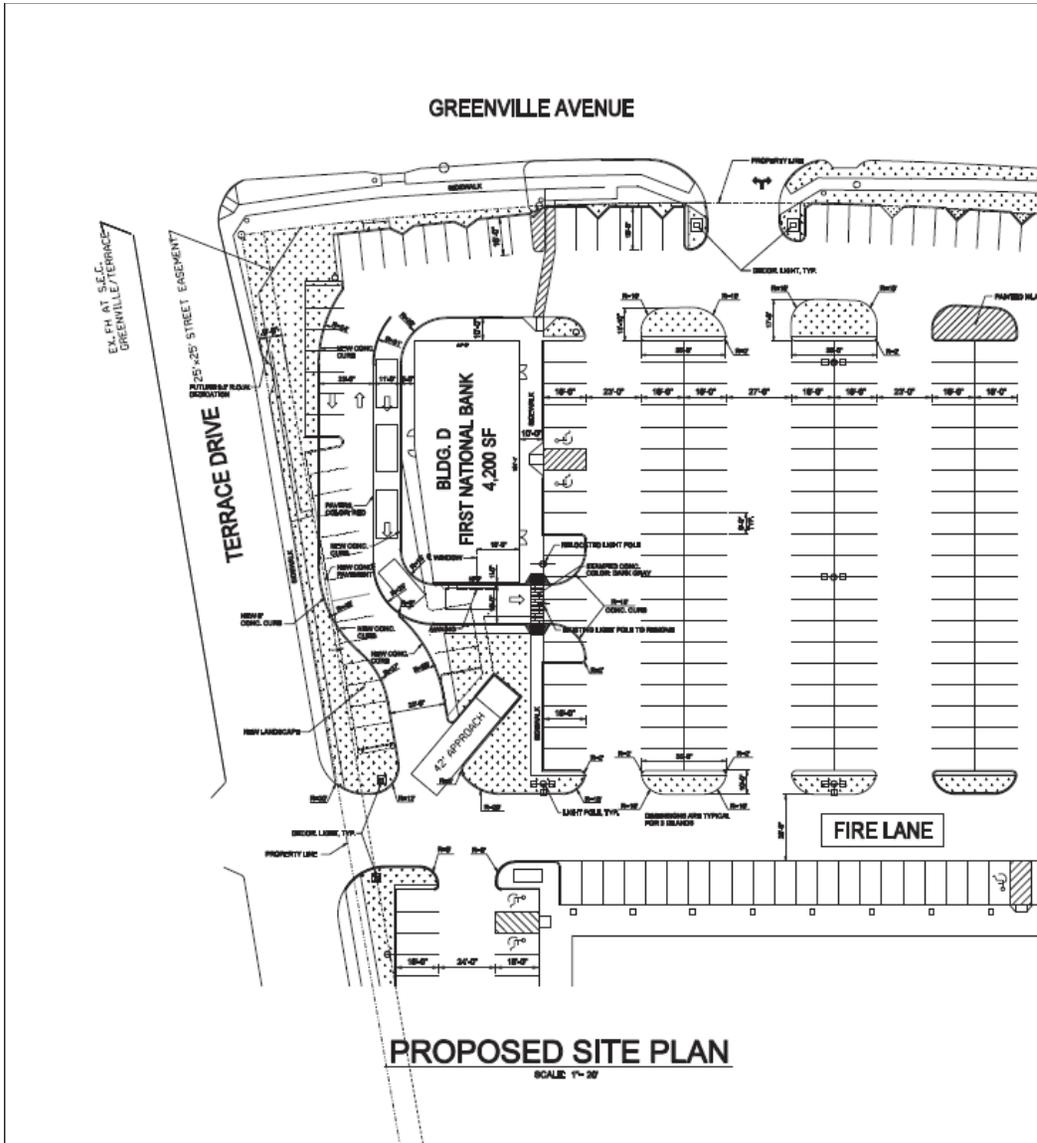
CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:9-8-15:TM 73185)

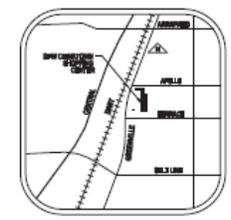
CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 15-18

BEING a 7.98-acre tract of land situated in the W.R. Bodine Survey, Abstract No. 153, Dallas County, Texas; said tract being all of Lot 1A, Block A, Richardson Terrace Shopping Center Addition, an addition to the City of Richardson, Texas according to the plat recorded in Document Number 200600023079 of the Records of Dallas County, Texas, recorded on January 20, 2006.



PROPOSED SITE PLAN
SCALE 1" = 20'



LOCATOR MAP

PROJECT SUMMARY
 EXISTING ZONING: PD-ORD, 9407
 PROP. ZONING: SPECIAL PERMIT FOR A BANK WITH A DRIVE THROUGH FACILITY.
 SETBACKS: MIN. 10 YARD ALONG TERRACE, GREENVILLE AND APOLLO
 LOT AREA: 7.88 AC
 BLDG SF: BLDG A: 78,488 SF, BLDG B: 2,300 SF, BLDG C: 2,068, BLDG D: 4,200 SF
 TOTAL: 83,056 S.F.
 PARKING RATIO: PER ORD, 4887, NO ADDITIONAL PARKING REQUIRED.
 1 SPACE PER 500 SF REQUIRED PER ORD, 4887, FOR NEW DEVELOPMENT
 WHICH WOULD EQUAL TO 200 SPACES. MINIMUM 600 TO BE PROVIDED
 LANDSCAPE PERCENTAGE PROVIDED: 64%, NO ADDITIONAL
 LANDSCAPE REQUIRED PER ORD, 4887
 P.A.R. : 0.261, NO MAX. F.A.R.
 BLDG HEIGHT: BLDG A 28'-0", BLDG B 20'-0", BLDG C 20'-0", BLDG D 20'-0"
 MAX. SF ALLOWED.

OWNER
 TERRACE SHOPPING CENTER, LTD
 1772 FRESTON ROAD, DALLAS, TX 75242
 T: 972-715-8668 EXT. 111
 CONTACT: JOHNNY LEE
 EMAIL: johnnylee@tsc.com

OWNER'S REPRESENTATIVE
 WERTWOOD BUILDER
 501 S. GROVE RD, RICHARDSON, TX 75081
 T: 214-882-0185
 CONTACT: CHARLES WEST
 E-MAIL: charleswest@wertwood.com

YAL STRUCTURAL/ARCHITECTURAL DESIGN
 8000 GREENLAND AVE. DALLAS, TEXAS 75248
 TEL: (214) 348-1821 FAX: (214) 348-1822
 EMAIL: yal@yalstructural.com

DATE: 07/21/15	SCALE FOR PERMIT:	8-1/2" X 11"
		SP

**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

Exhibit B - Part of Ordinance

ORDINANCE NO. 4136

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 AN AMBULANCE SERVICE WITH SPECIAL CONDITIONS ON A 3.04-ACRE TRACT OF LAND ZONED I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL LOCATED AT 909 N. BOWSER 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 15-20).

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 an ambulance service on a 3.04-acre lot tract of land zoned I-M(1) Industrial and I-FP(2) Industrial located at 909 N. Bowser 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 an ambulance service is hereby conditionally granted subject to the following special conditions:

1. The use of the property for an ambulance service shall be in substantial conformance with the concept plan attached as Exhibit “B” hereto and incorporated herein for all purposes.

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”.

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 14th day of September, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

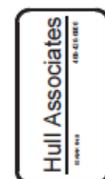
CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:9-4-15:TM 73177)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 15-20

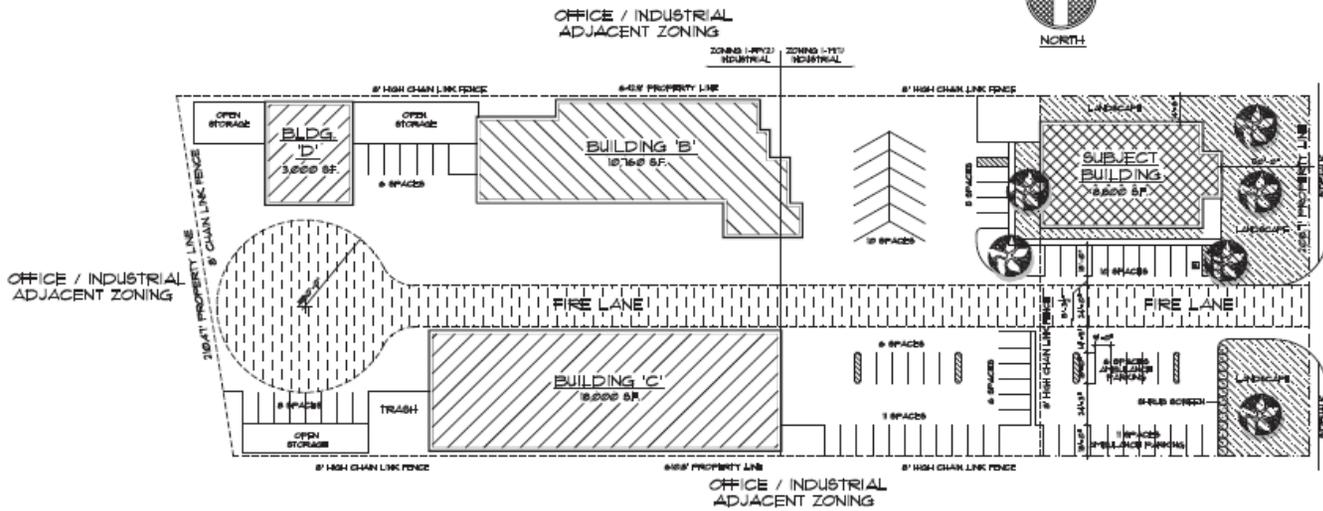
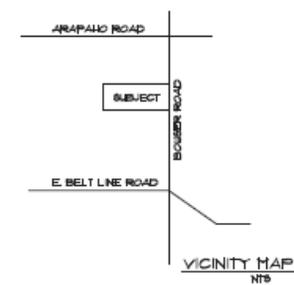
BEING a 3.04-acre tract of land situated in the Baruch Cantrell Survey, Abstract No. 265, Dallas County, Texas; said tract being Lot 1B, Block 1 of Henderson Tech Addition, an addition to the City of Richardson, Texas according to the plat recorded in Volume 98129, Page 00001 of the Map Records of Dallas County, Texas.



ZF 15-20

ZONING EXHIBIT FOR ACADIAN AMBULANCE SERVICE

Table with 2 columns: FIELD, VALUE. Includes DATE, SCALE, DRAWN, JOB, SHEET, and A-1 of 1 SHEETS.



SITE PARKING TABULATION

Table with 2 columns: Building Name, Description, and Total Spaces Required.

73 PARKING SPACES TOTAL REQUIRED
73 PARKING SPACES TOTAL PROVIDED
33 ADDITIONAL PARKING SPACES GRANTED BY VARIANCE

PROJECT SUMMARY
EXISTING ZONING: I-M(1) & I-FPY(2)
PROPOSED ZONING: SPECIAL PERMIT FOR AN AMBULANCE SERVICE
LOT AREA: 130,824 SQUARE FEET
BUILDING SQUARE FEET:
SUBJECT BUILDING = 5,800 SF.
BUILDING 'B' = 10,760 SF.
BUILDING 'C' = 10,000 SF.
BUILDING 'D' = 3,000 SF.
TOTAL BUILDING AREA: 49,560 SQ. FT.
PARKING RATIOS:
OFFICE - 1/250 SQ. FT.
WAREHOUSE - 1/1000 SQ. FT.
REQUIRED PARKING: 73 SPACES
PROVIDED PARKING: 73 SPACES
PLUS 33 SPACES (VARIANCE)
LANDSCAPE AREA REQUIRED: 130,824 X .071 = 9,398 SQUARE FEET
LANDSCAPE AREA PROVIDED: 12,036 = 9.2%
F.A.R.: 0.1 MAX. 0.15-1 ALLOWED
BUILDING HEIGHTS:
SUBJECT BUILDING = 24'
BUILDING 'B' = 35'
BUILDING 'C' = 35'
BUILDING 'D' = 24'

ZF 15-20
SITE PLAN
SCALE: 1"=50'

Exhibit B - Part of Ordinance

ORDINANCE NO. 4137

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, BY AMENDING AND UPDATING THE ADMINISTRATIVE CODE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Richardson, Texas, has conducted the biannual review of the administrative code and has desired to amend the administrative code; **NOW, THEREFORE**,

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

ARTICLE III. ADMINISTRATIVE CODE

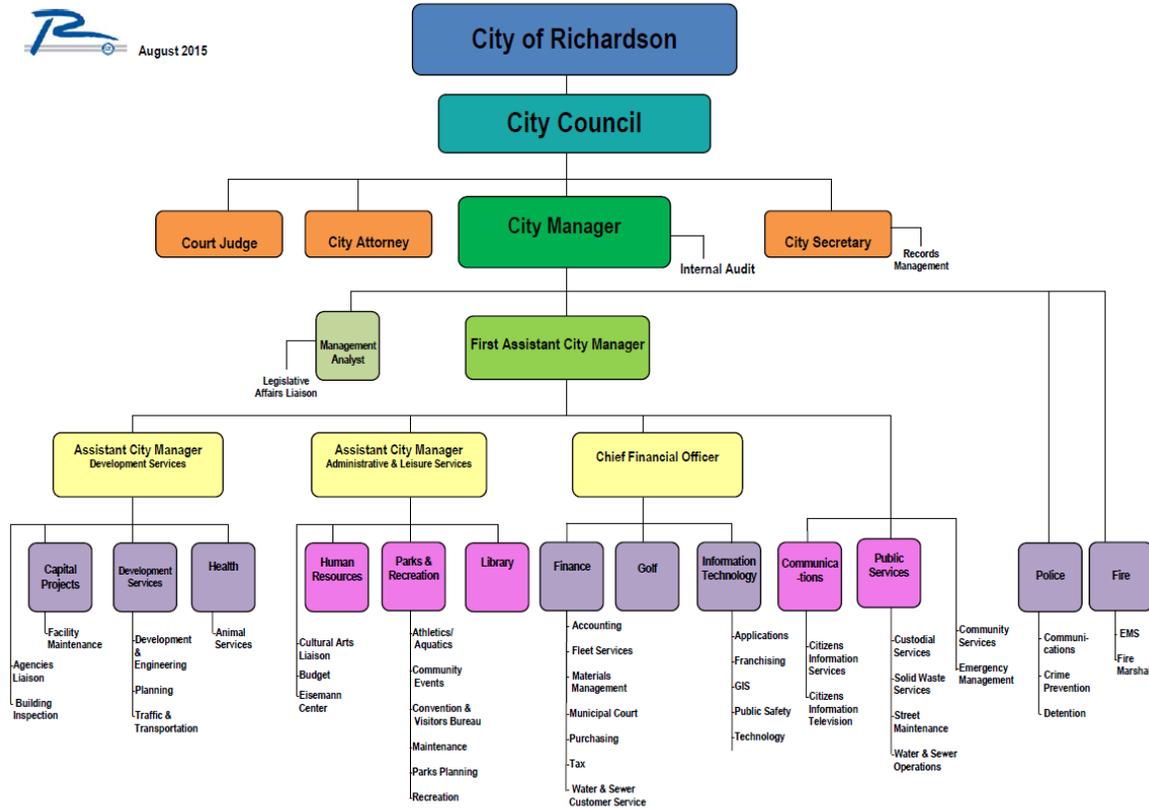
Sec. 2-51. Administrative departments and divisions.

(a) The administrative departments and divisions of the city are hereby created and placed under control of the city manager as set forth in the organization chart below. The city manager is served by a first assistant city manager, an assistant city manager-development services, an assistant city manager-administrative and leisure services, and a chief financial officer. As a representative for the city manager, the first assistant city manager is the second ranking administrator for the city and serves as the acting city manager in the absence of the city manager, unless otherwise designated. As executives of the City of Richardson, the responsibilities of the first assistant city manager, two assistant city managers, and chief financial officer include the daily supervision, direction and coordination of administrative departments and divisions assigned to the first assistant city manager, assistant city managers, or chief financial officer by the city manager. For purposes of this administrative code, the executives of the city manager's office, which includes the city manager, the first assistant city manager, assistant city managers, and chief financial officer, are interchangeable in the terms of authority vested in them in their discretion of the administrative departments. (b) The following administrative departments and divisions of the city are under control of the city manager:

- (1) Budget Office.
- (2) Building Inspection.
- (3) Community Services.
- (4) Development Services.
- (5) Eisemann Center.
- (6) Emergency Management.

- (7) Health.
- (8) Finance.
- (9) Fire.
- (10) Golf.
- (11) Library.
- (12) Parks and Recreation.
- (13) Human Resources.
- (14) Police.
- (15) Public Services.
- (16) Information Technology.
- (17) Capital Projects Engineering.
- (14) Communications.

(c) Administrative code organization chart below



Sec. 2-52. City manager.

(a) The city manager or designee shall have those powers and duties provided in the City Charter and as otherwise provided by the city council or by ordinance.

(b) The purpose of this section is to delegate authority to the city manager or designee to make purchases, execute contracts and approve change orders and contracts for expenditures without further approval of the city council for all budgeted items not exceeding limits set by the city council.

(c) Whenever this Code, another city ordinance, or a city council resolution delegates a duty, power, or function to a specific employee who is responsible to the city manager, that duty, power or function may, at the discretion of the city manager, as a chief administrative and executive officer of the city, also be performed or exercised by the first assistant city manager, an assistant city manager, chief financial officer, or other city employee designated by the city manager to perform or exercise that duty, power or function.

(d) A contract for personal or professional services, if provided in the budget, may be authorized by the city manager by administrative action without further council action.

(e) If a contract was awarded pursuant to competitive bids or competitive sealed proposals, with one or more renewal options, the city manager may by administrative action, without further city council action, exercise each renewal option and authorize a contract for the specified renewal term.

(f) No expenditure exceeding \$25,000.00 or a greater amount if allowed by state law, may be made without competitive bids, competitive sealed proposal or pursuant to design build process unless such expenditure falls within one of the general exemptions provided by Section 252.022 of the Texas Local Government Code, as amended. In the event of an emergency, an expenditure may be made without competitive bids or competitive sealed proposals provided, such emergency is declared by the city manager and approved or ratified by the city council, or such emergency is declared by the city council in its resolution authorizing execution of the contract.

(g) The city manager is authorized to approve change orders subject to any restrictions imposed by state law provided there are budgeted funds to cover any increase in cost to the city.

(h) The city manager is granted actual and express authority to make purchases, execute contracts and approve change orders for the city. The city manager has implied authority to do what is proper, usual, and necessary to exercise the authority that has been expressly delegated to the city manager by ordinance, including, but not limited to, appointing a purchasing agent or other designee to sign and execute purchase orders, contracts and change orders on behalf of the city manager.

(i) The city manager is authorized to waive or reduce city development fees as a component of the city's economic development program. As a portion of the city's economic development program, the city manager is authorized to execute contracts or other legal instruments pursuant to Section 380 of the Texas Local Government Code, as amended, for amounts up to \$300,000 per project. The city manager is further authorized to execute contracts or other legal instruments, to participate in public works infrastructure construction in municipal rights-of-way or dedicated public easements as a portion of the city's economic development program, for amounts up to \$300,000 per project. Participation in excess of these amounts requires the approval of the city council. Funding for these components of the city's economic development program will be provided through the General Government Special Projects Fund and the Water and Sewer Utility Special Projects Fund.

(j) The city manager is authorized to initiate the process for contracts pertaining to public improvements or the maintenance of public property. For purposes of Section 21.02 of the City Charter, contracts for public improvements or the maintenance of public property shall mean contracts for projects identified in the city's annual Capital Improvement Program and requiring schematic plans. Plans and specifications for capital equipment do not require city council approval to initiate competitive bids.

Sec. 2-53. Responsibility of department and division directors.

The directors of departments and divisions herein are appointed by the city manager and shall be immediately responsible to the city manager for the administration of their departments or division. Their advice in writing may be required by the city manager on all matters affecting their departments or division. They shall prepare estimates, which shall be open to public

inspection, and they shall make all their reports and recommendations concerning their departments or division at stated intervals or when requested by the city manager.

Sec. 2-54. Budget officer.

(a) The budget officer shall, under the direction of the designated executive of the city managers office, direct the planning and preparation of the annual operating and capital budgets and multi-year financial plans. The budget officer shall prepare analytical reports for and makes recommendations to the city managers office regarding budget policy, development, preparation, and implementation of these budgets as well as preparing and coordinating preparation of all support material relevant to each budget

(b) The duties of budget officer shall include the following:

- (1) Plan and direct the City's annual budget process.
- (2) Initiate and direct the preparation, monitoring, and management of both operating and capital budgets, and the multi-year financial forecasts for all budgeted funds.
- (3) Assure the accuracy of budgetary information and research.
- (4) Recommend strategies and work with departments to develop schedules and instruments to facilitate departmental budget preparation.
- (5) Serve as the liaison with City departments to implement budget objectives.
- (6) Monitor budget and financial reports and complete detail account analyses for irregularities, account limits; researches problem areas for resolution, insures fiscal goals set by management/City Council are being met.
- (7) Design, develop, and implement systems and procedures for projecting, monitoring and analyzing budgetary expenditures.
- (8) Assist in projecting revenues for the budget; analyze projections for consistency, completeness, and accuracy for each department.
- (9) Coordinates with departments to review plans, determine budgetary needs, gather information, monitor programs, and make recommendations on budget preparation, presentation, implementation, and interpretation.

Sec. 2-55. Building official.

(a) The building official shall, under the direction of the designated executive of the city managers office, manage and coordinate building code enforcement programs.

- (b) The duties of the building official shall include the following:
 - (1) Serve as chief building official.
 - (2) Manage, evaluate, and direct inspectors and office personnel in the matter of authorizing the issuance of permits for and overseeing the inspection of commercial and residential construction, development, and redevelopment to ensure city and division goals are met.
 - (3) Assist in design and implementation of programs directed towards community improvements.
 - (4) Serve as staff liaison to the Sign Control Board and Board of Adjustment
 - (5) Interface with and counsel the public including, but not limited to: property owners, residents, city employees, officials, contractors, community leaders, and stakeholder groups.
 - (6) Prepare and administer the annual budget and collection of fees for the division.

Sec. 2-56. Community services administrator.

(a) The community services administrator shall, under the direction of the designated executive of the city managers office, manage and coordinate programs related to promoting and protecting the vitality, integrity, health and safety of the community, including: administration and enforcement of the city's nuisance and zoning ordinances, minimum property standards regulations, community enhancement initiatives, and environmental programs.

- (b) The duties of the community services administrator shall include the following:

Direct inspectors and office personnel in the matter of administering all aspects of the Residential, Rental Registration, Commercial and Apartment Inspection Programs

- (1) Serve as staff liaison to the Building & Standards Commission and Environmental Advisory Commission.
- (2) Oversee and coordinate neighborhood relations activities, including providing regular advice and counsel to neighborhood associations, providing regular training opportunities for neighborhood leaders, and providing regular communication on code enforcement activity to all interested.

- (3) Oversee and coordinate neighborhood enhancement activities, including approving home improvement projects for an incentive, approving neighborhood sign toppers, and directing staff in the matter of administering all aspects of neighborhood assessment and vitality exercises.
- (4) Direct inspectors and office personnel in the matter of administering all aspects of the Volunteer Assistance Program, the Graffiti Abatement Program, and the Recreational Vehicle Parking Variance Program.
- (5) Oversee and coordinate programs to promote environmental sustainability and energy efficiency.
- (6) Direct the administration detail of the division, including the selection, training and utilization of personnel; requisitioning of supplies, materials and equipment; and the preparation of records and reports.
- (7) Prepare and administer the annual budget and collection of fees for the division.

Sec. 2-57. Director of development services.

(a) The director of development services shall, under the direction of the designated executive of the city managers office, administer the operation of the development services department, which is comprised of: planning, development and engineering, and traffic and transportation divisions. The director of development services is responsible for providing professional counsel and technical advice on matters relating to policy and program development with respect to each of these areas.

(b) The duties of the director of development services shall include the following:

- (1) Act as principal staff liaison and provide technical assistance including the development of technical reports to the city plan commission and city council on land development issues, special projects, programs and policies and provide staff assistance to the board of adjustment.
- (2) Oversee and coordinate activities of the planning division of the development services department, including zoning and special permit applications, comprehensive planning, demographics, special studies, transit-oriented development, and mapping services.
- (3) Oversee and coordinate activities of the development and engineering division of the development services department, including subdivision review, site plan, landscaping plan, building elevation and civil engineering plan review and oversight of special projects.

- (4) Oversee and coordinate activities of the traffic and transportation division of the development services department, including transportation planning, traffic modeling, signal coordination operations, inter-agency cooperation and field service operations.
- (5) Provide direction to planners, development engineers and transportation engineers.
- (6) Interface with consultants, other government agencies, the business community and the general public on matters of mutual interest.
- (7) Implement, revise and create development and transportation related ordinances, policies and guidelines as necessary.
- (8) Represent the city at state and regional planning and transportation meetings.
- (9) Direct the administrative detail of the department, including the selection, training and utilization of personnel; requisitioning of supplies, materials and equipment; the preparation of records and reports; and coordinate work of the divisions within the department.
- (10) Prepare and administer the annual budget and collection of fees for the department.

Sec. 2-58. Managing director of Eisemann Center.

(a) The managing director of the Eisemann Center, shall under the direction of the designated executive of the city managers office, supervise and manage the city's performing arts and corporate presentations facility.

- (b) The duties of the Eisemann Center managing director shall include the following:
- (1) Oversee and administer the daily operations of the Eisemann Center.
 - (2) Supervise Eisemann Center personnel.
 - (3) Prepare and administer annual budgets and revenue generation for facility Operations, Eisemann Center Presents and the city's Public Parking Garage.
 - (4) Initiate and maintain effective relationships with community and performing arts groups.
 - (5) Manage contracts for outsourced services including concessions, parking, stage labor and others necessary for the effective operation of the Eisemann Center.

- (6) Plan, organize and implement special events and programming presented by the city featuring local, regional and national touring artists and attractions.
- (7) Serve on the Eisemann Center Foundation Board of Directors.
- (8) Work closely with other city departments on special projects and events of the city that utilize the Eisemann Center's venues or services.
- (9) Develop and implement policies and procedures regarding the usage of the Eisemann Center and services provided to client organizations.

Sec. 2-59. Emergency management coordinator.

- (a) The emergency management coordinator shall, as appointed by the mayor as the emergency management director and under the direction of the designated executive of the city manager's office, administer the operation of the Office of Emergency Management. The emergency management coordinator shall coordinate the development and implementation of the City's Emergency Management Program, coordinate and act as liaison for the city's disaster recovery efforts, oversee disaster training and exercise program and direct the preparedness public awareness program.
- (b) The duties of the emergency management coordinator shall include the following:
 - (1) Serve as an assistant to the mayor, the presiding officer, for emergency management purposes.
 - (2) Manage development, coordination and implementation of the emergency operations plan, city's continuity of operations plan and mitigation action plan to include sufficient flexibility to adjust such plans as necessary to accommodate the circumstances of a particular emergency including facilitation of emergency assignments and duties.
 - (3) Direct the administrative activities of the office, including the selection, training, assignment, utilization and disciplining of personnel.
 - (4) Direct the requisitioning of materials, supplies and equipment, and the preparation of records and reports including management and administration of homeland security and emergency management grant funds
 - (5) Manage the activation, operation, and readiness of the city's emergency operations center and emergency warning systems.

- (6) Assist in planning and implementation of the city's evacuation and reentry plan to include a credentialing process with primary coordination between the police and fire departments.
- (7) Prepare and administer annual division budget.
- (8) Direct preparedness programs consistent with the needs of the community.
- (9) Represent the city at conferences, meetings and functions for the purpose of promoting the emergency management program.
- (10) Advise and inform the mayor and city management about emergency management activities.
- (11) Coordinate with city departments to identify resource and capability deficiencies; work with appropriate officials on recommendation measures to correct such deficiencies.
- (12) Coordinate with city, regional, state and federal organizations as well as nonprofits and the private sector to enhance city's response and recovery efforts.

Sec. 2-60. Director of health.

(a) The director of health shall, under the direction of the designated executive of the city manager's office, be responsible for executing an environmental health program for the city and for overseeing animal control.

(b) The duties of the director of health shall include the following:

- (1) Recommend and prepare regulations and ordinances in specific areas of environmental health.
- (2) Enforce the laws of the state, the provisions of the Charter and all ordinances relating to public health.
- (3) Direct inspection of every part of the city and its environs with a view of maintaining sanitary conditions.
- (4) Provide and conduct environmental health related training programs for department and city staff.
- (5) Investigate and take measures, including the exercise of power of quarantine and detention, to prevent the development and spreading of contagious and infectious diseases inimical to the public health and safety.

- (6) Administer the industrial pretreatment sewage program as required by federal and state law.
- (7) Cooperate with municipal, state and federal health officials on mutual environmental health matters.
- (8) Prepare and administer the annual department budget.
- (9) Administer household hazardous waste collection program.
- (10) Conduct vector control activities.
- (11) Serve as local rabies control authority, as required by the Texas Health and Safety Code.
- (12) Administer a storm water management program and coordinate with the Texas Commission on Environmental Quality to ensure compliance.

Sec. 2-61. Director of finance.

(a) The director of finance shall, under the direction of the designated executive of the city manager's office, administer the operation of the department of finance, including accounting, tax, purchasing, water and sewer customer service, fleet and materials management, municipal court, and the administration of the financial affairs of the city in the various departments placed under control of the finance department.

(b) The duties of the director of finance shall include the following:

- (1) Direct general finance operations.
- (2) Monitor and revise finance procedures.
- (3) Control the custody and disbursement of city funds and monies according to ordinances and regulations of the city council.
- (4) Oversee the assessment and collection of such taxes, including special assessments, as may be levied by ordinance.
- (5) Formulate financial policies under the guidance of the city manager.
- (6) Prepare and administer the annual department budget.
- (7) Oversee billing and collection of revenues for utility service and miscellaneous receivables.
- (8) Oversee the city's procurement process.

- (9) Oversee administration of the city's municipal court.
- (10) Oversee operation of the city's garage and warehouse.

Sec. 2-62. Fire chief.

(a) The fire chief shall, under the direction of the city manager, administer the operation of the fire department. The fire chief shall plan, organize and direct the city's fire prevention, fire suppression, emergency medical services, hazardous material response and special operations programs.

(b) The duties of the fire chief shall include the following:

- (1) Direct the office of the fire marshal in administrative activities, including inspections, investigations and fire prevention and education.
- (2) Direct the administrative activities of the department, including the selection, training, assignment, utilization and disciplining of personnel.
- (3) Direct the requisitioning of materials, supplies and equipment, and the preparation of records and reports.
- (4) Direct fire and life safety programs consistent with the needs of the community.
- (5) Assist in planning the city's fire defenses and the location, layout and construction of new stations and the training center.
- (6) Respond to and take command at major incidents as needed.
- (7) Support the preparation of the city's emergency management plan and related plan maintenance and management.
- (8) Direct the selection, maintenance, repair, improvement and replacement of firefighting equipment, trucks and apparatus.
- (9) Prepare special studies for the city manager on various phases of departmental operation.
- (10) Prepare and administer annual department budget.
- (11) Represent the city at meetings and functions for the purpose of promoting fire and life safety.
- (12) Direct the delivery of emergency medical services to include emergency transport to medical facilities.

- (13) Direct the operation of the department in the delivery of emergency services related to fire suppression, technical rescue and hazardous materials response.
- (14) Oversee the review of plans and inspections for fire suppression, detection and alarms systems for all new constructions, remodels and renovations.
- (15) Support communications and emergency dispatch of fire, rescue and emergency medical services.

Sec. 2-63. Golf professional.

(a) The golf professional shall, under the direction of the designated executive of the city managers office, supervise and manage the city's municipal golf course.

(b) The duties of the golf professional shall include the following:

- (1) Collect all green fees.
- (2) Be responsible for all golf course operations, including supervision of assistant golf professionals, golf course maintenance supervisor, concessionaire, and other golf course personnel.
- (3) Prepare and administer the annual budget for the golf course.
- (4) Be responsible for reports and records.
- (5) Be responsible for the project management of any improvements.
- (6) Manage and oversee all teaching programs including individual lesson programs, adult classes for men and women and all junior golf programs.

Sec. 2-64. Director of library services.

(a) The Director of Library Services shall, under the direction of the designated executive of the city manager's office, plan and administer the program of library services.

(b) The duties of the library director shall include the following:

- (1) Care, maintenance and operation of the library facilities in the city.
- (2) Advise the library board pertaining to planning, development and operation of the library facilities.
- (3) Recommend and supervise library personnel.

- (4) Inform the public of services and solicit suggestions from the public to increase effectiveness of library services.
- (5) Conduct studies of local conditions and needs for library services and prepare manuals, bulletins and reviews on library issues.
- (6) Prepare and administer annual budget and collection of fees for the department.
- (7) Interface with other governmental agencies, school districts, universities, and the business community to integrate planning, and programs into the city's programs.
- (8) Prepare all necessary reports to the Texas State Library and other entities.

Sec. 2-65. Director of parks and recreation.

(a) The director of the parks and recreation department shall, under the direction of the designated executive of the city manager's office, administer the operation of the parks and recreation department. The director of parks and recreation shall be the chief administrative officer in charge of the care, maintenance and operation of the city parks and recreation facilities.

(b) The duties of the director of parks and recreation shall include the following:

- (1) Plan, coordinate and direct the operation and maintenance of the various facilities of the department, including parks, recreation programs, community events, convention and visitors bureau, tennis center, senior center, civic center, swimming pools and playgrounds.
- (2) Direct the administrative detail of the department, including the selection, training and utilization of personnel; requisitioning of supplies, materials and equipment; and the preparation of records and reports.
- (3) Study the needs of the community relative to parks and recreation facilities and programs and make recommendations for the development of needed services and facilities.
- (4) Coordinate the activities of the department with the programs of other local agencies involved in recreation, rendering technical assistance and soliciting suggestions from the general public to improve or increase effectiveness of services.
- (5) Collaborate with the city's consulting engineers on the layout and design of new facilities, including park areas, playgrounds and recreation buildings.

- (6) Advise the parks and recreation commission pertaining to planning, development and operation of the parks and recreation programs.
- (7) Attend and participate in public functions and meetings to explain and promote the parks and recreation programs.
- (8) Prepare and administer the annual budget and collect fees of the department.
- (9) Interfaces with other governmental agencies, school districts, universities, and the business community to integrate planning, programs and construction into the city's programs.
- (10) Interface with professional consultants to develop plans and specifications for park developments.
- (11) Investigate various funding mechanisms and the preparation of grants.
- (12) Develop and promote community events and festivals.

Sec. 2-66. Director of human resources.

(a) The director of human resources shall, under the direction of the designated executive of the city managers office administer the operation of the human resources department. The director of human resources shall plan and direct the human resources and the civil service programs for the city.

(b) The duties of the director of human resources shall include the following:

- (1) Manage and direct personnel recruitment and testing.
- (2) Confer with city manager, civil service board, department directors and employees on personnel matters.
- (3) Maintain classification and pay plan, recommending changes when appropriate.
- (4) Recommend changes in human resources policies and procedures as needed.
- (5) Administer employee benefit programs, including health insurance, workers compensation and retirement, make referrals to the employee assistance program when needed, and oversee the wellness program.
- (6) Plan and coordinate in-service training programs.

- (7) Coordinate with other department heads regarding the city's safety program.
- (8) Review and administer a risk management program covering structures, equipment and contents of all city property and make recommendations to the city manager for increases, decreases, deletions or other changes.
- (9) Administer the city civil service system and prepare civil service board agenda and attend regular and special board meetings.
- (10) Prepare and administer annual department budget.

Sec. 2-67. Chief of police.

(a) The chief of police shall, under the direction of the city manager, administer the operation of the police department. The chief of police is responsible for planning, organizing and directing the city's crime prevention and law enforcement services.

(b) The duties of the chief of police shall include the following:

- (1) Promulgate rules, regulations, and procedures for the operation of the police department and the conduct of personnel.
- (2) Analyze the law enforcement problems of the city and the personnel and facilities required to maintain the proper level of police services.
- (3) Determine the relative importance of the various types of police activity and the proportionate manpower and equipment to devote to each.
- (4) Direct the development of formal and in-service programs for the training of police personnel.
- (5) Confer with the city manager on departmental activities and policies, long-range programs and coordination of departmental activities with those of other departments and public agencies.
- (6) Prepare and administer annual department budget.
- (7) Supervise the training, counseling and disciplining of police personnel.
- (8) Research and study of modern practices in police work.

Sec. 2-68. Director of public services.

(a) The director of public services shall, under the direction of the designated executive of the city manager's office, administer the public services department. The department consists of water, sewer, street, solid waste services, and custodial services.

- (b) The duties of the director of public services shall include the following:
- (1) Plan, supervise, and coordinate the design, construction, operation and maintenance of water, sewer, street, solid waste and custodial services.
 - (2) Schedule the most efficient use of manpower and equipment.
 - (3) Review work in progress and upon completion.
 - (4) Prepare estimates on construction jobs and related improvements.
 - (5) Coordinate work of the divisions of the department.
 - (6) Prepare and administer annual department budget and reports.
 - (7) Supervise training, counseling and disciplining of personnel.
 - (8) Prepare specifications and approve purchases of materials, supplies and equipment.
 - (9) Confer with city manager on ordinances and policies.
 - (10) Provide liaison support for contractual utility service of water, wastewater, and solid waste received from the North Texas Municipal Water District and other regional entities.

Sec. 2-69. Chief information officer.

(a) The chief information officer shall, under the direction of the designated executive of the city managers office, direct the operations of the city's information technology services department and provide leadership on the city's technology initiatives.

- (b) The duties of the chief information officer shall include the following:
- (1) Manage the process of identifying and evaluating current and emerging technologies.
 - (2) Evaluate and assess the technology needs of the city.
 - (3) Develop recommendations on the allocation of technology resources.
 - (4) Oversee the citywide technology procurement process.
 - (5) Direct the implementation of technology initiatives.

- (6) Ensure that all city facilities and operations receive high-quality information technology support.
- (7) Oversee and direct and city's external and internal WEB including design, content and application development to support all city departments.
- (8) Oversee and direct the geographic information system development and application to support all city departments and divisions.
- (9) Oversee the administrative duties for franchise and regulatory affairs of public utilities, right-of-way regulations, public utility rate regulation and right-of-way franchise and license relations.
- (10) Coordinate technology partnerships with vendors and the business community.
- (11) Develop and enforce information services policies and procedures.
- (12) Prepare and administer annual department budget.

Sec. 2-70. Director of capital projects/engineering.

(a) The Director of capital projects/engineering shall, under the direction of the designated executive of the city manager's office, administer the operations of capital projects/engineering and facilities maintenance, and provide general control of the city's Capital Improvement Program.

(b) The duties of the director of capital projects/engineering shall include the following:

- (1) Direct and coordinate the city's development and implementation of the Capital Improvement Program.
- (2) Coordinate the project planning, phasing and orderly development of the capital infrastructure of the City of Richardson.
- (3) Monitor the funding for the Capital Improvement Program, golf account, water and sewer, street rehabilitation and development contract participation.
- (4) Prepare recommendations for future street, drainage and bond program projects.
- (5) Process/acquire necessary easements and rights-of-way.

- (6) Administer use of floodplains, provide liaison with other Federal, State, and County governmental agencies and utility firms.
- (7) Supervise and participate in review of engineering and development plans and contract documents of public works projects for capital projects and other city departments.
- (8) Manage departments' annual operating budget.
- (9) Provide input for the Standard Specifications for Public Works Construction-North Central Texas Council of Government.
- (10) Oversee utility franchise and fiber optic right-of-way permits within the city.
- (11) Manage and oversee the city's drainage utility fund.
- (12) Manage and oversee the facilities maintenance division.

Sec. 2-71 Reserved.

Sec. 2-72 Director of communications.

(a) The director of communications shall, under the direction of the designated executive of the city manager's office, administer the operation of the communications department. The director of communications shall plan and direct the communications, marketing, and public information activities for the city.

(b) The duties of the director of communications shall include the following:

- (1) Manage and direct all of the city's communications activities, both internally and externally, ensuring consistency in messaging, and protection of the city brand.
- (2) Administer and direct the communications department, directing and evaluating subordinates involved in the supervising and producing of video, print and electronic media for internal or external use.
- (3) Prepare and present departmental reports, recommendations and budgets at stated intervals and when requested by the city manager's office.
- (4) Confer with city manager, , first assistant city manager, assistant city managers, chief financial officer, department directors, and employees on communications strategies and key messages.

- (5) Assist other city departments with the development of department-specific communications plans, policies and procedures, ensuring alignment with the city communications plan.
- (6) Direct and manage the preparation of presentations, written/graphic support materials and video projects for the City Council and city manager's office.
- (7) Direct the preparation of news releases as required and serve as the primary general media contact.
- (8) Assist city departments and division in the review of all publications produced for distribution to mass audiences.
- (9) Coordinate closely with Information Technology regarding content for the city's internet and intranet websites.
- (10) Manage the use of outside public relations, marketing or advertising agencies, as needed.
- (11) Assist with communications activities for city festivals and events. Assist with the planning of press conferences, city facility groundbreakings and ribbon-cuttings, and other communications-related events as appropriate.
- (12) Handle crisis communications on the city's behalf. Develop a crisis communications plan in conjunction with the Emergency Management Coordinator, recommend changes as needed. Train city departments and divisions on crisis response policies and procedures as needed.
- (13) Prepare applications for national, state and local awards and other public recognitions of city initiatives.
- (14) Prepare and administer annual department budget.

Sec. 2-73. Biannual review.

On or before October 1, 2017, and thereafter on a biannual basis, the city council will review this administrative code to incorporate any needed changes since its last amendment.

Secs. 2-74 - 2-89. Reserved.

SECTION 2. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other

provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal or invalid.

SECTION 4. That this Ordinance shall take effect immediately from and after its passage, as the law and Charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of September, 2015.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:9-10-15:TM73219)

CITY OF RICHARDSON

TO: Dan Johnson - City Manager
THRU: Keith Dagen - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request 01-16
DATE: September 10, 2015

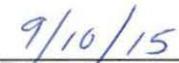
Request Council approval to initiate bid for the following:

Restroom Roof Replacements

Proposed Council approval date: September 14, 2015
Proposed advertising dates: September 16, 2015 & September 23, 2015
Proposed bid due date: Wednesday, September 30, 2015 – 2:00 p.m.
Proposed bid opening date: Wednesday, September 30, 2015 – 2:30 p.m.
Engineer's estimated total cost: \$51,000.00
Account: 235-3061-581-7201 Project #PM1530


Pam Kirkland, CPPO, CPPB
Purchasing Manager


Keith Dagen
Director of Finance


Date

Approved: _____
Dan Johnson
City Manager

Date



MEMO

TO: Dan Johnson, City Manager
THROUGH: Shanna Sims-Bradish, Assistant City Manager 
FROM: Dan Baker, Superintendent of Parks 
SUBJECT: Permission to Advertise Restroom Roof Replacements Bid# 01-16
DATE: September 4, 2015

ACTION REQUESTED:

Authorization to advertise Bid No.01-16 and approval of plans and contract documents for the Restroom Roof Replacements. Bids to be received until Wednesday, September 30, 2015 at 2:00 p.m. and read aloud 30 minutes later.

BACKGROUND INFORMATION:

The project consists of roof removal at existing park restroom buildings in Richardson, Texas and replacement with new standing seam metal roof approximately 16' X 18', including all removal and disposal of existing metal roofing material and felts, new metal framing and anchorage as shown in details, new plywood decking and fascia board where necessary, new ice/water shield, new roof panels, painting of new structural steel components, installation of matching faux stone wall cladding, and removal and reinstallation of existing lighting components. The project includes roof removal and replacement for one park restroom building at each of the following locations:

- Yale Park—1900 E. Collins Blvd. (Base Bid)
- Mark Twain Park—1200 Larkspur Dr. (Base Bid)
- Berkner Park—1800 E. Spring Valley Road (Bid Alternate #1)
- Woodland Park—1200 Woodland Way (Bid Alternate #2)
- Custer Park—701 W. Renner Road (Bid Alternate #3)

FUNDING:

Funding is provided from Account #235-3061-581-7201 Project # PM1530

SCHEDULE:

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

Cc: Ben Hill, Assistant Parks Superintendent 

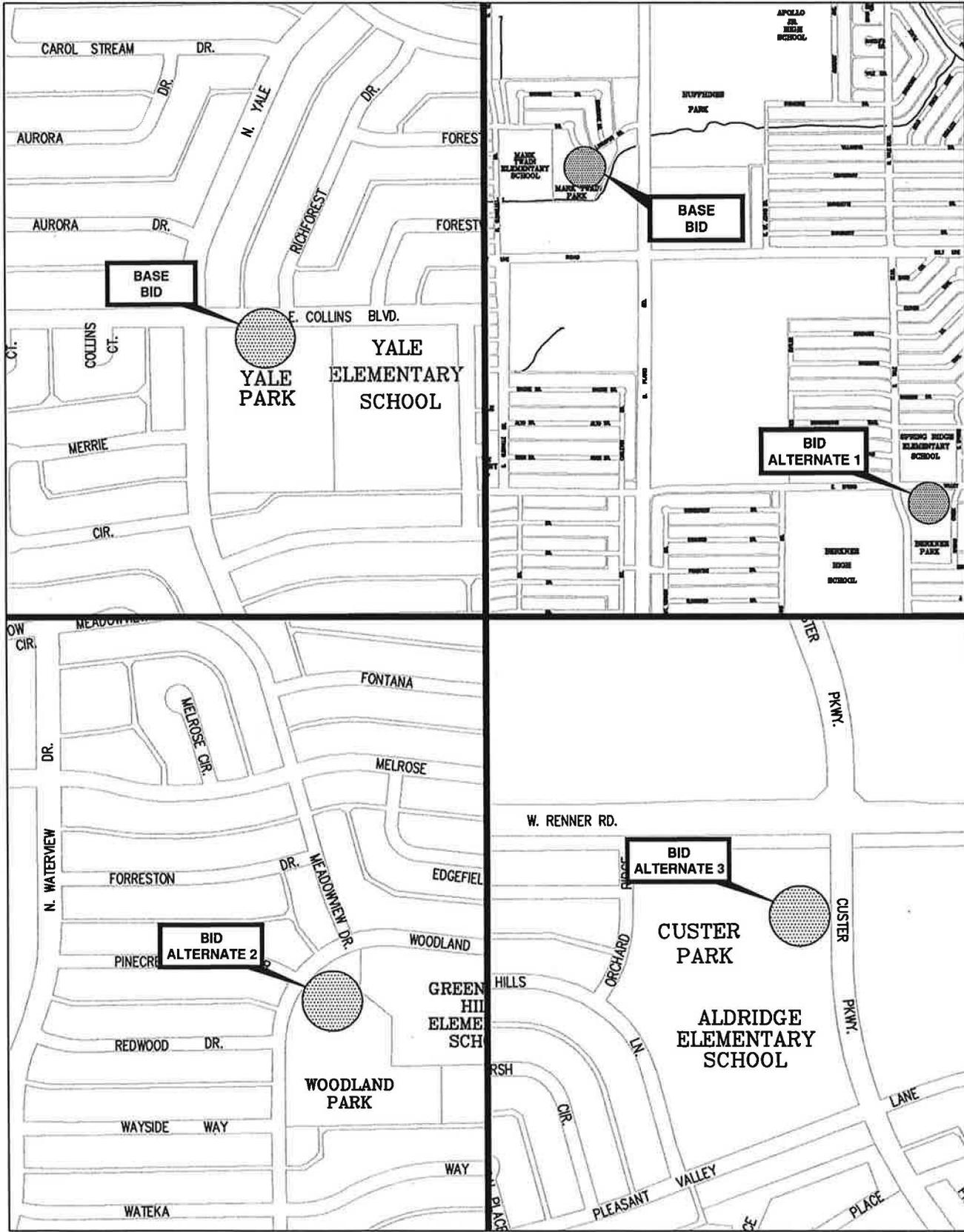
PROJECT SCHEDULE

Restroom Roof Replacements

BID No. 01-16

Agenda Paperwork to Advertise	Friday, September 4, 2015
Council Authorization to Advertise	Monday, September 14, 2015
Plans/Specs Available for Contractors	Tuesday, September 15, 2015
Advertise in Dallas Morning News	Wednesday, September 16, 2015
Advertise in Dallas Morning News	Wednesday, September 23, 2015
Pre Bid Meeting (9:00 am Room 206)	Thursday, September 24, 2015
Bids Received & Opened (by 2:00 open 2:30 pm Room 203)	Wednesday, September 30, 2015
Agenda Paperwork to Award Contract	Friday, October 2, 2015
Council to Award Contract	Monday, October 12, 2015
Pre-Construction Meeting	~ October 2015
Project Start	~ October 2015
Project Completed 70 Calendar Days	~ January 2016

*Project Manager: Ben Hill
Engineers Estimate: \$51,000
Account #235-3061-581-7201 Project # PM1530*



RESTROOM ROOF REPLACEMENTS
BID NO. 01-16
SEPTEMBER 2015



CITY OF
 RICHARDSON
 TEXAS



MEMO

DATE: September 8, 2015

TO: Keith Dagen – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #65-15 for 2010 Bond Program Yale Park HOA Screening Wall Extension (Grant/N. Yale) to Tracon Ventures, Ltd. in the amount of \$343,302

Proposed Date of Award: September 14, 2015

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, Tracon Ventures, Ltd. for the above referenced construction in the amount of \$343,302, as outlined in the attached memo.

Funding is provided from the 2010 Neighborhood Vitality G.O. Bonds and 2012 C.O.'s.

The bid was advertised in *The Dallas Morning News* on June 10 & 17, 2015 and was posted on Bidsync.com. A prebid conference was held on June 16, 2015 and 2,397 electronic notices were sent; 32 bidders viewed the bid, and 2 bids were received.

Concur:

Keith Dagen

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 *SS*
SUBJECT: Award of Bid #65-15 to Tracon Ventures, Ltd, for 2010 Bond Program Yale Park HOA Screening Wall Extension (Grant/N. Yale)
DATE: September 4, 2015

ACTION REQUESTED:

Council to consider award of Bid #65-15 to Tracon Ventures, Ltd, for 2010 Bond Program Yale Park HOA Screening Wall Extension (Grant/N. Yale) in the amount of \$343,302.00.

BACKGROUND INFORMATION:

On June 25, 2015 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest base bid was submitted by Tracon Ventures, Ltd in the amount of \$343,302.00.

City staff has reviewed the references and financial information submitted by the company and recommends awarding the project to Tracon Ventures, Ltd.

The project consists of constructing a 6-foot tall masonry screening wall at 1000 N. Yale Boulevard and 1001 Grant Drive. The project will include removing and replacing existing side walk and building a screening wall similar to the existing screening wall along Arapaho Road. The project also includes installing irrigation and landscape.

FUNDING:

Funding is provided from 2010 Neighborhood Vitality G.O. Bonds and 2012 C.O.'s.

SCHEDULE:

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

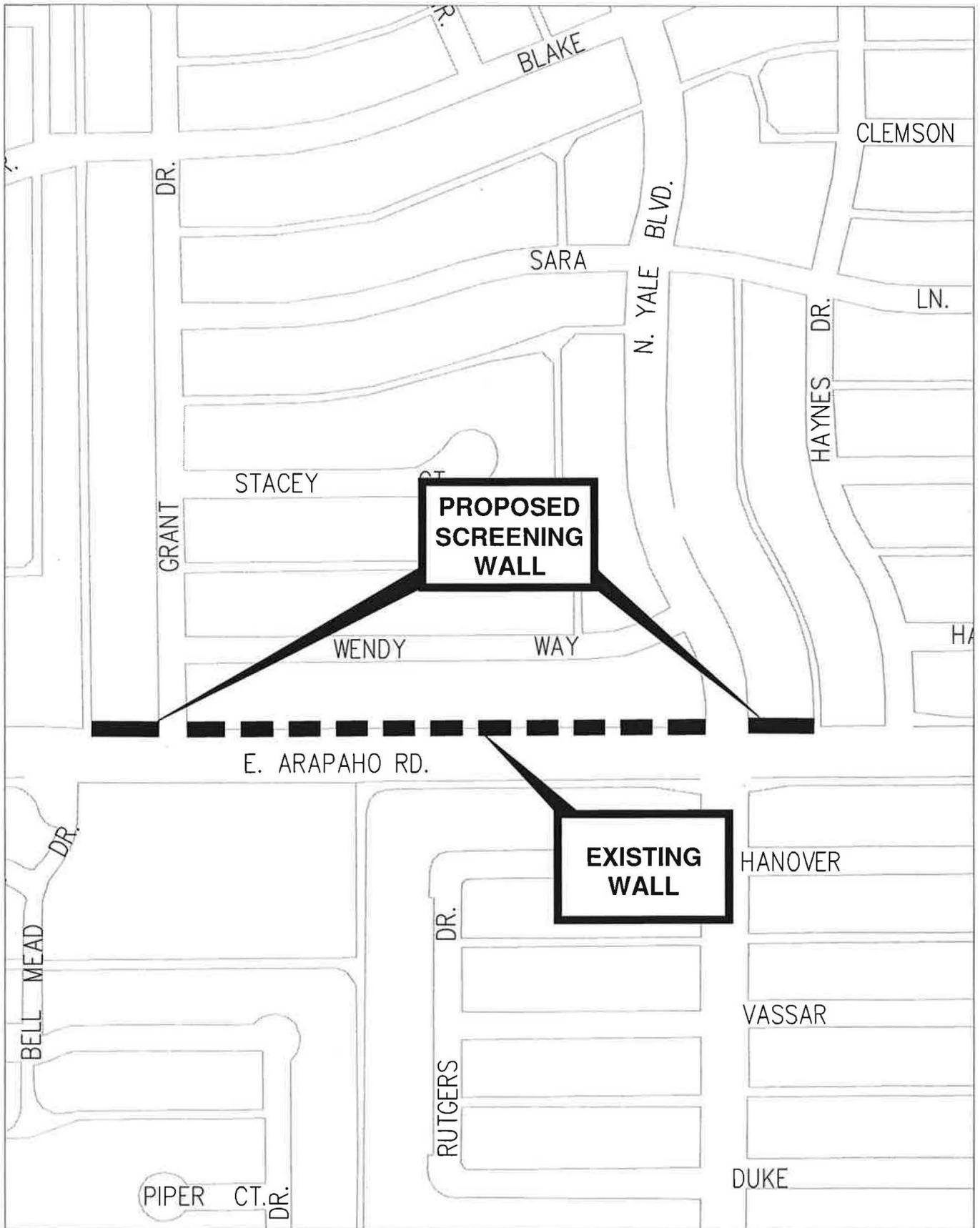
Cc: Padma Patla, P.E., Project Engineer *P.P.*

**2010 Bond Program
Yale Park HOA Screening Wall Extension Project**

BID # 65-15

Bid Opening: June 25, 2015

ITEM NO.	DESCRIPTION	EST QTY	UNIT	TRACON VENTURES, LTD.		GHB EQUIPMENT CO LLC		AVERAGES	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	\$17,000.00	\$17,000.00	\$50,000.00	\$50,000.00	\$22,333.33	\$22,333.33
2	Traffic Control	1	LS	\$5,000.00	\$5,000.00	\$30,000.00	\$30,000.00	\$11,666.67	\$11,666.67
3	Erosion Control	1	LS	\$6,000.00	\$6,000.00	\$20,000.00	\$20,000.00	\$8,666.67	\$8,666.67
4	Unclassified Excavation	2	CY	\$2,000.00	\$4,000.00	\$40,000.00	\$80,000.00	\$14,000.00	\$28,000.00
5	18 inch Diameter Piers	567	LF	\$170.00	\$96,390.00	\$200.00	\$113,400.00	\$123.33	\$69,930.00
6	Grade Beam	21	CY	\$900.00	\$18,900.00	\$900.00	\$18,900.00	\$600.00	\$12,600.00
7	Install Decorative Sign Panel	1	EA	\$2,500.00	\$2,500.00	\$7,000.00	\$7,000.00	\$3,166.67	\$3,166.67
8	Demolition	1	LS	\$18,600.00	\$18,600.00	\$70,000.00	\$70,000.00	\$29,533.33	\$29,533.33
9	Reinforced Concrete Sidewalk	163	SY	\$45.00	\$7,335.00	\$90.00	\$14,670.00	\$45.00	\$7,335.00
10	Curb and Gutter	36	LF	\$50.00	\$1,800.00	\$50.00	\$1,800.00	\$33.33	\$1,200.00
11	Wall Type A	112	LF	\$170.00	\$19,040.00	\$250.00	\$28,000.00	\$140.00	\$15,680.00
12	Wall Type B	32	LF	\$200.00	\$6,400.00	\$300.00	\$9,600.00	\$166.67	\$5,333.33
13	Wall Type C	21	LF	\$98.00	\$2,058.00	\$350.00	\$7,350.00	\$149.33	\$3,136.00
14	Wall Type D	8	LF	\$360.00	\$2,880.00	\$400.00	\$3,200.00	\$253.33	\$2,026.67
15	Column Type A	10	EA	\$500.00	\$5,000.00	\$1,500.00	\$15,000.00	\$666.67	\$6,666.67
16	Column Type B	5	EA	\$800.00	\$4,000.00	\$2,000.00	\$10,000.00	\$933.33	\$4,666.67
17	Column Type C	2	EA	\$720.00	\$1,440.00	\$2,200.00	\$4,400.00	\$973.33	\$1,946.67
18	Column Type D	2	EA	\$550.00	\$1,100.00	\$2,500.00	\$5,000.00	\$1,016.67	\$2,033.33
19	Stone Facia	204	SF	\$18.00	\$3,672.00	\$60.00	\$12,240.00	\$26.00	\$5,304.00
20	Concrete Pavers	335	SF	\$17.00	\$5,695.00	\$70.00	\$23,450.00	\$29.00	\$9,715.00
21	8-inch Pavement	10	SY	\$100.00	\$1,000.00	\$700.00	\$7,000.00	\$266.67	\$2,666.67
22	6-inch Pavement	10	SY	\$100.00	\$1,000.00	\$650.00	\$6,500.00	\$250.00	\$2,500.00
23	Stain Concrete	362	SF	\$18.00	\$6,516.00	\$30.00	\$10,860.00	\$16.00	\$5,792.00
24	Remove and Re-install Existing Signs	2	EA	\$2,000.00	\$4,000.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00
25	Project Signs	2	EA	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$666.67	\$1,333.33
26	Bed Material	864	SF	\$7.00	\$6,048.00	\$6.00	\$5,184.00	\$4.33	\$3,744.00
27	Multi Trunk Trees	18	EA	\$250.00	\$4,500.00	\$200.00	\$3,600.00	\$150.00	\$2,700.00
28	Class #3 Shrubs	132	EA	\$25.00	\$3,300.00	\$80.00	\$10,560.00	\$35.00	\$4,620.00
29	Class #5 Shrubs	16	EA	\$30.00	\$480.00	\$50.00	\$800.00	\$26.67	\$426.67
30	Remove and Re-install Existing Fence	100	LF	\$35.00	\$3,500.00	\$50.00	\$5,000.00	\$28.33	\$2,833.33
31	Variable Height Concrete Runner	92	SF	\$12.00	\$1,104.00	\$25.00	\$2,300.00	\$12.33	\$1,134.67
32	6-inch Wide Concrete Mow Strip	10	LF	\$16.00	\$160.00	\$250.00	\$2,500.00	\$88.67	\$886.67
33	12-inch Wide Concrete Mow Strip	12	LF	\$25.00	\$300.00	\$300.00	\$3,600.00	\$108.33	\$1,300.00
34	Sod	490	SF	\$5.00	\$2,450.00	\$7.00	\$3,430.00	\$4.00	\$1,960.00
35	Irrigation at 1001 Grant Drive	1	LS	\$7,200.00	\$7,200.00	\$3,000.00	\$3,000.00	\$3,400.00	\$3,400.00
36	Irrigation at 1000 Yale Boulevard	1	LS	\$18,359.00	\$18,359.00	\$3,000.00	\$3,000.00	\$7,119.67	\$7,119.67
37	Irrigation Watermain at 1001 Grant Drive	1	LS	\$7,375.00	\$7,375.00	\$4,000.00	\$4,000.00	\$3,791.67	\$3,791.67
38	Irrigation Watermain at Yale Boulevard	1	LS	\$5,200.00	\$5,200.00	\$5,000.00	\$5,000.00	\$3,400.00	\$3,400.00
39	Contingency	1	LS	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$26,666.67	\$26,666.67
TOTAL BASE BID				\$343,302.00		\$644,344.00		\$329,215.33	
CONTRACTOR'S BID				SAME		SAME			
ENGINEERS ESTIMATE FOR BASE BID:									
\$270,000									
						CERTIFIED BY:			
									
						Steve Spanos, P.E., Director of Engineering			



**2010 BOND PROGRAM YALE PARK HOA SCREENING WALL EXTENSION
 (1001 GRANT AND 1000 N. YALE)
 CONSTRUCTION SCHEDULE- AUGUST 2015 -NOVEMBER 2015**



**CITY OF
 RICHARDSON
 TEXAS**





MEMO

DATE: September 9, 2015

TO: Keith Dagen – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #73-15 for the 2010 Street & Alley Paving, Drainage & Utility Rehabilitation Phase VII (Laurel Lane, Shenandoah Place & Misc. Alleys) to 3D Paving & Contracting, LLC in the amount of \$1,267,252

Proposed Date of Award: September 14, 2015

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, 3D Paving & Contracting, LLC for the above referenced construction in the amount of \$1,267,252, which includes Alternates 3 & 4, as outlined in the attached memo.

As stated in the attached memo, the original bid amount is over budget and Engineering is deleting the line items for the waterline for Shenandoah Place to keep the project within budget. Consequently, we will be issuing a change order to reduce the amount of this award by \$149,983 for a total project cost of \$1,117,269.

Funding is provided from the 2010 Streets & Drainage G.O. Bonds, Water & Sewer C.O. and Drainage Utility.

The bid was advertised in *The Dallas Morning News* on June 10 & 17, 2015 and posted on Bidsync. A total of 1,397 electronic solicitations were sent and 33 vendors viewed the bid. A prebid conference was held on April 21, 2015 and 5 bids were received.

Concur:

Keith Dagen
Keith Dagen

Attachments

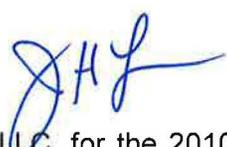
Xc: Dan Johnson
Don Magner
Cliff Miller
Shanna Sims-Bradish
Kent Pfeil



MEMO

TO: Dan Johnson, City Manager

THROUGH: Cliff Miller, Assistant City Manager 

FROM: Jim Lockart, P.E., Assistant Director of Engineering 

SUBJECT: Award of Bid #73-15 to 3D Paving & Contracting, LLC, for the 2010 Street & Alley Paving, Drainage & Utility Rehabilitation Phase VII (Laurel Lane, Shenandoah Place, & Misc. Alleys) in the amount of \$1,267,252.00

DATE: September 4, 2015

ACTION REQUESTED:

Council to consider award of Bid #73-15 to 3D Paving & Contracting, LLC, for the 2010 Street & Alley Paving, Drainage & Utility Rehabilitation Phase VII (Laurel Lane, Shenandoah Place, & Misc. Alleys) in the amount of \$1,267,252.00.

BACKGROUND INFORMATION:

On July 15, 2015 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest base bid plus alternates 3 and 4 were submitted by 3D Paving & Contracting, LLC, in the amount of \$1,267,252.00 who is currently under contract on another project with the City. In addition, City staff has reviewed the references and updated financial information submitted by the company and recommends awarding the project to 3D Paving & Contracting, LLC.

\$1,182,984.00	Base Bid
\$ 43,285.00	Alternate 3 (300 St Lukes)
\$ 40,983.00	Alternate 4 (400 St Lukes)
<hr/>	
\$1,267,252.00	

The project base bid includes the reconstruction of the 100-106 Dover Alley, 1214-1228 Danville Alley, 401-405 West Shore Alley and sanitary sewer in both Dover and Danville. It also includes drainage at Laurel Lane between St. Lukes and Waterview that will extend storm sewer to Shenandoah Place. Alternate 3 and 4 include the reconstruction of the 301-305 and 401-405 St. Lukes Alleys. Alternates 1 and 2, 1230-1234 Derby, 1244 Derby, and 911-913 Newberry are not accepted.

We also recommend approval of Change Order #1 to remove the water and sanitary sewer replacement in Shenandoah Place from the scope of work. The deductive change order of \$149,983.00 reduces the contract price from \$1,267,252.00 to \$1,117,269.00.

FUNDING:

Funding is provided from 2010 G.O. Bonds, Water & Sewer C.O. and Drainage Utility.

SCHEDULE:

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

cc: David McFadden, P.E., Project Engineer 

**2010 STREET ALLEY PAVING, DRAINAGE UTILITY REHAB PHASE VII (LAUREL LN, SHENANDOAH PL MISC. ALLEYS)
 BID NO. 73-15**

BASE BID				3D Paving and Contracting		Barson Utilities, Inc.		Santos Construction, Inc.		AVERAGES	
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	\$56,000.00	\$56,000.00	\$28,000.00	\$28,000.00	\$150,000.00	\$150,000.00	\$78,000.00	\$78,000.00
2	Unclassified Excavation	235	CY	\$33.00	\$7,755.00	\$21.00	\$4,935.00	\$35.00	\$8,225.00	\$29.67	\$6,971.67
3	6" Class "C" Reinforced Concrete Street Pavement	2320	SY	\$60.00	\$139,200.00	\$96.00	\$222,720.00	\$80.00	\$185,600.00	\$78.67	\$182,506.67
4	6" Class "C" Reinforced Concrete Alley Pavement	2179	SY	\$60.00	\$130,740.00	\$92.00	\$200,468.00	\$85.00	\$185,215.00	\$79.00	\$172,141.00
5	6" Class "C" Reinforced Concrete Curb	2,042	LF	\$3.00	\$6,126.00	\$28.00	\$57,176.00	\$5.00	\$10,210.00	\$12.00	\$24,504.00
6	Mountable Monolithic Curb Type I	25	LF	\$20.00	\$500.00	\$35.00	\$875.00	\$10.00	\$250.00	\$21.67	\$541.67
7	5" Class "A" Reinforced Concrete Driveway	348	SY	\$60.00	\$20,880.00	\$72.00	\$25,056.00	\$85.00	\$29,580.00	\$72.33	\$25,172.00
8	4" Class "A" Reinforced Concrete Sidewalk	107	SY	\$45.00	\$4,815.00	\$52.00	\$5,564.00	\$80.00	\$8,560.00	\$59.00	\$6,313.00
9	Remove & Dispose of Existing Pavement (Street)	4368	SY	\$20.00	\$87,360.00	\$16.50	\$72,072.00	\$12.00	\$52,416.00	\$16.17	\$70,616.00
10	Remove & Dispose of Existing Concrete Flatwork	160	SY	\$15.00	\$2,400.00	\$16.50	\$2,640.00	\$12.00	\$1,920.00	\$14.50	\$2,320.00
11	Full Depth Concrete Sawcut	761	LF	\$3.00	\$2,283.00	\$3.50	\$2,663.50	\$3.75	\$2,853.75	\$3.42	\$2,600.08
12	Dowel to Existing Concrete Pavement	761	LF	\$7.00	\$5,327.00	\$14.20	\$10,806.20	\$3.75	\$2,853.75	\$8.32	\$6,328.98
13	Type "B" Barrier Free Ramps	6	EA	\$1,250.00	\$7,500.00	\$1,835.00	\$11,010.00	\$1,900.00	\$11,400.00	\$1,661.67	\$9,970.00
14	8" PVC Waterline incl. Fittings and Testing	222	LF	\$170.00	\$37,740.00	\$68.00	\$15,096.00	\$78.00	\$17,316.00	\$105.33	\$23,384.00
15	Fire Hydrant Assembly	1	EA	\$4,800.00	\$4,800.00	\$4,825.00	\$4,825.00	\$4,200.00	\$4,200.00	\$4,608.33	\$4,608.33
16	8" Gate Valve	1	EA	\$1,575.00	\$1,575.00	\$1,675.00	\$1,675.00	\$1,500.00	\$1,500.00	\$1,583.33	\$1,583.33
17	1" Type 'K' Copper Water Service	8	EA	\$1,630.00	\$13,040.00	\$1,265.00	\$10,120.00	\$1,300.00	\$10,400.00	\$1,398.33	\$11,186.67
18	Connection to Exist. (16" RCCP) Waterline	1	EA	\$9,900.00	\$9,900.00	\$6,875.00	\$6,875.00	\$4,500.00	\$4,500.00	\$7,091.67	\$7,091.67
19	Adjust Exist. S.S. Manhole to Proposed Pavement	0	EA	\$880.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$460.00	\$0.00
20	Adjust Exist. S.S. Cleanout to Proposed Pavement	1	EA	\$550.00	\$550.00	\$650.00	\$650.00	\$800.00	\$800.00	\$666.67	\$666.67
21	Adjust Exist. Gas Manhole to Proposed Pavement	1	EA	\$880.00	\$880.00	\$650.00	\$650.00	\$1,000.00	\$1,000.00	\$843.33	\$843.33
22	Adjust Exist. Water Meter & Box	3	EA	\$440.00	\$1,320.00	\$600.00	\$1,800.00	\$500.00	\$1,500.00	\$513.33	\$1,540.00
23	Remove Exist. S.S. Manhole & Dispose	1	EA	\$920.00	\$920.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$973.33	\$973.33
24	Remove Exist. S.S. Cleanout & Dispose	3	EA	\$300.00	\$900.00	\$275.00	\$825.00	\$100.00	\$300.00	\$225.00	\$675.00
25	8" PVC Sanitary Sewer incl. Fittings and Testing	1,153	LF	\$104.00	\$119,912.00	\$92.00	\$106,076.00	\$70.00	\$80,710.00	\$88.67	\$102,232.67
26	8" PVC Sanitary Sewer, by Other Than Open Cut	92	LF	\$400.00	\$36,800.00	\$350.00	\$32,200.00	\$300.00	\$27,600.00	\$350.00	\$32,200.00
27	Std. 4'-0" Manhole	3	EA	\$5,500.00	\$16,500.00	\$3,685.00	\$11,055.00	\$5,000.00	\$15,000.00	\$4,728.33	\$14,185.00
28	Std. Cleanout (End of Line)	3	EA	\$800.00	\$2,400.00	\$890.00	\$2,670.00	\$1,500.00	\$4,500.00	\$1,063.33	\$3,190.00
29	4" PVC San. Sewer Service w/ Dbl. CO	34	EA	\$1,625.00	\$55,250.00	\$600.00	\$20,400.00	\$900.00	\$30,600.00	\$1,041.67	\$35,416.67
30	Connection to Exist. S.S. Line / Manhole	2	EA	\$6,800.00	\$13,600.00	\$1,200.00	\$2,400.00	\$1,500.00	\$3,000.00	\$3,166.67	\$6,333.33
31	18" Class III RCP	100	LF	\$100.00	\$10,000.00	\$86.00	\$8,600.00	\$78.00	\$7,800.00	\$88.00	\$8,800.00
32	18" Class III RCP, by Other Than Open Cut	121	LF	\$370.00	\$44,770.00	\$585.00	\$70,785.00	\$430.00	\$52,030.00	\$461.67	\$55,861.67
33	21" Class III RCP	313	LF	\$116.00	\$36,308.00	\$92.00	\$28,796.00	\$90.00	\$28,170.00	\$99.33	\$31,091.33
34	24" Class III RCP	637	LF	\$130.00	\$82,810.00	\$108.00	\$68,796.00	\$95.00	\$60,515.00	\$111.00	\$70,707.00
35	27" Class III RCP	153	LF	\$150.00	\$22,950.00	\$122.00	\$18,666.00	\$95.00	\$14,535.00	\$122.33	\$18,717.00
36	30" Class III RCP	50	LF	\$155.00	\$7,750.00	\$145.00	\$7,250.00	\$103.00	\$5,150.00	\$134.33	\$6,716.67
37	36" Class III RCP	53	LF	\$200.00	\$10,600.00	\$212.00	\$11,236.00	\$103.00	\$5,459.00	\$171.67	\$9,098.33
38	Street Repair after Utility Cut	108	SY	\$60.00	\$6,480.00	\$87.00	\$9,396.00	\$90.00	\$9,720.00	\$79.00	\$8,532.00
39	Concrete Flume	270	SF	\$10.00	\$2,700.00	\$28.00	\$7,560.00	\$45.00	\$12,150.00	\$27.67	\$7,470.00
40	Install Std. 8'-0" Curb Inlet	1	EA	\$3,800.00	\$3,800.00	\$2,675.00	\$2,675.00	\$3,500.00	\$3,500.00	\$3,325.00	\$3,325.00
41	Install Std. 10'-0" Curb Inlet	1	EA	\$4,000.00	\$4,000.00	\$3,285.00	\$3,285.00	\$4,000.00	\$4,000.00	\$3,761.67	\$3,761.67
42	Install Std. 16'-0" Curb Inlet	4	EA	\$6,500.00	\$26,000.00	\$4,100.00	\$16,400.00	\$4,500.00	\$18,000.00	\$5,033.33	\$20,133.33
43	Install Std. 2-Grate Combination Alley Inlet	1	EA	\$6,000.00	\$6,000.00	\$4,850.00	\$4,850.00	\$4,000.00	\$4,000.00	\$4,950.00	\$4,950.00
44	Std. 3-Grate Alley Combination Inlet	2	EA	\$6,300.00	\$12,600.00	\$4,675.00	\$9,350.00	\$5,000.00	\$10,000.00	\$5,325.00	\$10,650.00
45	Install Std. Type 'A' Storm Manhole	1	EA	\$4,800.00	\$4,800.00	\$4,875.00	\$4,875.00	\$4,500.00	\$4,500.00	\$4,725.00	\$4,725.00
46	Install Modified Type 'A' Storm Manhole	1	EA	\$5,800.00	\$5,800.00	\$4,500.00	\$4,500.00	\$4,800.00	\$4,800.00	\$5,033.33	\$5,033.33
47	Install Std. Type 'B' Storm Manhole	1	EA	\$6,200.00	\$6,200.00	\$5,675.00	\$5,675.00	\$4,800.00	\$4,800.00	\$5,558.33	\$5,558.33
48	Remove and Dispose of Exist. 10' Curb Inlet	3	EA	\$620.00	\$1,860.00	\$1,100.00	\$3,300.00	\$500.00	\$1,500.00	\$740.00	\$2,220.00
49	Remove and Dispose of Exist. RCP	91	LF	\$22.00	\$2,002.00	\$52.00	\$4,732.00	\$25.00	\$2,275.00	\$33.00	\$3,003.00
50	Remove and Dispose of Exist. Concrete Flume	270	SF	\$5.00	\$1,350.00	\$4.00	\$1,080.00	\$10.00	\$2,700.00	\$6.33	\$1,710.00

**2010 STREET ALLEY PAVING, DRAINAGE UTILITY REHAB PHASE VII (LAUREL LN, SHENANDOAH PL MISC. ALLEYS)
 BID NO. 73-15**

BASE BID				3D Paving and Contracting		Barson Utilities, Inc.		Santos Construction, Inc.		AVERAGES	
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
51	Remove and Dispose of Exist. Concrete Headwall	1	EA	\$500.00	\$500.00	\$575.00	\$575.00	\$1,500.00	\$1,500.00	\$858.33	\$858.33
52	Connection to Exist. RCP	1	EA	\$2,100.00	\$2,100.00	\$650.00	\$650.00	\$600.00	\$600.00	\$1,116.67	\$1,116.67
53	Connection to Exist. Inlet	1	EA	\$1,700.00	\$1,700.00	\$2,850.00	\$2,850.00	\$1,500.00	\$1,500.00	\$2,016.67	\$2,016.67
54	Construction Barricading / Traffic Control	1	LS	\$10,000.00	\$10,000.00	\$6,800.00	\$6,800.00	\$25,000.00	\$25,000.00	\$13,933.33	\$13,933.33
55	Erosion Control	1	LS	\$3,000.00	\$3,000.00	\$5,800.00	\$5,800.00	\$10,000.00	\$10,000.00	\$6,266.67	\$6,266.67
56	Project Signs	1	EA	\$500.00	\$500.00	\$400.00	\$400.00	\$1,500.00	\$1,500.00	\$800.00	\$800.00
57	Adjust Rock Steps/Relocate Split Rail Fence	1	LS	\$1,500.00	\$1,500.00	\$11,000.00	\$11,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
58	Relocate Wood Fence	24	LF	\$20.00	\$480.00	\$68.00	\$1,632.00	\$75.00	\$1,800.00	\$54.33	\$1,304.00
59	Relocate Chain Link Fence	87	LF	\$20.00	\$1,740.00	\$35.00	\$3,045.00	\$75.00	\$6,525.00	\$43.33	\$3,770.00
60	Relocate Chain Link Fence/RR Tie Wall/LS	1	LS	\$900.00	\$900.00	\$8,200.00	\$8,200.00	\$3,000.00	\$3,000.00	\$4,033.33	\$4,033.33
61	Bermuda or St. Augustine Block Sod	13,811	SF	\$1.00	\$13,811.00	\$3.00	\$41,433.00	\$10.00	\$138,110.00	\$4.67	\$64,451.33
62	Repair Water/Sewer Mainline Rupture	2	EA	\$5,500.00	\$11,000.00	\$6,500.00	\$13,000.00	\$3,750.00	\$7,500.00	\$5,250.00	\$10,500.00
63	Construction Contingency	1	LS	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
TOTAL BASE BID				\$1,182,984.00		\$1,299,994.70		\$1,357,648.50		\$1,280,209.07	
CONTRACTOR'S BID				SAME		SAME		SAME			
Alternate 1											
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
A1-2	Unclassified Excavation	10	CY	\$33.00	\$330.00	\$21.00	\$210.00	\$35.00	\$350.00	\$29.67	\$296.67
A1-4	6" Class "C" Reinforced Concrete Alley Pavement	337	SY	\$60.00	\$20,220.00	\$96.00	\$32,352.00	\$85.00	\$28,645.00	\$80.33	\$27,072.33
A1-7	5" Class "A" Reinforced Concrete Driveway	65	SY	\$60.00	\$3,900.00	\$92.00	\$5,980.00	\$85.00	\$5,525.00	\$79.00	\$5,135.00
A1-9	Remove & Dispose of Existing Pavement (Street)	381	SY	\$20.00	\$7,620.00	\$22.00	\$8,382.00	\$12.00	\$4,572.00	\$18.00	\$6,858.00
A1-10	Remove & Dispose of Existing Concrete Flatwork	12	SY	\$15.00	\$180.00	\$20.00	\$240.00	\$12.00	\$144.00	\$15.67	\$188.00
A1-11	Full Depth Concrete Sawcut	60	LF	\$3.00	\$180.00	\$3.50	\$210.00	\$3.75	\$225.00	\$3.42	\$205.00
A1-12	Dowel to Existing Concrete Pavement	60	LF	\$7.00	\$420.00	\$14.20	\$852.00	\$3.75	\$225.00	\$8.32	\$499.00
A1-61	Bermuda or St. Augustine Block Sod	1,923	SF	\$1.00	\$1,923.00	\$3.00	\$5,769.00	\$10.00	\$19,230.00	\$4.67	\$8,974.00
TOTAL ALTERNATE 1				\$34,773.00		\$53,995.00		\$58,916.00		\$49,228.00	
CONTRACTOR'S BID				SAME		\$54,022.00		SAME			
Alternate 2											
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
A2-2	Unclassified Excavation	25	CY	\$33.00	\$825.00	\$21.00	\$525.00	\$35.00	\$875.00	\$29.67	\$741.67
A2-4	6" Class "C" Reinforced Concrete Alley Pavement	490	SY	\$60.00	\$29,400.00	\$96.00	\$47,040.00	\$85.00	\$41,650.00	\$80.33	\$39,363.33
A2-7	5" Class "A" Reinforced Concrete Driveway	11	SY	\$60.00	\$660.00	\$92.00	\$1,012.00	\$85.00	\$935.00	\$79.00	\$869.00
A2-9	Remove & Dispose of Existing Pavement (Street)	422	SY	\$20.00	\$8,440.00	\$22.00	\$9,284.00	\$12.00	\$5,064.00	\$18.00	\$7,596.00
A2-10	Remove & Dispose of Existing Concrete Flatwork	11	SY	\$15.00	\$165.00	\$20.00	\$220.00	\$12.00	\$132.00	\$15.67	\$172.33
A2-11	Full Depth Concrete Sawcut	126	LF	\$3.00	\$378.00	\$3.50	\$441.00	\$3.75	\$472.50	\$3.42	\$430.50
A2-12	Dowel to Existing Concrete Pavement	126	LF	\$7.00	\$882.00	\$14.20	\$1,789.20	\$3.75	\$472.50	\$8.32	\$1,047.90
A2-61	Bermuda or St. Augustine Block Sod	1,703	SF	\$1.00	\$1,703.00	\$3.00	\$5,109.00	\$10.00	\$17,030.00	\$4.67	\$7,947.33
TOTAL ALTERNATE 2				\$42,453.00		\$65,420.20		\$66,631.00		\$58,168.07	
CONTRACTOR'S BID				SAME		SAME		SAME			

2010 STREET ALLEY PAVING, DRAINAGE UTILITY REHAB PHASE VII (LAUREL LN, SHENANDOAH PL MISC. ALLEYS)
 BID NO. 73-15

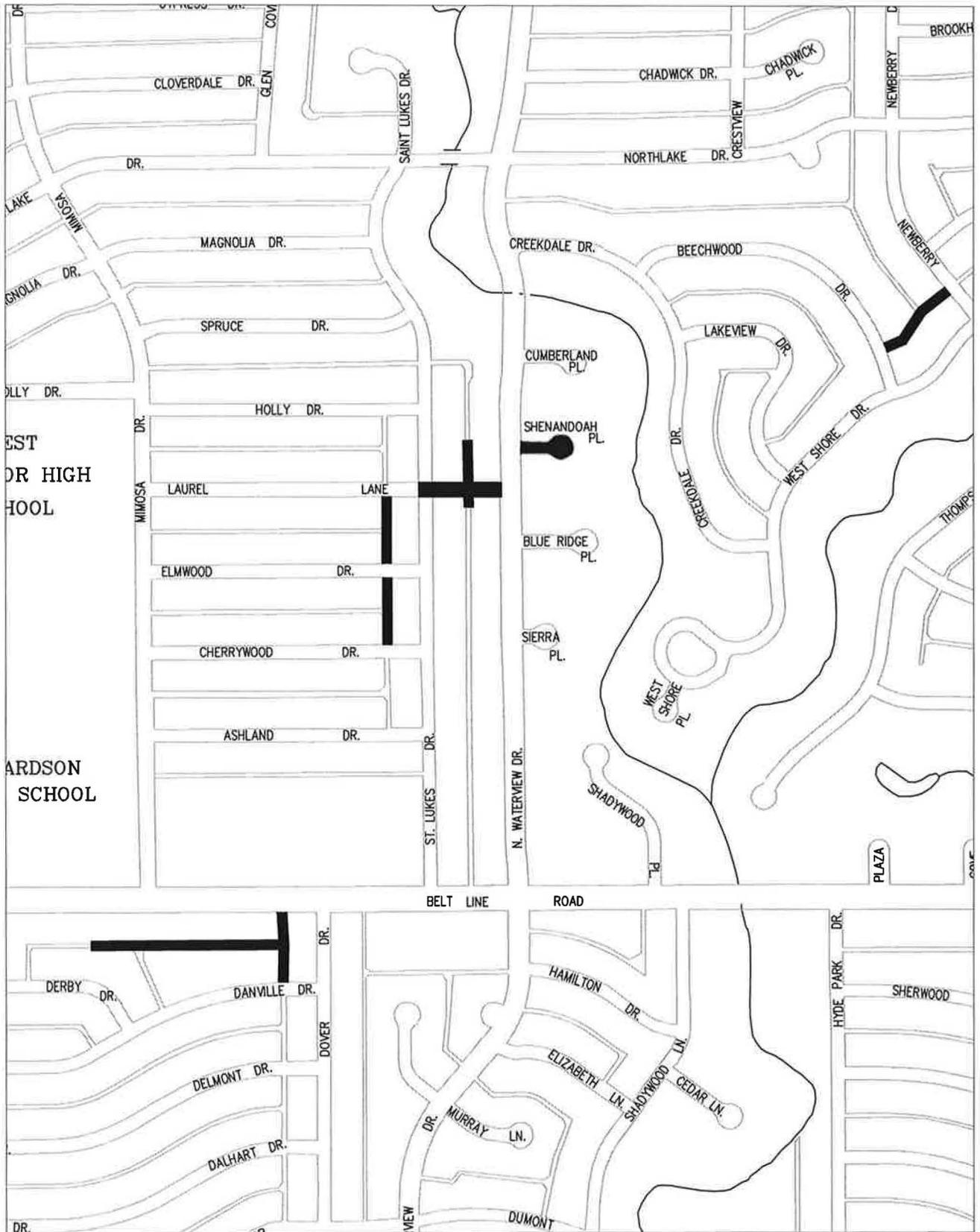
Alternate 3				3D Paving and Contracting		Barson Utilities, Inc.		Santos Construction, Inc.		AVERAGES	
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
A3-4	6" Class "C" Reinforced Concrete Alley Pavement	524	SY	\$60.00	\$31,440.00	\$96.00	\$50,304.00	\$85.00	\$44,540.00	\$80.33	\$42,094.67
A3-9	Remove & Dispose of Existing Pavement (Street)	398	SY	\$20.00	\$7,960.00	\$22.00	\$8,756.00	\$12.00	\$4,776.00	\$18.00	\$7,164.00
A3-10	Remove & Dispose of Existing Concrete Flatwork	21	SY	\$15.00	\$315.00	\$20.00	\$420.00	\$12.00	\$252.00	\$15.67	\$329.00
A3-11	Full Depth Concrete Sawcut	164	LF	\$3.00	\$492.00	\$3.50	\$574.00	\$3.75	\$615.00	\$3.42	\$560.33
A3-12	Dowel to Existing Concrete Pavement	164	LF	\$7.00	\$1,148.00	\$14.20	\$2,328.80	\$3.75	\$615.00	\$8.32	\$1,363.93
A3-19	Adjust Exist. S.S. Manhole to Proposed Pavement	1	EA	\$500.00	\$500.00	\$650.00	\$650.00	\$500.00	\$500.00	\$550.00	\$550.00
A3-20	Adjust Exist. S.S. Cleanout to Proposed Pavement	1	EA	\$250.00	\$250.00	\$650.00	\$650.00	\$500.00	\$500.00	\$466.67	\$466.67
A3-61	Bermuda or St. Augustine Block Sod	1,180	SF	\$1.00	\$1,180.00	\$3.00	\$3,540.00	\$10.00	\$11,800.00	\$4.67	\$5,506.67
TOTAL ALTERNATE 3				\$43,285.00		\$67,222.80		\$63,598.00		\$58,035.27	
CONTRACTOR'S BID				SAME		SAME		SAME			

Alternate 4										AVERAGES	
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT						
A4-4	6" Class "C" Reinforced Concrete Alley Pavement	485	SY	\$60.00	\$29,100.00	\$96.00	\$46,560.00	\$85.00	\$41,225.00	\$80.33	\$38,961.67
A4-9	Remove & Dispose of Existing Pavement (Street)	370	SY	\$20.00	\$7,400.00	\$16.50	\$6,105.00	\$12.00	\$4,440.00	\$16.17	\$5,981.67
A4-10	Remove & Dispose of Existing Concrete Flatwork	22	SY	\$15.00	\$330.00	\$16.50	\$363.00	\$12.00	\$264.00	\$14.50	\$319.00
A4-11	Full Depth Concrete Sawcut	112	LF	\$3.00	\$336.00	\$3.50	\$392.00	\$3.75	\$420.00	\$3.42	\$382.67
A4-12	Dowel to Existing Concrete Pavement	112	LF	\$7.00	\$784.00	\$14.20	\$1,590.40	\$3.75	\$420.00	\$8.32	\$931.47
A4-19	Adjust Exist. S.S. Manhole to Proposed Pavement	1	EA	\$500.00	\$500.00	\$650.00	\$650.00	\$500.00	\$500.00	\$550.00	\$550.00
A4-20	Adjust Exist. S.S. Cleanout to Proposed Pavement	2	EA	\$250.00	\$500.00	\$650.00	\$1,300.00	\$500.00	\$1,000.00	\$466.67	\$933.33
A4-21	Adjust Exist. Gas Manhole to Proposed Pavement	1	EA	\$750.00	\$750.00	\$650.00	\$650.00	\$500.00	\$500.00	\$633.33	\$633.33
A4-61	Bermuda or St. Augustine Block Sod	1,283	SF	\$1.00	\$1,283.00	\$3.00	\$3,849.00	\$10.00	\$12,830.00	\$4.67	\$5,987.33
TOTAL ALTERNATE 4				\$40,983.00		\$61,459.40		\$61,599.00		\$54,680.47	
CONTRACTOR'S BID				SAME		\$61,493.00		SAME			

TOTAL BASE BID WITH ALTERNATE 1,2,3 & 4	\$1,344,478.00	\$1,548,092.10	\$1,608,392.50	\$1,500,320.87
CONTRACTOR'S BASE BID WITH ALTERNATE	SAME	\$1,548,152.70	SAME	

ENGINEER'S ESTIMATE: \$966,000

Certified By: 
 Jim Lockart, P.E., Assistant Director of Engineering



**2010 ALLEY PHASE VII
 LAUREL LANE AND MISC. ALLEYS
 CONSTRUCTION TO BEGIN OCTOBER**



**CITY OF
 RICHARDSON
 TEXAS**





MEMO

DATE: September 9, 2015

TO: Keith Dagen – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Change Order to decrease the original awarded amount of Bid #73-15 to 3D Paving & Contracting, LLC for the 2010 Street & Alley Paving, Drainage & Utility Rehabilitation Phase VII (Laurel Lane, Shenandoah Place & Misc. Alleys)

Proposed Date of Approval: September 14, 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 \$149,983, as outlined in Mr. Spanos attached memo.

Texas Local Government code Chapter 271.060 allows for change orders to contracts if plans or specifications are necessary after or during the performance of the contract to decrease or increase the quantity of work to be performed or of materials, equipment or supplies to be furnished. The contract may not be increased by more than 25% of the original contract amount and any change order over \$50,000 must be approved by the governing body of the municipality.

This change order requires the approval of the governing body because it is over \$50,000. 3D Paving & Contracting, LLC has also approved the requested deduction in work.

Concur:

Approved:

Keith Dagen

Keith Dagen

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 

FROM: Jim Lockart, P.E., Assistant Director of Engineering 

SUBJECT: Change Order to DECREASE award amount to 3D Paving & Contracting, LLC for the 2010 Street & Alley Paving, Drainage & Utility Rehabilitation Phase VII (Laurel Lane, Shenandoah Place, & Misc. Alleys) Bid No. 73-15

DATE: September 4, 2015

ACTION REQUESTED:

Process change order to DECREASE award of 2010 Street & Alley Paving, Drainage & Utility Rehabilitation Phase VII (Laurel Lane, Shenandoah Place, & Misc. Alleys).

ACCOUNT SUMMARY:

Award Amount	\$1,267,252.00
Change Order	<u>(\$ 149,983.00)</u>
Total Authorized Contract Amount	\$1,117,269.00

BACKGROUND INFORMATION:

This deductive change order will remove the water & sanitary sewer replacement in Shenandoah Place from the scope of work and reduce the contract time by seven (7) calendar days.

FUNDING INFORMATION:

Funding is provided from 2010 G.O. Bonds, Water & Sewer C.O. and Drainage Utility.

cc: David McFadden, P.E., Project Engineer
Steve Spanos, P.E., Director of Engineering
Kristen Billings, Contract Administrator
Carolyn Kaplan, Capital Projects Accountant

Alley Phase VII - 3D Paving - Change Order #1						Dated August 19, 2015 - DM	
#	DESCRIPTION	Base Bid	Reduce	Award	UNIT	U_Price	WS
14	8" PVC Waterline incl. Fittings and Testing	222	(222)	-	LF	\$170	\$ (37,740)
15	Fire Hydrant Assembly	1	(1)	-	EA	\$4,800	\$ (4,800)
16	8" Gate Valve	1	(1)	-	EA	\$1,575	\$ (1,575)
17	1" Type 'K' Copper Water Service	8	(8)	-	EA	\$1,630	\$ (13,040)
18	Connection to Exist. (16" RCCP) Waterline	1	(1)	-	EA	\$9,900	\$ (9,900)
22	Adjust Existing Water Meter and Box	3	(3)	-	EA	\$440	\$ (1,320)
24	Remove Exist. S.S. Cleanout & Dispose	3	(1)	2	EA	\$300	\$ (300)
25	8" PVC Sanitary Sewer incl. Fittings and Testing	1153	(177)	976	LF	\$104	\$ (18,408)
26	8" PVC Sanitary Sewer, by Other Than Open Cut	92	(92)	-	LF	\$400	\$ (36,800)
27	Standard 4' Sanitary Sewer Manhole	3	(1)	2	EA	\$5,500	\$ (5,500)
28	Std. Cleanout (End of Line)	3	(1)	2	EA	\$800	\$ (800)
29	4" PVC San. Sewer Service w/ Dbl. CO	34	(8)	26	EA	\$1,625	\$ (13,000)
30	Connection to Exist. S.S.	2	(1)	1	EA	\$6,800	\$ (6,800)
Change Order Amount						\$	(149,983.00)
Contract Time (Calendar Days)							(7)