

**RICHARDSON CITY COUNCIL
MONDAY, JANUARY 25, 2016
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, January 25, 2016 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 2014-2015 COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) PRESENTATION

C. REVIEW AND DISCUSS THE HAZARD MITIGATION ACTION PLAN

D. REPORT ON ITEMS OF COMMUNITY INTEREST

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

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. INVOCATION – STEVE MITCHELL

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

3. MINUTES OF THE JANUARY 4, 2016, JANUARY 11, 2016 (BOARDS & COMMISSIONS), AND JANUARY 11, 2016 MEETINGS

4. VISITORS

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

5. CONSIDER APPOINTMENTS AND REAPPOINTMENTS TO THE ANIMAL SERVICES ADVISORY COMMISSION, CITY PLAN COMMISSION, CULTURAL ARTS COMMISSION, LIBRARY BOARD, AND PARKS AND RECREATION COMMISSION.

PUBLIC HEARING ITEM:

6. PUBLIC HEARING, ZONING FILE 15-31: A REQUEST BY MAXWELL FISHER ON BEHALF OF WC CAMPBELL BUSINESS CENTER, LP FOR A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL TO PD PLANNED DEVELOPMENT TO ACCOMMODATE A SELF-SERVICE WAREHOUSE INCLUDING A SECOND STORY CARETAKER'S QUARTERS TO BE LOCATED ON APPROXIMATELY 5.3 ACRES AT 2050 N. PLANO ROAD, AT THE NORTHEAST QUADRANT OF CAMPBELL ROAD AND PLANO ROAD.

ACTION ITEM:

7. RECEIVE THE JANUARY 6, 2016 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL DENIAL OF SCB CASE #16-01, A VARIANCE FOR TAKE 5 OIL LOCATED AT 1198 N. PLANO RD. AND CONSIDER FINAL APPROVAL OF SCB CASE #16-02, A VARIANCE FOR BUCKINGHAM SHOPPING CENTER LOCATED AT 1332 S. PLANO RD.

8. CONSENT AGENDA:

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

- A. CONSIDER RESOLUTION NO. 16-01, ESTABLISHING FEES FOR THE USE OF THE BUSH CENTRAL BARKWAY PARK EVENT PADDOCK.
- B. AUTHORIZE THE ADVERTISEMENT OF BID #36-16 – EISEMANN CENTER GARAGE PARKING ACCESS AND REVENUE CONTROL SYSTEM IMPROVEMENTS. BIDS TO BE RECEIVED BY THURSDAY, FEBRUARY 18, 2016 AT 3:00 P.M.
- C. CONSIDER AWARD OF THE FOLLOWING BIDS:
 1. BID #14-16 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO SHOW MASTERS PRODUCTION LOGISTICS, INC., FOR STAGE LABOR AND TECHNICAL SERVICES FOR THE CHARLES W. EISEMANN CENTER PURSUANT TO COST PER HOURLY RATES.
 2. BID #26-16 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO RICHARDSON UMPIRES ASSOCIATION, SOMERSET SOCCER CLUB AND TJ SPORTS FOR UMPIRES & SPORTS OFFICIALS FOR THE PARKS & RECREATION DEPARTMENT PURSUANT TO UNIT PRICE PER GAME.
 3. BID #33-16 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE JOB ORDER CONTRACT TO SDB, INC., FOR THE RICHARDSON VEHICLE WASH BUILDING UPGRADES AT THE SERVICE CENTER THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD CONTRACT #464-14 IN THE AMOUNT OF \$227,222.29.
 4. BID #34-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SYNETRA, INC., FOR A MAINTENANCE AGREEMENT FOR CISCO SYSTEMS DATA INFRASTRUCTURE EQUIPMENT FOR INFORMATION SERVICES PURSUANT TO THE STATE OF TEXAS DEPARTMENT OF INFORMATION SERVICES CONTRACT #DIR-TSO-2542 IN THE AMOUNT OF \$126,005.40.
 5. BID #35-16 – WE REQUEST AUTHORIZATION TO ISSUE TWO (2) PURCHASE ORDERS TO WASHING EQUIPMENT OF TEXAS, INC., FOR THE COOPERATIVE PURCHASE OF THE VEHICLE WASH SYSTEM EQUIPMENT THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #FL03-15 IN THE AMOUNT OF \$227,455.

EXECUTIVE SESSION

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

- Deliberation Regarding Economic Development Negotiations
 - Commercial Development – Main St./U.S. 75 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, JANUARY 22, 2016, 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 TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACOORDINATOR@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND COUNCIL CHAMBERS.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, January 25, 2016

Agenda Item: 2014-2015 Comprehensive Annual Financial Report (CAFR) Presentation

Staff Resource: Keith Dagen, Director of Finance

Summary: The City's Independent Auditor Crowe Horwath will be present to provide a report on the 2014-2015 external audit and present the Comprehensive Annual Financial Report (CAFR). In addition, Crowe Horwath will present the Independent Auditors' Reports on State Awards in Accordance with the State of Texas Uniform Grant Management Standards.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, January 25, 2016

Agenda Item: REVIEW AND DISCUSS HAZARD MITIGATION ACTION PLAN

Staff Resource: Mistie Gardner, Emergency Management Coordinator

Summary: Review active Office of Emergency Management planning initiative to update and obtain approval for adoption of the Dallas County Hazard Mitigation Action Plan. This plan is a collaborative Dallas County effort between the Dallas County Homeland Security and Emergency Management office, Richardson emergency management and 21 other local jurisdictions within Dallas County. The purpose of the plan is to identify hazards facing our community, assess vulnerabilities associated with these hazards and identify actions Dallas County jurisdictions and its residents can take to reduce the impacts of these hazards.

Board/Commission Action: N/A

Action Proposed: Review plan and consider for adoption via resolution on February 8, 2016

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
JANUARY 4, 2016

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 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 Lough | Management Analyst |
| Michael Spicer | Director of Development Services |
| Dave Carter | Assistant Director of Development Services |
| Tina Firgens | Planning Projects Manager |

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

Michael Spicer, Director of Development Services, reviewed Variance 15-13 and Ordinance No. 4148.

B. REVIEW AND DISCUSS THE NEXT PROJECT PHASE FOR IMPLEMENTING THE MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR ENHANCEMENT/REDEVELOPMENT STUDY

Tina Firgens, Planning Projects Manager, reviewed the Main Street/Central Expressway Corridor Enhancement/Redevelopment Study.

C. REVIEW AND DISCUSS THE TXDOT US 75 / PGBT RAMP IMPROVEMENT PROJECT IN PLANO

Dave Carter, Assistant Director of Development Services, reviewed the TxDot US 75/PGBT Ramp improvement project.

D. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Dunn acknowledged the passing of former Councilmember Kendal Hartley's father and offered condolences.

Mayor Voelker reviewed the City of Richardson's role in providing emergency assistance and relief to Garland and Rowlett after the recent tornado.

Councilmember Simpson expressed appreciation to Mr. Johnson for keeping the City Council informed and updated with a global perspective related to the tornado.

Mayor Voelker thanked staff and volunteers for the successful Christmas activities.

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. MINUTES OF THE DECEMBER 14, 2015 MEETING**

Council Action

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

4. VISITORS

Mr. Charlie Newton addressed Council expressing appreciation to the City Council and Staff for their service.

ACTION ITEMS:

- 5. VARIANCE 15-13: A REQUEST BY KEITH KOOP, REPRESENTING BRAVO CENTRAL LLC AND CH ALAK HOMETOWN BRIARWYCK, LLC FOR APPROVAL OF A VARIANCE TO CHAPTER 21, THE SUBDIVISION AND DEVELOPMENT CODE, TO ALLOW A SHARED PARKING AGREEMENT ON FOUR (4) LOTS. THE 6.1-ACRE SITES ARE LOCATED AT 2067, 2069, AND 2071 N. CENTRAL EXPRESSWAY AND 2100 ALAMO DRIVE.**

Council Action

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

- 6. CONSIDER ADOPTION OF ORDINANCE NO. 4148, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM I-FP(2) INDUSTRIAL WITH SPECIAL CONDITIONS TO LR-M(2) LOCAL RETAIL AND TO GRANT A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION ON A 3.4-ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF ARAPAHO ROAD AND BOWSER ROAD, RICHARDSON, TEXAS.**

Council Action

Councilmember Mitchell moved to approve Ordinance 4148 as presented. Councilmember Townsend seconded the motion. A vote was taken and passed, 4-3, with Mayor Pro Tem Solomon, Councilmember Dunn, and Councilmember Frey voting in opposition.

7. CONSENT AGENDA:

A. CONSIDER ADOPTION OF ORDINANCE NO. 4149, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR MASSAGE ESTABLISHMENT(S), LIMITED TO NO MORE THAN 660 SQUARE FEET WITHIN A 6,000-SQUARE FOOT SALON SUITES SPACE ON A 16.85-ACRE TRACT ZONED PD PLANNED DEVELOPMENT, LOCATED AT 100 S . CENTRAL EXPRESSWAY, RICHARDSON, TEXAS.

B. AUTHORIZE THE CITY MANAGER TO EXECUTE A NEW CONTRACT, OR AMEND AN EXISTING CONTRACT, FOR RETAIL PURCHASE OF ELECTRICITY TO BEGIN ON OCTOBER 1, 2018, AND TERMINATE NO LATER THAN SEPTEMBER 30, 2023, AND SUBJECT TO BUDGET APPROVAL.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #06-16 – WE RECOMMEND THE AWARD TO SAZ INFRASTRUCTURE FOR THE 2010 ALLEY REHABILITATION PHASE VIII (WORCESTER WAY/PROVINCETOWN LANE/JOLEE ST./LORRIE DR.) IN THE AMOUNT OF \$744,650.25.

2. BID #27-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO MCMILLAN JAMES EQUIPMENT COMPANY FOR THE CO-OP PURCHASE, INSTALLATION AND EXTENDED PARTS/LABOR WARRANTY OF A COOLING TOWER FOR THE EISEMANN CENTER THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD) CONTRACT #501-15 IN THE AMOUNT OF \$201,061.00.

3. BID #30-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO GRAINGER, INC. FOR THE COOPERATIVE PURCHASE OF FIVE (5) PORTABLE LIGHT TOWERS FOR THE PWERT SAFETY & NORTH TEXAS INCIDENT SUPPORT ENHANCEMENT PROJECT THROUGH THE NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE (NIPA) CONTRACT #141003 IN THE AMOUNT OF \$55,000.

4. BID #31-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SOLAR TECHNOLOGY, INC. FOR THE COOPERATIVE PURCHASE OF SIX (6) DYNAMIC MESSAGE BOARD TRAILERS FOR THE PWERT SAFETY & NORTH TEXAS INCIDENT

SUPPORT ENHANCEMENT PROJECT THROUGH THE GENERAL SERVICES ADMINISTRATION, SCHEDULE 78, CONTRACT #GS-07F-5946P IN THE AMOUNT OF \$110,409.60.

- 5. BID #32-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO MAC HAIK DODGE CHRYSLER JEEP FOR THE COOPERATIVE PURCHASE OF A 1 4’ TYPE 1 MICU AMBULANCE FOR THE FIRE DEPARTMENT THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #AM10-14 IN THE AMOUNT OF \$181,050.**
- 6. RFP #702-16 – WE RECOMMEND THE AWARD TO DIGITECH COMPUTER, INC. FOR EMS BILLING AND COLLECTION SERVICES PURSUANT TO THE CITY OF PEARLAND RFP #0512-39 AT THE ANNUAL FEE OF 4.95% OF COLLECTIONS.**

D. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER #1 TO DECREASE THE ORIGINAL AWARDED AMOUNT OF BID #06-16 TO SAZ INFRASTRUCTURE FOR THE 2010 ALLEY REHABILITATION PHASE VIII (WORCESTER WAY/PROVINCETOWN LANE/JOLEE ST./LORRIE DR.) IN THE AMOUNT OF (\$74,000.00).

Council Action

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

ADJOURNMENT

Following the regular meeting, Council reconvened into Work Session at 7:35 p.m. With no further business, the meeting was adjourned at 8:45 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND SPECIAL CALLED MEETING
JANUARY 11, 2016/4:30 PM

WORK SESSION/MEETING – 4:30 PM, LARGE CONFERENCE ROOM

- **Call to Order**

Mayor Voelker called the meeting to order at 4:35 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 (arrived at 5:39 pm) |

The following staff members were also present:

| | |
|---------------------|---|
| Dan Johnson | City Manager |
| Don Magner | First Assistant City Manager |
| Shanna Sims-Bradish | Assistant City Manager Admin/Leisure Services |
| Aimee Nemer | City Secretary |

EXECUTIVE SESSION

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

- Deliberation Regarding Personnel Matters
- **REVIEW AND DISCUSS APPOINTMENTS/REAPPOINTMENTS TO THE CITY PLAN COMMISSION.**

Council Action

Council convened into Executive Session at 4:36 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 5:29 p.m. There was no action taken as a result of the Executive Session.

- **REVIEW AND DISCUSS APPOINTMENTS/REAPPOINTMENTS TO THE ANIMAL SERVICES ADVISORY COMMISSION, CULTURAL ARTS COMMISSION, ENVIRONMENTAL ADVISORY COMMISSION, LIBRARY BOARD, AND PARKS & RECREATION COMMISSION.**

Council discussed appointments and reappointments to the Animal Services Advisory Commission, the Cultural Arts Commission, the Environmental Advisory Commission, the Library Board, and the Parks and Recreation Commission.

RECESS

Council recessed the meeting at 5:57 p.m. and reconvened at 7:37 p.m.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:46 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION MEETING
JANUARY 11, 2016

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 (arrived at 6:09 pm) |
| 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 Lough | Management Analyst |

A. VISITORS

There were no visitors comments submitted.

C. REVIEW AND DISCUSS THE SALE OF 2016 GENERAL OBLIGATION AND REFUNDING BONDS AND CERTIFICATES OF OBLIGATION, SERIES 2016

Kent Pfeil, Chief Financial Officer, reviewed this information.

D. REPORT ON ITEMS OF COMMUNITY INTEREST

There were no items of community interest reported.

EXECUTIVE SESSION

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

- Deliberation Regarding Real Property
 - Purchase of real estate in the area of N. Glenville Dr./Columbia Dr./Apollo Rd. and Greenville Ave./Main St.
- Deliberation Regarding Economic Development Negotiations
 - Commercial Development – Main St./U.S. 75 and Alma Rd./Arapaho Rd. Areas

Council Action

Council convened into Executive Session at 6:15 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 7:37. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:37 p.m.

MAYOR

ATTEST:

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, January 25, 2016

Agenda Item: Consider appointments to the Animal Services Advisory Commission, City Plan Commission, Cultural Arts Commission, Library Board, and Parks and Recreation Commission.

Staff Resource: Dan Johnson, City Manager

Summary: The City Council met on January 11, 2016, to discuss appointments to various boards and commissions. This item is set to provide Council the opportunity to take action regarding the various appointments.

Board/Commission Action: NA

Action Proposed: Take action making appointments to the various boards and commissions.



MEMO

DATE: January 21, 2016
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 15-31: PD Planned Development - Self-service Warehouse
2050 N. Plano Road (Northeast quadrant Plano Road at Campbell Road)

REQUEST

Maxwell Fisher, representing WC Campbell Business Center, LP, is requesting approval of a change in zoning from LR-M(2) Local Retail with special conditions to PD Planned Development to accommodate a self-service warehouse, including a second story caretaker's quarters, to be located at the northeast quadrant of Plano Road and Campbell Road.

BACKGROUND

The subject property was rezoned from R-1800-M Residential to LR-M(2) Local Retail in 1976 and developed in 1985 with two (2) single story buildings. Since its development, leasing and marketing of the subject property has proven difficult largely due to its poor visibility. The owner has previously stated that multiple marketing efforts and cosmetic improvements to the buildings did nothing to increase occupancy and further maintains that the buildings are obsolete for the existing retail zoning, but are adaptable for other uses, such a self-service warehouse.

In 2013 the owner filed a similar zoning change request which the City Plan Commission (CPC) recommended for approval in November 2013. Subsequent to the CPC meeting, the City received several letters of opposition to the request from neighboring residents. At the request of the applicant, the case was continued from its scheduled November 2013 City Council meeting until January 2014 to provide time for the applicant to conduct an additional neighborhood meeting to address concerns raised by the neighboring residents. The applicant ultimately withdrew the request prior to the City Council meeting in January 2014.

The current request is similar to the one filed in 2013 in that the proposed Planned Development zoning would limit the property to LR-M(2) Local Retail uses with the added self-service warehouse use; all storage units would be accessed from internal corridors; no external overhead doors would be allowed; and conditions related to façade modifications, access/security, lighting, screening, and signage are included.

New features being proposed include a second story on a portion of Building 1, adjacent to Calloway's Nursery, which would accommodate a caretaker's quarters and some additional storage units. The applicant is also proposing dedicated retail space to be located at the ends of each building fronting Plano Road and Campbell Road. The applicant met with representatives from the Owens Park Neighborhood on October 19, 2015 and November 10, 2015 to discuss the proposal.

At its December 15, 2015 meeting, the City Plan Commission discussed the property's vacancy history, the proposed caretaker's quarters, access, and screening wall maintenance. Three (3) property owners spoke in opposition to the request, expressing concerns regarding the potential for erosion of property values, increased crime, and land use incompatibility.

Written opposition to the zoning request has been received from owners of property representing more than twenty percent (20%) of the land area within the 200-foot notification boundary as prescribed by state law. Consequently, the affirmative vote of at least three-fourths of all members of the City Council (6 of 7) is required to approve the requested change in zoning.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by unanimous vote, recommends approval of the request subject to the attached special conditions.

ATTACHMENTS

Special Conditions

CC Public Hearing Notice

City Plan Commission Minutes 12-15-2015

Staff Report

Zoning Map

Aerial Map

Oblique Aerial Looking North

Zoning Exhibit (Exhibit "B")

Building Elevations (Exhibits "C-1" & "C-2")

Color Building Elevations (Exhibits "D-1" & "D-2")

Site Perspective Renderings (Exhibits "E-1" through "E-4")

Site Photos

Applicant's Statement

Notice of Public Hearing

Notification List

Correspondence in Support

Correspondence in Opposition

ZF 15-31 Special Conditions

The subject site shall be zoned PD Planned Development for the LR-M(2) Local Retail District and shall be developed in accordance with the following conditions:

Sec. 1. General

The development of the Property shall comply with the LR-M(2) Local Retail standards except as otherwise modified herein.

Sec. 2. Use Regulations

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

- (1) Any use permitted in the LR-M(2) Local Retail District except drive through facilities are prohibited.
- (2) Self-service warehouse. (Limited hours of access from 6:00 a.m. to 9 p.m.)
- (3) One (1) on-premises caretaker's residence as an accessory use of the self-service warehouse.

Sec. 3. Exhibits.

Development of the property as a self-service warehouse shall be in substantial conformance with Exhibits "B", "C-1" and "C-2."

Sec. 4. Rear Setbacks

No rear setback shall be required except where the rear of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of Chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply, except as otherwise modified herein. Where the rear of any buildings that are currently located within the 60-foot open space area as depicted on Exhibit "B" in the development abuts on a residential district, including the second story portion of Building 1, open space to include alley right-of-way shall be a minimum of fifty-three (53) feet.

Sec. 5. Exterior Lighting

New exterior wall mounted lighting fixtures on buildings, facing residential zoning districts, shall be limited to shielded wall sconces at a maximum height of 8 feet.

Sec. 6. Signage

No signage is allowed to be on facades facing residential zoning districts except for directional, security and addressing signage. Detached signage is limited to the monument signs shown on Exhibit "B".

Sec. 7. Outdoor Storage

Outdoor storage and display related to a self-service warehouse shall be prohibited.

Sec. 8. Screening and Landscaping

Additional landscape screening shall be provided along the eastern property lines as depicted on Exhibit "B". No additional street trees or trees within landscape islands shall be required.

Sec. 9. Unit Access

All storage units shall be accessed by interior corridors.

Sec. 10. Vehicular Ingress to Storage Section

Vehicles are prohibited from entering the controlled storage unit area through Gates C and D, as shown on Exhibit "B."

Sec. 11. Building Height

Building 1 is permitted to be two (2) stories not to exceed 30 feet in height provided the portion of the building footprint that is two (2) stories does not exceed the floor area as depicted on "Exhibit B." The remainder of the development may not exceed one (1) story in height.

Sec. 12. Building Materials

The second story portion of the 2-story building (Building 1) as shown on Exhibit "B" may be constructed with non-masonry materials as shown on Exhibits "C-1" and "C-2."

Section 13. Building Access

Loading and unloading activities associated with the storage use is prohibited on those portions of the eastern elevation of a portion of Building 1 and all of Building 2 that directly faces the residentially occupied properties to the east.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: January 6, 2016
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: January 8, 2016

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, January 25, 2016, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 15-31

A request by Maxwell Fisher, representing Masterplan, for a change in zoning from LR-M(2) Local Retail to PD Planned Development to accommodate a self-service warehouse with a 2-story area and to accommodate a caretaker's quarters to be located on approximately 5.3 acres located at the northeast quadrant of Campbell Road and Plano Road. The property is currently zoned LR-M(2) Local Retail.

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

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

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES –December 15, 2015**

Zoning File 15-31 – Self-Service Warehouse: Consider and take necessary action on a request for approval for a change in zoning from LR-M(2) Local Retail to PD Planned Development to accommodate a self-service warehouse with a two-story area and to accommodate a caretaker's quarters. The 5.3 acres is located at the northeast quadrant of Campbell Road and Plano Road.

Mr. Shacklett advised the applicant was requesting a change in zoning for the property at the northeast quadrant of Plano and Campbell Roads to accommodate a self-service warehouse along with a two-story addition for an on premise caretaker's residence. He added the 5.3 acre site contained two buildings with approximately 72,000 square feet and was located directly behind another retail shopping center.

Mr. Shacklett reviewed the history of the property, the adjacent single family area and retail center noting the properties were initially zoned in 1978 with a zoning change in 1985 for the two retail centers. He pointed out that large portions of the property in question were not visible from street frontages (except for small sections along Plano and Campbell Roads), which has caused problems with leasing the property and leaving the center mostly vacant.

In 2013, Mr. Shacklett noted a similar zoning request was considered and recommended for approved by the Commission, but was canceled by the applicant prior to going to the City Council due to opposition from the adjacent single-family neighborhood. He added that the current proposal had received one letter in support, twelve (12) letters in opposition, and a petition in opposition representing eighteen (18) properties within the 200-foot notification area.

Mr. Shacklett concluded his presentation by highlighting some of the changes being proposed by the applicant:

- Storage units would only be accessed from an internal hallway;
- Control gates would be built at both ends of the property with the gate at Campbell Road as an exit only;
- Exterior would be lit by downward pointing wall-pack lighting;
- Exterior of the building and masonry wall would be painted;
- Landscaping would be updated with screening trees planted along the masonry wall adjoining the single-family residences; and
- Signs on the back of the building (facing the single family homes) would be limited to directional signage only.

Commissioner Roland asked if there was any prohibition on care taker units at self-storage facilities.

Mr. Shacklett replied there had traditionally been restrictions on caretaker units at self-storage facilities and he was not sure why, but the applicant was requesting the allowance to provide on-site management and additional security.

Mr. Chavez added the applicant would also have to meet all residential and non-residential building codes for the caretaker's unit as well as the storage buildings.

Commissioner Roland asked to confirm the zoning for Calloway's Nursery and what would be allowed if the nursery was to close.

Mr. Shacklett confirmed it was zoned residential in late 1960's or early 1970's with a Special Permit to allow a retail nursery and if the nursery decided to close a daycare or religious facility could locate there by right.

Commissioner Maxwell asked if the requested Special Permit required the applicant to build a caretaker's unit or was it optional.

Mr. Shacklett replied that a caretaker's unit was shown on the concept plan, but it was not required; however, the Commission could add that as a special condition.

Commissioner DePuy noted that some of the letters in opposition expressed concern that if the request was approved it would open the door to a "proliferation" of storage units in the City and she wanted to confirm that a Special Permit would be required of any storage facility.

Mr. Shacklett replied that a zoning approval (i.e., Planned Development or Special Permit) would be required for any new self-storage facility.

Vice Chair Bright asked how long the current buildings had been vacant.

Mr. Shacklett said there had been varying levels of vacancy over the last several years and suggested the applicant would be better suited to answer that question.

No other questions were asked of staff and Chairman Hand opened the public hearing.

Mr. Maxwell Fisher, Masterplan, 900 Jackson Street, Dallas, Texas, representing the owner, highlighted some of the challenges associated with the site:

- Limited view shed, building positioned directly behind a retail center;
- Property sits three to four feet below street grade;
- Competing office space is better situated; and
- General retail contraction.

Mr. Fisher explained the old style of self-storage warehouses with chain link fences and roll up doors was not what they were proposing and newer facilities were being positioned closer to neighborhoods and designed to be more neighborhood friendly. In addition, Fisher cited surveys done by the Self-Storage Association noting customers were asking for storage facilities closer to home/business locations and how the current supply was not meeting the demand.

Mr. Fisher stated they had attended the Owens Park Neighborhood Association board meeting on October 19, 2015 and the association suggested using down lighting around the building, painting the perimeter screening wall, adding additional trees for screening, and adding retail on the Plano Road side of the property.

Mr. Fisher concluded his presentation by giving information contradicting the common misconceptions regarding storage facilities such as crime generators, increased traffic noise, property decline, and adverse effect on property values. He added the individual storage units would be climate controlled and the hours of operation would be from 6:00 a.m. to 9:00 p.m.

Vice Chair Bright asked about vacancy rate of the property in the last few years and the efforts to bring businesses to the site.

Mr. Fisher replied that over the last few years there had been five broker teams that tried to market the property for medical office and retail but to no avail.

Commissioner DePuy asked if the neighborhood had requested the onsite care taker or was that part of the applicant's request.

Mr. Fisher said it was a combination of both and he was not aware of any opposition.

Commissioner Roland asked if the site was not considered Class "A" office space what classification would it be and if both sides of the screening wall would be painted.

Mr. Fisher replied he did not know what classification it would be, but with the visibility problems, lack of technology and its age, it would not be considered as Class "A" property.

Regarding the screening wall, Mr. Fisher said they had agreed to paint the residential side of the wall and would be happy to paint the side facing their property if necessary.

Commissioner Frederick asked if there had been increased interest in the property with the development of the State Farm and Raytheon campuses.

Mr. Fisher acknowledged people were coming to the area, but the property in question was a different class and age; however, the influx of people to the area would help the self-storage facility with a higher demand for storage.

Commissioner Frederick asked the applicant who would be the target market if the lot was scraped.

Mr. Fisher said that even if scraped, the majority of the property was more than 200 feet away from the street in addition to sitting below grade. He added that the only interest received over the last few years was from an Asian market group and the owners did not feel it was the best use of the property.

In addition to Mr. Fisher, the Commission received three cards in favor of the request from those in the audience who did not wish to speak:

- Ms. Barbara Fullerton, 1607 Woodoak Drive, Richardson, Texas
- Ms. Misty Meador, 1509 Woodoak Drive, Richardson, Texas
- Ms. Katherine Cargile, 1605 Woodoak Drive, Richardson, Texas

Chairman Hand called for any comments in opposition.

The following is a list of individuals who spoke in opposition and those who expressed their opposition in writing. The speakers were concerned with lack of improvement/maintenance and upkeep by future tenant or business, decline of surrounding businesses (i.e., Arapaho Road storage), two story building, light pollution, vehicle rentals, access to site for fire department, devaluing of adjacent property/homes, attracting criminal activity, excessive noise, and hours of operation. A suggestion was also made to change the site to townhomes or condominiums use.

- Mr. Wil Riley, 1707 Valcourt Drive, Richardson, Texas (speaker)
- Ms. Evelyn Roberson, 2217 Victoria Lane, Richardson, Texas (speaker)
- Ms. Linda Lewis, 2010 Oakwood, Richardson, Texas (speaker)
- Mr. James Lewis, 2010 Oakwood, Richardson, Texas (card)
- Mr. James Arnett, 2109 Sky Ridge Creek, Richardson, Texas (card)
- Mr. David Lawson, 1809 Campbell Trail, Richardson, Texas (card)
- Ms. Jeanie Lawson, 1809 Campbell Trail, Richardson, Texas (card)
- Mr. David Roffino, 2103 Briarwick Ct., Richardson, Texas (card)
- Ms. Andrea Suk, 17097 Valcourt Drive, Richardson, Texas (card)

Chairman Hand asked the applicant if he wanted to rebut or answer any of the concerns in opposition.

Mr. Fisher stated that improvements to the site were based on having appreciable tenants and without tenants the money for those improvements was not available. He also addressed some of the other concerns expressed by those in opposition:

- Residential - buildings would face the back of a retail center and lacked space for parking or driveways.
- Two stories – two story unit was purposefully placed adjacent to Calloway’s Nursery instead of being next to the single family neighborhood.
- Light and noise pollution – typically retail or office will produce more light pollution via their buildings and parking lots, whereas the current proposal will have downward facing wall-pack lights and limited hours of operation. In addition, entry to the property will be on the west side of the building away from the adjacent residential properties.
- Outside storage – zoning prohibits outside storage and no requests will be made for outside vehicle storage or rental.

- Access to site for fire department – the fire and police departments will have access to the facility just as it does with any other storage business.
- Criminal activity – self-storage business, especially those with interior hallways, are one of the lowest crime generators per the Dallas Police Department. In addition, tenants will be required to pass a background check, there will be on premise management 24/7, and security cameras will be in use throughout the property.
- Devaluing property – Arapaho Road storage facility lost the anchor business and the retail center suffered a decline years before storage facility opened up.

Mr. Fisher concluded his rebuttal comments by noting that World Class Capital, the owner of the property, were well versed in retail and office as well as self-storage and felt the proposed self-storage facility would make the best use of the property as opposed to leaving it vacant.

Commissioner Roland asked if the applicant would agree to not allowing recreational vehicle or boat parking on the site. He also wanted to confirm that 18-wheelers or commercial vehicles would not be coming to the site at all hours of the day or night.

Mr. Fisher confirmed that outside storage of vehicle would not be allowed and acknowledged the common misconception that large scale storage would be available. He pointed out that interior hallways would only allow for storage from local homeowners and small businesses.

Commissioner Roland asked how the neighborhood could feel comfortable with the fact the business would not decline in appearance over the years.

Mr. Fisher replied it was very difficult for an owner to put money into a property if the property was not generating any income, such as the current state of the property and that that self-storage businesses were good income generators so money would be available for maintenance.

Commissioner Taylor asked to confirm the type of signs that will be used on the property.

Mr. Fisher said there would be signs for the retail businesses along Plano and Campbell Roads as well as a sign for the storage business on Plano Road. The only other signs would be directional signs along the building inside the gated area.

Vice Chair Bright wanted to confirm how police and fire would gain access to the property.

Mr. Fisher replied the police and fire would gain entry to the property via a knox box system.

Chairman Hand asked if all storage businesses were gated and Mr. Fisher said it was usually the norm and very few are without gates.

Commissioner Frederick asked if there were any restrictions currently on the office building preventing anyone from coming or going at any time of the day.

Mr. Fisher replied that as an office building it would allow access at any time; however, with the proposed changes of gated entry, checking the background of tenants and security cameras throughout, the site would be much more secure than it is today.

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

Commissioner Frederick asked staff to explain the type of restrictions put in place by the proposed Special Permit, especially as it pertained to vehicle rentals.

Mr. Shacklett replied there were very specific instances when motor vehicles rentals (U-Haul) would be allowed and that could only happen in a C-M Commercial District. He added that if the Commission was concerned about vehicle rentals or outdoor storage of vehicles, a prohibition could be added to the special conditions when the motion was made.

Chairman Hand stated the Commission was and had been very active in addressing areas of decline in the City and because of that work, and the work of the City staff, the City was actively influencing the quality of development within the city.

Commissioner DePuy disagreed that the property values would be adversely affected by the proposed self-storage business and suggested the upgrades to the building and business would enhance the values as opposed to an empty office building. She also thought having townhomes would not be a viable use for a very awkward piece of property.

Commissioner Roland outlined several pluses regarding the proposed project: contact made with adjacent neighborhood association; new canopy trees to screen the side adjacent to single family residences; updating/painting building and perimeter masonry wall; easy on-site storage for local residents; on-site caretaker increased security; increase in tax dollars for the city; and a viable use versus a vacant building.

On the minus side, Mr. Roland said that the gates would block the traffic flow condemning the project to remain as a self-storage facility as opposed to reverting to some other use. However, he felt the pluses outweighed the minuses and he said he would support the request.

Commissioner Frederick stated that she would be voting in favor of the request and pointed out that she and Ms. DePuy were both real estate brokers and felt that having a working business adjacent to a residential area was more of a positive than a negative.

Commissioner Maxwell said he was also in favor of the request and suggested if anyone was concerned about the maintenance of the facility they should call the Community Services Department of the City to check for code violations. He also addressed a concern from the audience about what would prevent the applicant from returning and asking for changes to the Special Permit and noted that any request for a change would have to go through another public hearing before the Commission and City Council before it could be approved.

Chairman Hand thanked the audience for coming out and stating their concerns and reminded those in attendance that the Commission was tasked with doing a technical review of any requests before making a recommendation to the City Council. Once an item was presented to City Council, there would be another public hearing where citizens could discuss their concerns.

Mr. Hand added that he was on record as voting against most self-storage requests, but noted he had voted in favor of a previous request because of the problems faced by the property. He also thought the current proposal was much better than the previous submittal and would be voting in favor of the proposal.

Motion: Vice Chair Bright made a motion to recommend approval of Zoning File 15-31 as presented with additional conditions prohibiting outdoor storage of vehicles and vehicles for rent; second by Commissioner DePuy.

Commissioner Maxwell asked if Mr. Bright would amend his motion to require a caretaker's residence as opposed to leaving it as optional.

Mr. Shacklett noted the caretaker's residence was covered under special condition three (3): "*One (1) on-premises caretaker's residence as an accessory use of the self-service warehouse.*" However, if the Commission wanted to make it a requirement they could add that to the motion.

Vice Chair Bright so amended his motion to require the caretaker's residence and Commissioner DePuy gave the second.

Motion approved 7-0.



Staff Report

TO: City Council

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

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

DATE: January 21, 2016

RE: **Zoning File 15-31:** PD Planned Development – Plano/Campbell Road Neighborhood Self Storage – 2050 N. Plano Road.

REQUEST:

Approval of a change in zoning from LR-M(2) Local Retail with special conditions to PD Planned Development to accommodate a self-service warehouse with a 2-story area and to accommodate an on-premises caretaker's residence at the northeast quadrant of Campbell Road and Plano Road.

APPLICANT & PROPERTY OWNER:

Maxwell Fisher – Masterplan / Greg Williams – WC Campbell Business Center, LP

EXISTING DEVELOPMENT:

The site is currently developed with two (2) multi-tenant buildings totaling approximately 72,000 square feet.

ADJACENT ROADWAYS:

Plano Road: Six-lane divided arterial; 28,500 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (November 2013).

Campbell Road: Six-lane, divided arterial; 27,300 vehicles per day on all lanes, eastbound and westbound, west of Plano Road (November 2013).

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial; R-1800-M Residential

South: Retail/Commercial; LR-M(2) Local Retail

East: Single Family; R-1500-M Residential

West: Retail/Commercial; I-M(1) Industrial

FUTURE LAND USE PLAN:

Neighborhood Service

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

Future Land Uses of Surrounding Area:

North: Neighborhood Residential

South: Neighborhood Service

East: Neighborhood Residential

West: Neighborhood Service

EXISTING ZONING:

LR-M(2) Local Retail with special conditions per Ordinance Number 1010-A. The special conditions are related to screening and site plan approval, which are already in place.

INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Background:

The subject property was rezoned from R-1800-M Residential to LR-M(2) Local Retail in 1976 and was subsequently developed in 1985 with two (2) buildings. The site was developed for office and retail uses. Around the same time, the 3-building shopping center located in front of the subject property was also developed. In 1993, a Special Permit was granted to allow a high-tech manufacturing facility (J.N.C. Enterprises and Mactronix) to locate on the subject property.

Since its construction, the subject property has experienced difficulty leasing and marketing the property due to its poor visibility. The owner had previously stated multiple marketing efforts and cosmetic improvements to the building have done nothing to increase leasing interest; furthermore, the buildings are obsolete for the existing retail zoning, but they are adaptable for other uses, such a self-service warehouse.

In October 2013, the owner submitted a similar request. The City Plan Commission recommended approval of the request in November 2013. However, after the CPC meeting, several letters in opposition to the request from adjacent neighbors were sent to the City. The case was continued from the scheduled November 2013 City Council meeting until January 2014

to conduct an additional neighborhood meeting to address concerns raised by the adjacent residents. The applicant withdrew their case prior to the City Council meeting in January 2014.

Request:

The new applicant is requesting to rezone the subject property from LR-M(2) Local Retail to PD Planned Development to accommodate the reuse of the existing buildings as a self-service warehouse use or mini-warehouse. All units would be accessed from internal corridors and no external overhead doors would be allowed. The request is similar to the previous request, although there are some additional features being requested, most notably the addition of a second story on a portion of Building 1, adjacent to Calloway's Nursery, which will accommodate additional storage units as well as an on-premises caretaker's residence. The applicant is also proposing dedicated retail space to be located at the ends of each building adjacent to the Plano Road and Campbell Road. These features will be discussed further below.

The applicant states the proposed use is an appropriate transition between the retail shopping center and residential neighborhood. He also states a self-service warehouse provides convenient storage space to meet the needs of the surrounding neighbors, which is compatible with the Neighborhood Service designation on the City's Future Land Use Plan.

A self-service warehouse is only allowed in industrial zoning districts upon approval of a Special Permit; however, an I-M(1) Industrial with a Special Permit for a self-service warehouse would allow all other industrial uses on the property which may be less desirable due to the property's adjacency to the single-family neighborhood to the north and east. Therefore, the requested PD Planned Development designation would contain conditions limiting the property to LR-M(2) Local Retail uses with the additional allowed use of a self-service warehouse.

The following is a description of the subject property and elements associated with the development of the property for a self-service warehouse use:

- Building Size:
 - Building 1 – 37,626 square feet (first floor) / 14,777 square feet (second floor)
 - Building 2 – 34,303 square feet
 - Total – 86,706 square feet
- Storage Units: 768 individual storage units
- Retail/Restaurant Space: 8,620 square feet
- Building Materials: No changes in exterior materials are being proposed for the existing buildings. The proposed second story will be constructed of stucco and architectural metal panels. The applicant is also proposing to repaint the existing buildings.
- Setbacks: No changes to the existing building location are proposed.
 - Front (along Campbell Road and Plano Road): 40 feet
 - Rear: 60 feet where rear of building abuts upon a residential district

Chapter 21 (Subdivision and Development Code) of the Code of Ordinances requires a 60-foot open space/setback where the rear of a building abuts a residential district and may include alley right-of-way. It appears a portion of Building 2 was constructed with approximately fifty-five (55) feet of open space, specifically for the portion of the

building adjacent to Lot 32 of the residential subdivision to the east as shown on Exhibit “B”. Since there is no alley adjacent to that lot, the 60-foot dimension is not provided.

Additionally, the western portion of Building 1 was constructed with approximately fifty-three (53) feet of open space as shown on Exhibit “B”. Although this area is adjacent to Calloway’s Nursery, the 60-foot open space is required since that property is residentially zoned. As such, the buildings are non-conforming structures and cannot be expanded. The applicant’s request is to reduce the required 60-foot open space setback to fifty-three (53) feet to accommodate the existing condition on the site as well as the proposed addition on Building 1, thereby allowing an expansion of the building.

- Landscaping Percentage: 13.5% proposed; 10% required.
- Number of Parking Spaces: 268 provided; 126 required.

Elements Related to the Request:

The applicant met with the residents from the Owens Park Neighborhood Association in November 2015 to discuss the proposed use. As part of the proposed re-use of the site, the applicant has proposed additional conditions to lessen any potential impacts of the site on the existing single-family neighborhoods. This includes restrictions and additional conditions related to landscape screening, outdoor storage, lighting, and signage. He also explained that they are proposing a second story at the west end of Building 1, the addition of a caretaker’s residence, and that they will be dedicating retail space at the ends of each building adjacent to Plano Road and Campbell Road.

Second Story Addition and Caretaker’s Residence – The applicant is proposing to construct a 14,777-square foot second-story addition at the western end of Building 1 adjacent to Plano Road. The second story addition would contain a caretaker’s residence as well as additional storage units. Although the definition of self-service warehouse excludes a residence for an on-premises caretaker, the applicant is requesting that a residence be allowed as part of the PD Planned Development. He states the addition of the caretaker’s residence provides additional security as well as enhanced facility management.

Buildings located in non-residential zoning districts are typically limited to one (1) story, not to exceed twenty-five (25) feet when located within 150 feet of a residential zoning district. This portion is located approximately fifty-three (53) feet from a residentially zoned district to the north. Even though the residentially zoned property is developed as a retail use (Calloway’s Nursery), the height restriction still applies. The applicant is requesting to allow a portion of Building 1 to be two (2) stories, not to exceed thirty (30) feet in height.

Access and Security – The applicant is proposing to place gates across the driveways at both ends of the property. Access would be allowed only for customers wanting to access their units. The gates near the Plano Road entrance (Gates A & B) would allow entrance and exit to the storage facility; however, the gates near the Campbell Road entrance (Gates C & D) would only allow customers to exit, thus require all vehicles entering the storage area to pass the office and caretaker’s residence. Furthermore, the applicant is proposing to limit the hours of the facility from 6:00 a.m. to 9:00 p.m. Parking spaces would be provided outside of the gated areas at both

ends of the property to provide parking for the retail spaces and for those who need to go into the self-storage office.

The applicant is also providing striped turn around spaces outside the gates to allow vehicles a dedicated area to turn around if they cannot gain access to the facility. The applicant is proposing to prohibit loading and unloading activities on any elevations that directly face the residentially occupied properties. As shown on Exhibit “B”, the main loading/unloading area would be located on the interior ends of Buildings 1 and 2.

Retail Space – The applicant is proposing to provide approximately 8,600 square feet of retail space to be located at the end caps of each building, adjacent to Plano Road and Campbell Road. Although the site’s configuration is not suitable for retail users, the applicant feels the ends of each building may be appropriate for retail/restaurant uses since they will have visibility from the street. Along Plano Road, there will be no retail space located on the second floor; however, the applicant feels the extended façade along Plano Road will make the space more desirable for retailers. The building sits below Plano Road, and he states the additional height will increase the building’s visibility.

Screening Adjacent to Residentially Zoned Property – The current screening between the subject property and single-family zoned property to the north and east is limited to a 6-foot masonry screen wall. The rear of the southern building is visible from the single-family neighborhood, most notably from the two (2) lots at the end of Summertree Court and from Summertree Court itself (see attached photo #6). The applicant proposes to construct landscape islands in the parking spaces along the screening wall (adjacent to the single-family homes) and to place trees within the islands to create an additional visual buffer between the single-family neighborhood and subject property. As shown on Exhibit “B”, the trees would be placed approximately 35-40 feet on center along the screening wall. Additional ornamental trees will also be planted along the rear of both buildings facing the single-family neighborhood.

Exterior Modifications – In addition to the second story addition, the applicant is proposing to repaint the existing portions of the building where retail uses would be located. Possible outdoor seating areas may be located near the retail spaces at either end. Site perspective renderings (Exhibits E-1 through E-4) depict the anticipated appearance of the existing portions of the buildings.

The applicant is requesting to construct the second story portion of Building 1 with 100% non-masonry materials to include stucco to match existing stucco used throughout the property as well as architectural metal panels and an aluminum louver system over windows. Typically, non-residential zoning districts require a minimum 85% masonry construction; however, the applicant feels the use of stucco and metal panels will be compatible with the existing building, and the materials can be better structurally accommodated as compared to masonry materials. No changes are proposed to the masonry content of the existing buildings.

Outdoor Storage – The LR-M(2) Local Retail Zoning District allows outdoor storage and display but limits it to areas adjacent to the building and no taller than three (3) feet in height. However, the applicant is prohibiting any outdoor storage and display associated with a self-service

warehouse use. As proposed, the retail/restaurant spaces would be allowed outdoor storage and display in accordance with the LR-M(2) Local Retail Zoning District as is currently allowed.

Exterior Lighting – The applicant has proposed restrictions on exterior lighting facing residential zoning districts. New exterior lighting would be limited to shielded wall sconces placed at a maximum height of eight (8) feet on the building. The intent would be to prohibit lighting from spilling over the wall onto the adjacent properties.

Signage – The applicant is proposing to limit signage to decrease its visual impact on the adjacent neighborhood and surrounding area. As proposed, attached signage would be allowed along non-residential facing facades in accordance with Chapter 18 of the Code of Ordinances (Sign Code). However, along residential facing facades signage would be limited to directional, security, and addressing signage.

The applicant is limiting the detached signage to one (1) monument sign along each street frontage for Campbell Road and Plano Road in accordance with Chapter 18 of the Code of Ordinances.

Correspondence: As of this date, two (2) letters in support have been received. Sixteen (16) letters in opposition have been received. Additionally a petition stating opposition has been signed by a majority of the residents within the 200-foot notification area as well as several business owners from the adjacent shopping center. The owner of the shopping center has also submitted a letter stating opposition to the request.

Motion: On December 15, 2015, the City Plan Commission recommended approval of the applicant’s request as presented, subject to the following conditions:

The subject site shall be zoned PD Planned Development for the LR-M(2) Local Retail District and shall be developed in accordance with the following conditions:

Sec. 1. General

The development of the Property shall comply with the LR-M(2) Local Retail standards except as otherwise modified herein.

Sec. 2. Use Regulations

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

- (1) Any use permitted in the LR-M(2) Local Retail District except drive through facilities are prohibited.
- (2) Self-service warehouse. (Limited hours of access from 6:00 a.m. to 9 p.m.)
- (3) One (1) on-premises caretaker’s residence as an accessory use of the self-service warehouse.

Sec. 3. Exhibits.

Development of the property as a self-service warehouse shall be in substantial conformance with Exhibits “B”, “C-1” and “C-2.”

Sec. 4. Rear Setbacks

No rear setback shall be required except where the rear of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of Chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply, except as otherwise modified herein. Where the rear of any buildings that are currently located within the 60-foot open space area as depicted on Exhibit "B" in the development abuts on a residential district, including the second story portion of Building 1, open space to include alley right-of-way shall be a minimum of fifty-three (53) feet.

Sec. 5. Exterior Lighting

New exterior wall mounted lighting fixtures on buildings, facing residential zoning districts, shall be limited to shielded wall sconces at a maximum height of 8 feet.

Sec. 6. Signage

No signage is allowed to be on facades facing residential zoning districts except for directional, security and addressing signage. Detached signage is limited to the monument signs shown on Exhibit "B".

Sec. 7. Outdoor Storage

Outdoor storage and display related to a self-service warehouse shall be prohibited.

Sec. 8. Screening and Landscaping

Additional landscape screening shall be provided along the eastern property lines as depicted on Exhibit "B". No additional street trees or trees within landscape islands shall be required.

Sec. 9. Unit Access

All storage units shall be accessed by interior corridors.

Sec. 10. Vehicular Ingress to Storage Section

Vehicles are prohibited from entering the controlled storage unit area through Gates C and D, as shown on Exhibit “B.”

Sec. 11. Building Height

Building 1 is permitted to be two (2) stories not to exceed 30 feet in height provided the portion of the building footprint that is two (2) stories does not exceed the floor area as depicted on “Exhibit B.” The remainder of the development may not exceed one (1) story in height.

Sec. 12. Building Materials

The second story portion of the 2-story building (Building 1) as shown on Exhibit “B” may be constructed with non-masonry materials as shown on Exhibits “C-1” and “C-2.”

Section 13. Building Access

Loading and unloading activities associated with the storage use is prohibited on those portions of the eastern elevation of a portion of Building 1 and all of Building 2 that directly faces the residentially occupied properties to the east.

ZF 15-31

**SUBJECT PROPERTY
FOR ZONE CHANGE**



ZF 15-31 Zoning Map

Updated By: shacklett, Update Date: November 30, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1531\ZF1531 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 15-31

**SUBJECT PROPERTY
FOR ZONE CHANGE**

Springtree Cir

N Plano Rd

Summertree Ct

E Campbell Rd

ZF 15-31 Aerial Map

Updated By: shacklett, Update Date: November 30, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1531\ZF1531 ortho.mxd

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Calloway's Nursery

Plano Road

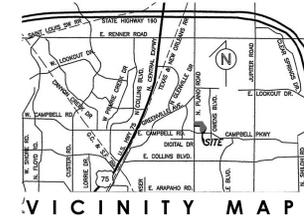
**2-story portion
of building**

**Single-Family
Neighborhood**

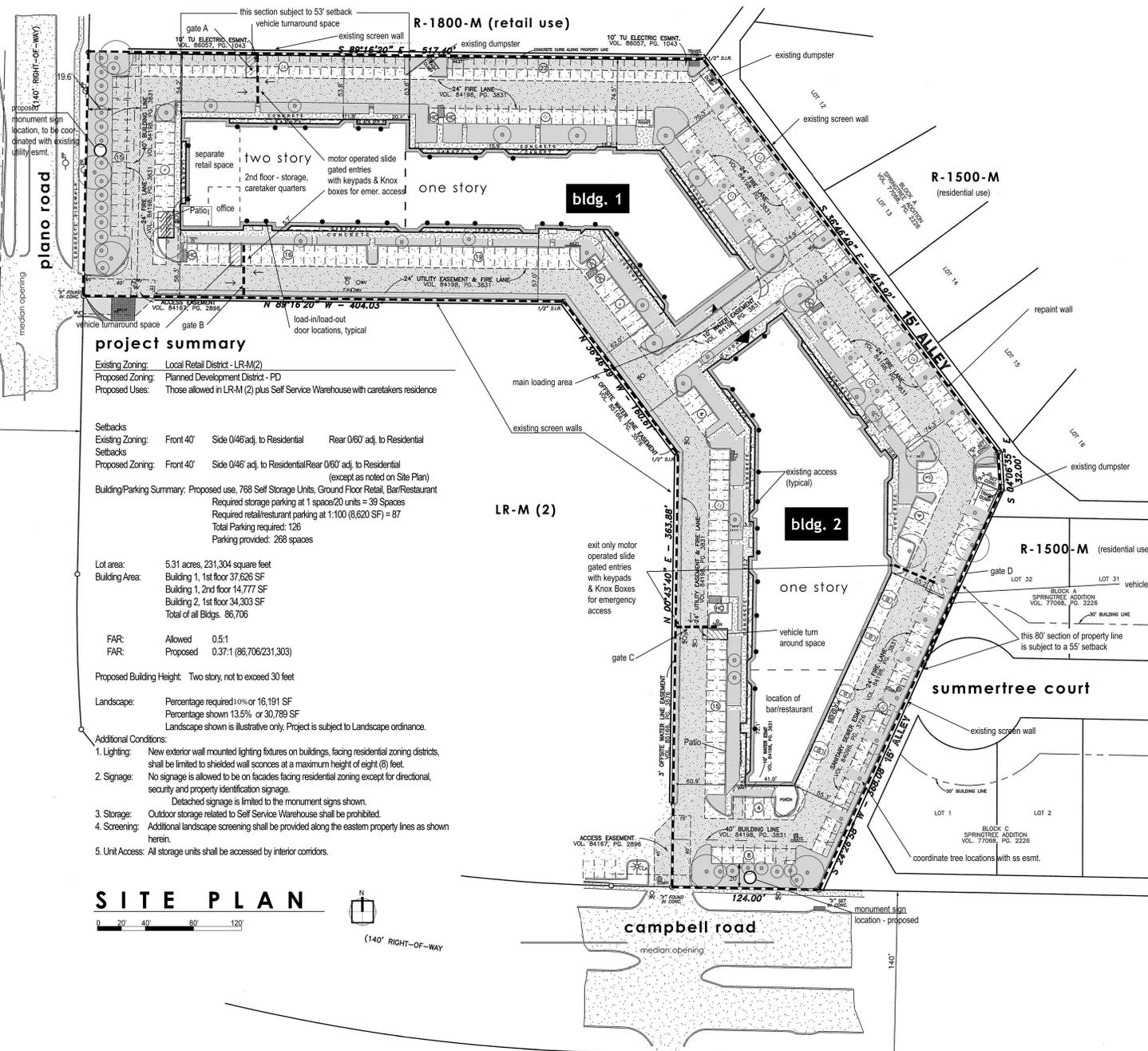
Campbell Road

**Oblique Aerial
Looking North**





- existing canopy tree
- existing ornamental tree
- proposed canopy tree
- proposed ornamental tree



project summary

Existing Zoning: Local Retail District - LR-M(2)
 Proposed Zoning: Planned Development District - PD
 Proposed Uses: Those allowed in LR-M (2) plus Self Service Warehouse with caretakers residence

Setbacks: Front 40' Side 046'adj. to Residential Rear 060' adj. to Residential
 Existing Zoning: Front 40' Side 046' adj. to Residential Rear 060' adj. to Residential
 Proposed Zoning: Front 40' Side 046' adj. to Residential Rear 060' adj. to Residential
 (except as noted on Site Plan)

Building/Parking Summary: Proposed use, 768 Self Storage Units, Ground Floor Retail, Bar/Restaurant
 Required storage parking at 1 space/20 units = 39 Spaces
 Required retail/restaurant parking at 1:100 (8,620 SF) = 87
 Total Parking required: 126
 Parking provided: 268 spaces

Lot area: 5.31 acres, 231,304 square feet
 Building Area: Building 1, 1st floor 37,626 SF
 Building 1, 2nd floor 14,777 SF
 Building 2, 1st floor 34,303 SF
 Total of all Bldgs. 86,706

FAR: Allowed 0.51
 FAR: Proposed 0.37:1 (86,706/231,303)

Proposed Building Height: Two story, not to exceed 30 feet

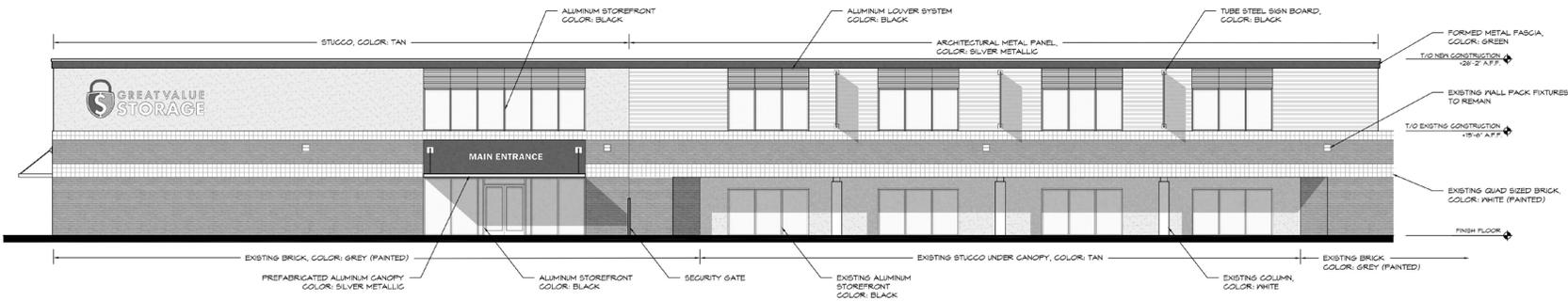
Landscape: Percentage required 10% or 16,191 SF
 Percentage shown 13.5% or 30,789 SF
 Landscape shown is illustrative only. Project is subject to Landscape ordinance.

- Additional Conditions:
1. Lighting: New exterior wall mounted lighting fixtures on buildings, facing residential zoning districts, shall be limited to shielded wall sconces at a maximum height of eight (8) feet.
 2. Signage: No signage is allowed to be on facades facing residential zoning except for directional, security and property identification signage.
 Detached signage is limited to the monument signs shown.
 3. Storage: Outdoor storage related to Self Service Warehouse shall be prohibited.
 4. Screening: Additional landscape screening shall be provided along the eastern property lines as shown herein.
 5. Unit Access: All storage units shall be accessed by interior corridors.

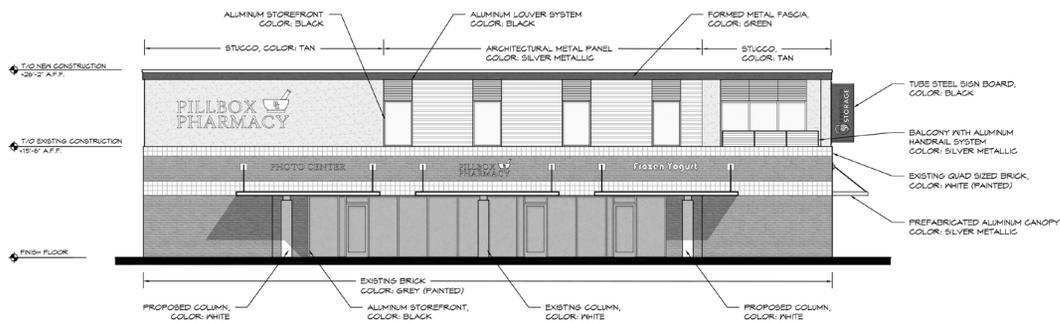
S I T E P L A N



Exhibit B - Part of Ordinance



1 SOUTH ELEVATION
A201 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A201 SCALE: 1/8" = 1'-0"

2-STORY PORTION OF BUILDING 1

| EXTERIOR MATERIAL QUANTITIES: | AREA (SF) | PERCENT (%) |
|-------------------------------|-------------------|--------------|
| SOUTH FACADE | | |
| MASONRY | 1,184 SF | 50.3% |
| STUCCO | 1,324 SF | 34.4% |
| CORRUGATED METAL PANEL | 508 SF | 15.3% |
| WEST FACADE | | |
| MASONRY | 1,091 SF | 54.1% |
| STUCCO | 484 SF | 28.0% |
| CORRUGATED METAL PANEL | 266 SF | 14.6% |
| EAST FACADE | | |
| MASONRY | 301 SF | 33.0% |
| STUCCO | 809 SF | 84.4% |
| CORRUGATED METAL PANEL | 140 SF | 12.6% |
| NORTH FACADE | | |
| MASONRY | 1,046 SF | 44.0% |
| STUCCO | 1,440 SF | 37.4% |
| CORRUGATED METAL PANEL | 521 SF | 13.6% |
| SUB-TOTAL | | |
| MASONRY | 3,223 SF | 48.5% |
| STUCCO | 3,234 SF | 36.3% |
| CORRUGATED METAL PANEL | 1,515 SF | 14.5% |
| TOTAL | 10,807 SF* | 100%* |

- PROJECT NOTES:
- GLAZING NOT INCLUDED IN TOTAL WALL AREA.
 - SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO BUILDING INSPECTION APPROVAL.
 - COLUMNS ARE EXISTING UNLESS NOTED OTHERWISE.

STUDIO M
ARCHITECTURE & PLANNING

WORLD CLASS
CAPITAL GROUP

RICHARDSON
STORAGE & RETAIL
CENTER
2020 NORTH PLAINS ROAD
MCKINNEY, TEXAS 75069

EXTERIOR
ELEVATIONS

SCHMATIC DESIGN
DECEMBER 1, 2015
15104

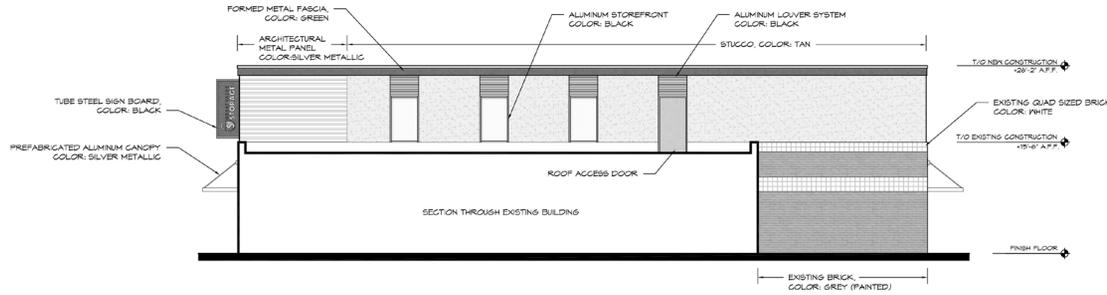
A201

2-STORY PORTION OF BUILDING 1

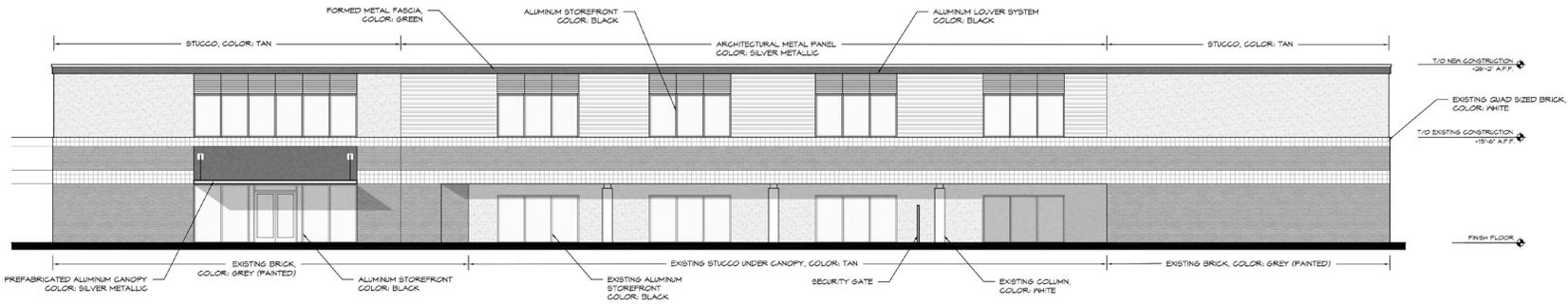
| EXTERIOR MATERIAL QUANTITIES: | AREA (SF) | PERCENT (%) |
|-------------------------------|-------------------|--------------|
| SOUTH FACADE | | |
| MASONRY | 1,934 SF | 50.3% |
| STUCCO | 1,324 SF | 34.4% |
| CORRUGATED METAL PANEL | 588 SF | 15.3% |
| WEST FACADE | | |
| MASONRY | 1,091 SF | 54.1% |
| STUCCO | 484 SF | 23.0% |
| CORRUGATED METAL PANEL | 266 SF | 12.9% |
| EAST FACADE | | |
| MASONRY | 367 SF | 33.0% |
| STUCCO | 605 SF | 55.4% |
| CORRUGATED METAL PANEL | 140 SF | 12.6% |
| NORTH FACADE | | |
| MASONRY | 1,495 SF | 44.0% |
| STUCCO | 1,448 SF | 41.4% |
| CORRUGATED METAL PANEL | 521 SF | 14.6% |
| SUB-TOTAL | | |
| MASONRY | 5,293 SF | 44.5% |
| STUCCO | 9,034 SF | 36.2% |
| CORRUGATED METAL PANEL | 1,513 SF | 14.3% |
| TOTAL | 10,801 SF* | 100%* |

PROJECT NOTES:

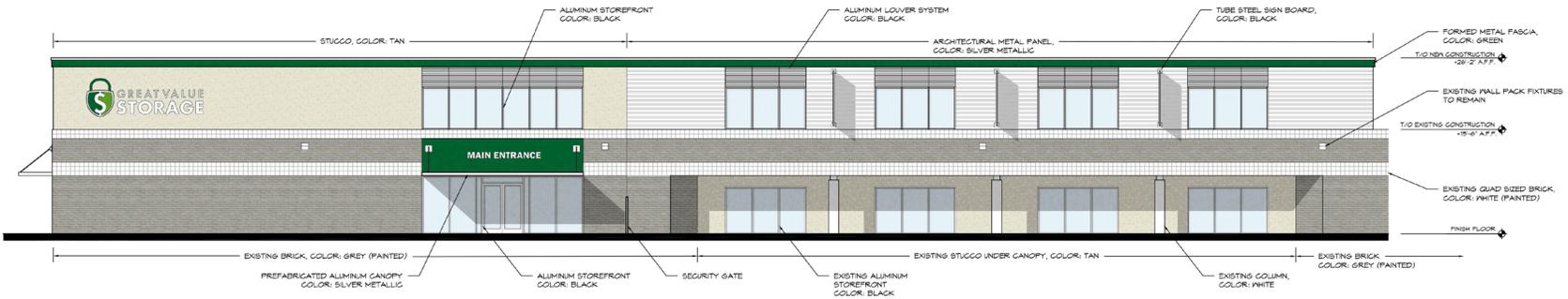
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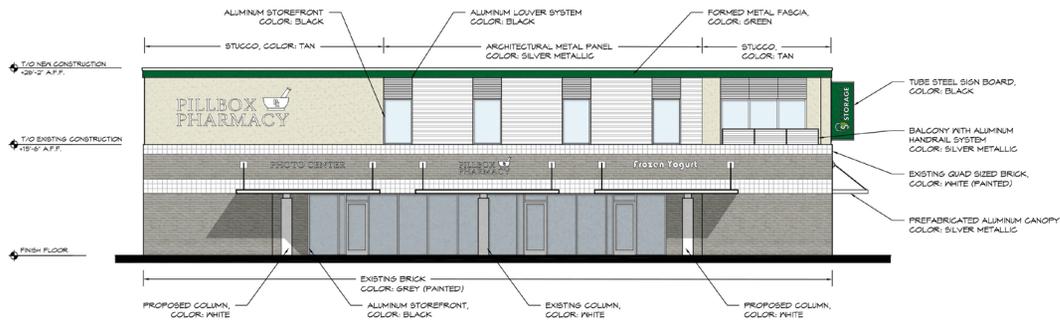
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

2-STORY PORTION OF BUILDING 1

| EXTERIOR MATERIAL QUANTITIES: | AREA (SF) | PERCENT (%) |
|-------------------------------|-------------------|--------------|
| SOUTH FACADE | | |
| MASONRY | 1,184 SF | 50.3% |
| STUCCO | 1,324 SF | 34.4% |
| CORRUGATED METAL PANEL | 508 SF | 15.3% |
| WEST FACADE | | |
| MASONRY | 1,091 SF | 54.1% |
| STUCCO | 484 SF | 26.0% |
| CORRUGATED METAL PANEL | 266 SF | 14.6% |
| EAST FACADE | | |
| MASONRY | 301 SF | 33.0% |
| STUCCO | 609 SF | 64.4% |
| CORRUGATED METAL PANEL | 140 SF | 12.6% |
| NORTH FACADE | | |
| MASONRY | 1,046 SF | 44.0% |
| STUCCO | 1,440 SF | 37.4% |
| CORRUGATED METAL PANEL | 521 SF | 13.6% |
| SUB-TOTAL | | |
| MASONRY | 9,283 SF | 41.5% |
| STUCCO | 9,024 SF | 36.3% |
| CORRUGATED METAL PANEL | 1,515 SF | 14.5% |
| TOTAL | 10,807 SF* | 100%* |

- PROJECT NOTES:
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STUDIO M
ARCHITECTURE & PLANNING

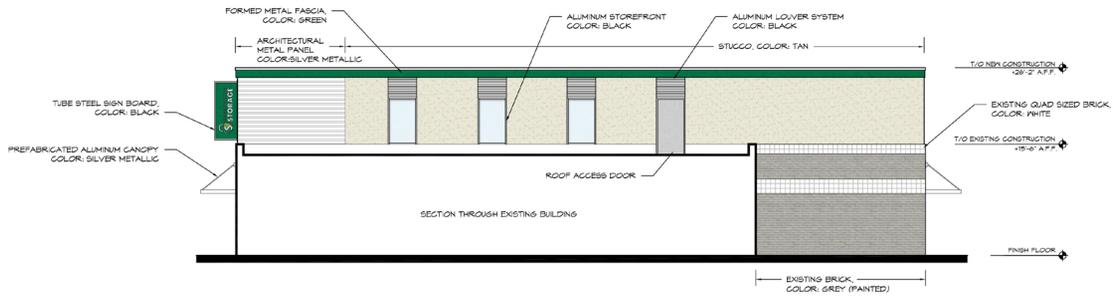
WORLD CLASS
CAPITAL GROUP

RICHARDSON
STORAGE & RETAIL
CENTER
2020 NORTH PLAINS ROAD
MCKINNEY, TEXAS 75069

EXTERIOR
ELEVATIONS

SCHEMATIC DESIGN
DECEMBER 1, 2015
15104

A201

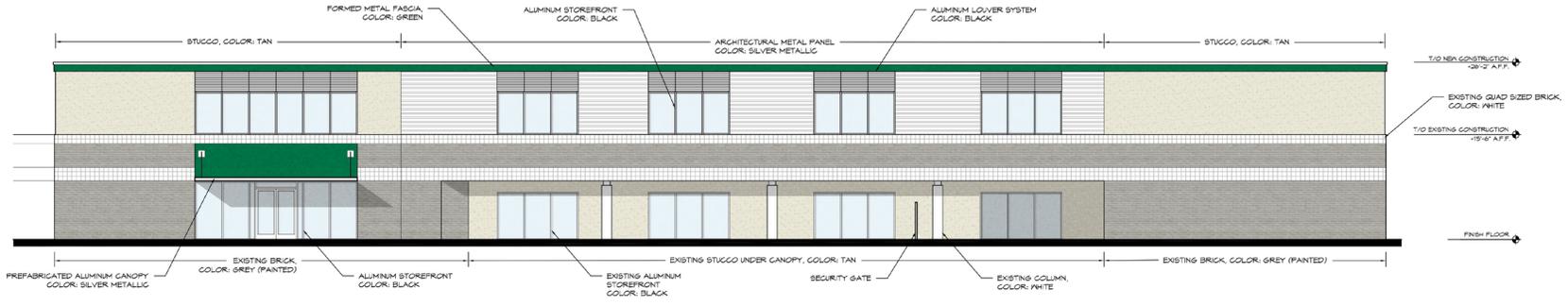


1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

2-STORY PORTION OF BUILDING 1

| EXTERIOR MATERIAL QUANTITIES: | AREA (SF) | PERCENT (%) |
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| STUCCO | 484 SF | 23.0% |
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| CORRUGATED METAL PANEL | 140 SF | 12.6% |
| NORTH FACADE | | |
| MASONRY | 1,245 SF | 44.0% |
| STUCCO | 1,448 SF | 37.4% |
| CORRUGATED METAL PANEL | 521 SF | 13.6% |
| SUB-TOTAL | | |
| MASONRY | 5,293 SF | 44.5% |
| STUCCO | 3,234 SF | 26.2% |
| CORRUGATED METAL PANEL | 1,513 SF | 12.3% |
| TOTAL | 10,040 SF* | 100%* |

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2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED BUILDING

ENTRANCE FROM CAMPBELL ROAD

WORLD CLASS
CAPITAL GROUP

STUDIO M
ARCHITECTURE & PLANNING



SITE PHOTO



EXISTING BUILDING



PROPOSED BUILDING

ENTRANCE FROM PLANO ROAD

WORLD CLASS
CAPITAL GROUP

STUDIO M
ARCHITECTURE & PLANNING



EXISTING BUILDING



PROPOSED BUILDING
AERIAL OVER PLANO ROAD



EXISTING BUILDING



PROPOSED BUILDING

AERIAL OVER CAMPBELL ROAD



EXISTING BUILDING



**Looking East across Plano Road
at Proposed Retail Space**

(1)



2050

FIRE LANE NO PARKING

Looking East at
Plano Road Frontage

(2)



(3)

Looking East along
North Property Line



(4)

Looking South along
East Property Line



Looking North at
Campbell Road Elevation



**Looking West at East Elevation
from Single-family Neighborhood
(Summertree Court)**

(6)



Looking North across
Campbell Road

Applicant's Statement

On behalf of WC Campbell, Masterplan requests approval of a change of zoning from "LR-M(2)" to a Planned Development District based on the LR-M(2) District uses and regulations plus self storage (mini-warehouse). The purpose of this request is to allow a neighborhood self storage (mini-warehouse) facility while retaining the allowable retail, personal service and office uses of the current "LR-M(2)" district. The plan is to adapt and re-use the majority of the building for self-storage units accessed via an internal corridor. The bar that faces Campbell Road would remain. Moreover, a separate retail space(s) would be created on Plano Road while the storage office/retail component would be located on the south side of "Building 1." The proposal includes constructing a second floor for a portion of "Building 1" facing Plano Road to offer the visibility necessary to attract quality retailers. The second floor would contain approximately 14,000 square feet of floor area of storage units including a high end section for particularly valuable goods and a caretaker's quarters.

The visible portions of the property will be upgraded. The one and two-story section of "Building 1" would be a combination of masonry, stucco and ornamental metal. The existing brick and stucco portions of the 1st floor façade will be re-painted while the new 2nd story portion would have a combination of stucco and decorative metal to give a more modern appearance. The exterior of the bar will be re-painted to match the overall exterior upgrades to the two-story portion on Plano Road.

Site Challenges

After several years of vacancy and underperforming tenancy, the current property owner attempted a change of zoning to accommodate self-storage in 2013. There was some resistance to such a proposal and as a result the owner withdrew the application. Almost two years have passed and the property continues to be mostly vacant despite an active and ongoing commitment by the owner and the real estate broker team to find viable retail or office tenants.

Visibility and convenience are critically important for long term retail success. This site has neither of these advantages. The physical characteristics of the site and the adjacent built environment pose significant challenges for retail and office users. Except for the end of the buildings facing Campbell Road or Plano Road, the retail shopping center on the hard corner completely block motorists' views of the majority of tenant spaces. Moreover, the majority of tenant spaces are located a significant distance from either street. The property is also vertically depressed with respect to the surface elevation of Plano Road.

Site Provisions:

The proposal includes the following measures to ensure the facility will be a good neighbor:

- Converting parking spaces to landscape peninsulas to accommodate large evergreen trees along the eastern boundary adjacent to Owens Park residential lots
- Converting parking spaces to landscape peninsulas to accommodate ornamental trees along portions of the eastern façade of Buildings 1 and 2.
- Adding shielded lights to provide security without glare or obtrusive illumination into adjacent neighborhood.
- Gated access to patrons and employees only; security cameras, and pre-lease background checks.

- Caretaker's quarters for enhanced safety, security and management of facility.
- Main building entrances to the storage facility will be on ends and on retail side; limited on residential side.
- Limit hours of patron access to the storage facility from 6AM to 9PM.
- Repaint perimeter wall on eastern property line.
- Upgrade the exterior façade of the end caps of both Buildings 1 and 2.

We contend that providing a self storage facility will be an appropriate transition between more intensive retail and the residential neighborhood to the east and northeast. Instead of the typical "back-of-house" components, such as dumpsters, parking lot lights, grocery truck loading and unloading and other potentially negative impacts, the storage facility will be of lower impact. Neighbors and business owners alike will have a convenient and safe location to store goods, while the visible portions of the property will be retail, congruent with the adjacent retail properties of the Campbell/Plano Road corridors. We respectfully request support for this proposal.



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 15-31 / Plano/Campbell Road Neighborhood Self Storage
Property Owner: Greg Williams / WC Campbell Business Center, LP
Applicant: Maxwell Fisher / Masterplan
Location: 2050 N. Plano Road (See map on reverse side)
Current Zoning: LR-M(2) Local Retail
Request: A request for a change in zoning from LR-M(2) Local Retail to PD Planned Development to accommodate a self-service warehouse with a 2-story area and to accommodate a caretaker's quarters.

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

TUESDAY, DECEMBER 15, 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.

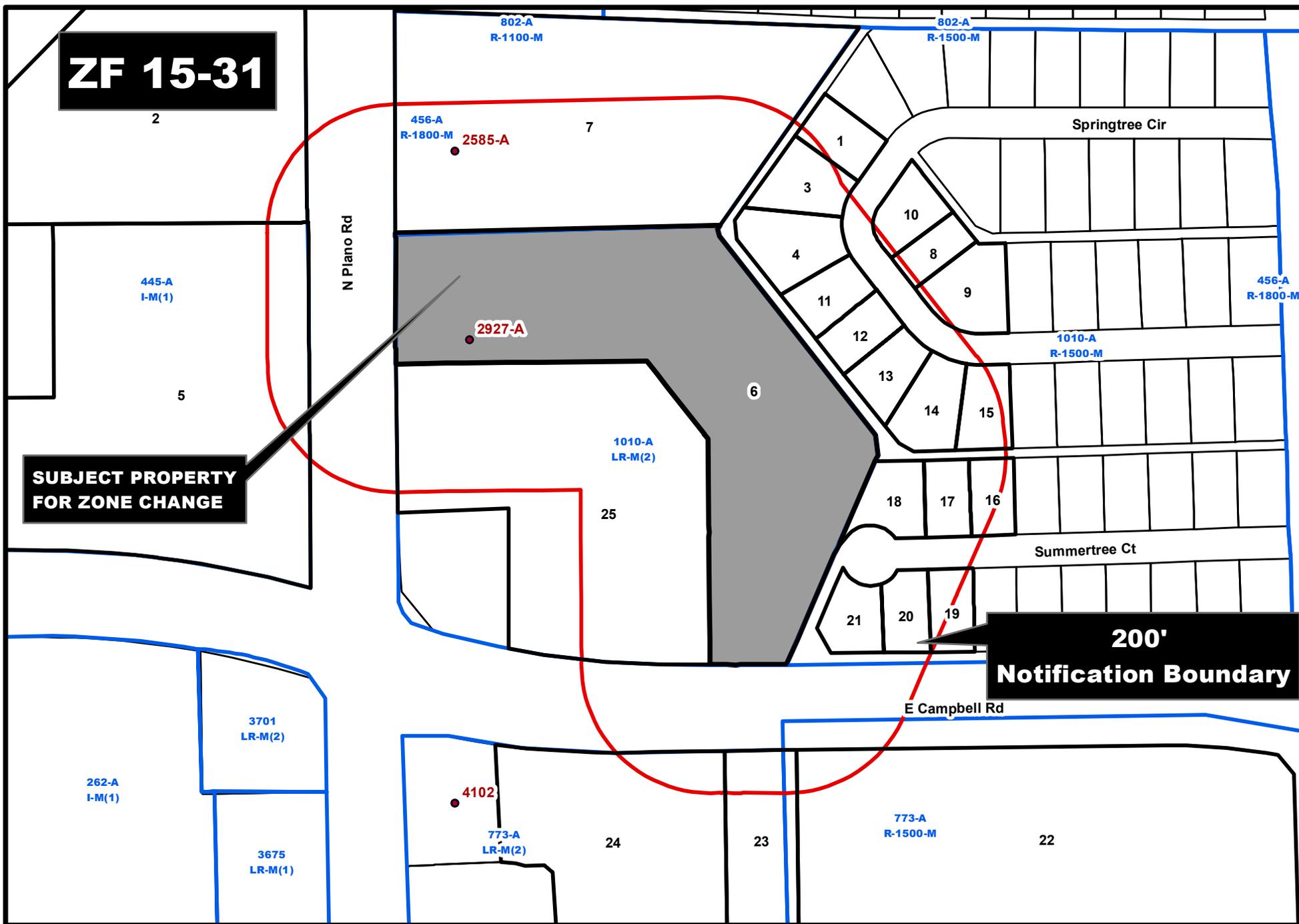
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 15-31.

Date Posted and Mailed: 12/04/2015



ZF 15-31 Notification Map

Updated By: shacklett, Update Date: November 30, 2015
 File: DSI\Mapping\Cases\Z\2015\ZF1531\ZF1531 notification with numbers.mxd

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



1-MEDINA GENARO M & IRMA
1527 SPRINGTREE CIRCLE
RICHARDSON, TX 75082-4723

2-CAMPBELL CREEK LTD
5601 GRANITE PKWY STE 800
PLANO, TX 75024-6682

3-TURCIOS BERNARDO
2014 OAKWOOD DRIVE
RICHARDSON, TX 75082-4614

4-HOWLAND AMIE ELLEN
1523 SPRINGTREE CIRCLE
RICHARDSON, TX 75082-4723

5-CRICQ RICHARDSON TRUST
DBA CRICQ RICHARDSON LLC
29 COMMONWEALTH AVE STE 801
BOSTON, MA 02116-2396

6-WC CAMPBELL BUSINESS CENTER
401 CONGRESS AVE FL 33
AUSTIN, TX 78701-3792

7-CALLOWAYS NURSERY INC
PO BOX 1688
COLLEYVILLE, TX 76034-1688

8-BELL BRUCE
1514 SPRINGTREE CIRCLE
RICHARDSON, TX 75082-4724

9-LACLETTE FERNANDO
1512 SPRINGTREE CIRCLE
RICHARDSON, TX 75082-4724

10-DEAN J RICHARD & SONJA S HILL
1516 SPRINGTREE CIRCLE
RICHARDSON, TX 75082-4724

11-SCHAER ROLAND
1521 SPRINGTREE CIRCLE
RICHARDSON, TX 75082-4723

12-SNUGGS EDGAR EUGENE III &
KRISTA A
1519 SPRINGTREE CIRCLE
RICHARDSON, TX 75082-4723

13-LINCON JOSE & LINCON RAQUEL
M
1517 SPRINGTREE CIRCLE
RICHARDSON, TX 75082-4723

14-TERRY HEGG
1515 SPRINGTREE CIRCLE
RICHARDSON, TX 75082-4723

15-SNOOK DANA L & DANIEL R
1513 SPRINGTREE CIRCLE
RICHARDSON, TX 75082-4723

16-BRYANT LUCIA CHILDRESS
1505 SUMMERTREE COURT
RICHARDSON, TX 75082-4721

17-SHAW GERALDINE
1503 SUMMERTREE COURT
RICHARDSON, TX 75082-4721

18-EDMONSON ERIK N & SHERRIE F
SPANGLER
PO BOX 850033
RICHARDSON, TX 75085-0033

19-BERNAL ANNABELLE
1504 SUMMERTREE COURT
RICHARDSON, TX 75082-4722

20-THOMPSON HANNAH S
1502 SUMMERTREE COURT
RICHARDSON, TX 75082-4722

21-HERRERA MARINA LISETH &
AMILCAR BLADIMIR JR
1500 SUMMERTREE COURT
RICHARDSON, TX 75082-4722

22-RICHARDSON EAST CHURCH OF
CHRIST
1504 E. CAMPBELL ROAD
RICHARDSON, TX 75081-1941

23-ST PHILOPATEER COPTIC
ORTHODOX CHURCH OF DALLAS
1450 E CAMPBELL ROAD
RICHARDSON, TX 75081-1939

24-NOCERA GERALDINE C
REVOCABLE LIVING TRUST
2275 RABBIT HOLLOWE CIRCLE
DELRAY BEACH, FL 33445-6693

25-LUCKY PLAZA LP CORNER REAL
ESTATE SERVICES
4300 N CENTRAL EXPRESSWAY
DALLAS, TX 75206-6532

**MAXWELL FISHER
MASTERPLAN
900 JACKSON STREET, SUITE 640
DALLAS, TX 75202**

**GREG WILLIAMS
WC CAMPBELL BUSINESS CENTER,LP
401 CONGRESS AVENUE, 33RD FLOOR
AUSTIN, TX 78701**

ZF 15-31 Notification List

ZF 15-31

Correspondence

in

Support

January 6, 2016



The Honorable Mayor Voelker
Richardson City Hall
411 West Arapaho Road
Richardson, Texas 75080

Corporate Office
8222 Douglas Avenue
Suite 390
Dallas, TX 75201
214.389.6100 ●
214.871.2799 ●
www.pegasusablon.com

Dear Mayor Voelker,

I am writing to provide additional detail regarding the storage being developed by World Class Capital (WCC). I own a retail shopping facility at the northwest corner of Hillcrest Avenue and Northwest Highway directly adjacent to the Park Cities Storage facility.

Park Cities Storage has been an excellent retail use that meshes well with our offerings. We have desirable retail such as Dish, a destination restaurant, and Equinox, a day spa, as well as other restaurants and offices, including UT Southwestern. In no way has the storage component undermined the appeal of visiting our shopping center.

The clients that store items in an all air-conditioned space are exactly the type of people that shop at our center. Additionally, it has been outstanding to have a use that generates so little traffic.

Many people are misinformed when it comes to modern storage facilities. As a result, they tend to oppose these types of projects and the city ends up losing out on a use that would generate an impressive amount of tax dollars and fully utilize a site that would normally be tough to develop, much like the storage site adjacent to my retail facility.

I urge you to consider the benefits of this high-quality development proposal. Please do not hesitate to contact me should you have questions.

Cordially,

A handwritten signature in black ink, appearing to read "M. Ablon", with a long horizontal line extending to the right.

Michael Ablon



To: chris.shacklett@cor.gov,
bob.townsend@cor.gov, steve.mitchell@cor.gov, scott.dunn@cor.gov,
Cc: mabel.simpson@cor.gov, marta.frey@cor.gov, aimee.nemer@cor.gov,
Mark.Solomon@cor.gov,
Bcc:
Subject: Letter in Support of Self-Storage Facility
From: Niky Bukovcan <nikybukovcan@gmail.com> - Tuesday 12/15/2015 02:39 PM

Dear City of Richardson Council and Planning Commission:

I write regarding the proposed self-storage unit at the corner of Campbell and Plano Road as presented by Master Plan Consultants. I live on 1508 Summertree Court and my house is about four houses down from the wall adjacent to the proposed self-storage facility. After reviewing Master Plan Consultants' proposal and attending two meetings that thoroughly answered all of my questions and concerns, I believe that the facility is a good plan for the area.

Although there may be valid perspectives countering this plan, from my understanding of what will be built, the residents of this neighborhood will end up with a quite neighbor and one that promises to improve the structures and landscaping adjacent to the neighborhood. Having a neighbor that does not create noise, trash, odors, and light pollution is valuable and should not be dismissed lightly.

Of course, if I had it my way I would turn the area into a green space with only trees and landscaping. However, this is not realistic or reasonable. As such, I urge your support of this plan. As the Council and Planning Commission, however, I do expect you to verify the plans presented, modify what is objectionable, and ensure that all proposals to improve the area are carried through to the fullest.

Regards,

Niky Bukovcan

ZF 15-31

Correspondence

in

Opposition



To: Michael Spicer/CH/Cor@Cor,
Cc: Chris Shacklett/CH/Cor@Cor, Don Magner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor,
Bcc:
Subject: Fw: Zoning opposition letter for Richardson city council
From: Aimee Nemer/CH/Cor - Tuesday 01/05/2016 04:26 PM

From: Cornerdavis@aol.com
To: steve.mitchell@cor.gov, bob.townsend@cor.gov, mark.solomon@cor.gov, scott.dunn@cor.gov,
paul.voelker@cor.gov, mable.simpson@cor.gov, marta.frey@cor.gov, aimee.nemer@cor.gov
Date: 01/05/2016 04:19 PM
Subject: Re: Zoning opposition letter for Richardson city council

January 5, 2016

To the Honorable Mayor and City Council Members of the City of Richardson, TX:

This is to notify you that Lucky Plaza LP the owner of the shopping center at the northeast corner of Plano Road and Campbell Road in Richardson, TX is opposed to the zoning change requested for the nearby property at 2050 N Plano Rd. (ZF 15-31). Please deny this zoning request for Planned Development with a Self-Service Warehouse (ZF 15-31). Our entire shopping center is in the 200 ft. notification zone and our addresses at this center include 2000 . 2010 N. Plano Rd. and 1403 E. Campbell Rd. with multiple suite numbers.

Thank you for your consideration.

Judy A. Davis, CPM
Corner Real Estate Services, Inc. as managing agent for Lucky Plaza, L.P.

President

RE: Zoning File No. 15-31

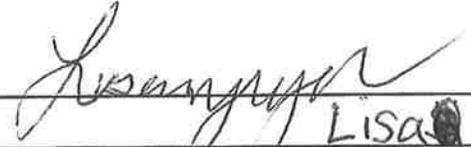
Carriage Square Commercial Park - Self Service Warehouse

2050 N Plano Rd, Richardson TX 75082

The undersigned ^{Business} ~~property~~ owner(s) are opposed to the requested zoning change for the property at 2050 N. Plano Rd. (ZF 15-31) that would change it from LR-M(2) Local Retail to PD Planned Development with a self-service warehouse. The undersigned owners are all within the 200 ft. notification zone of the property at 2050 N. Plano Rd. (ZF 15-31). The undersigned owners are all opposed to self-service warehouses and do not want any in their area.


 _____ Signature
 Benjamin Lee LA Burger _____ Printed Name
 2000 N. Plano Rd #115 _____ Address
 Richardson TX 75082 _____ City, State, Zip Code


 _____ Signature
 Fatbardh Zhuta Fatbardh Zhuta _____ Printed Name
 Owner Leon's Italian Restaurant _____ Address
 1403 E Campbell Rd 75081 _____ City, State, Zip Code


 _____ Signature
 Lisa Nguyen owner of _____ Printed Name
 1403 E Campbell Suite 104 _____ Address
 Richardson, TX 75081 _____ City, State, Zip Code


 _____ Signature
 YOGESH R JAGAN — OWNER _____ Printed Name
 SMOOTHIE N MORE 2006 N. PLANO RD, STE 103 _____ Address
 RICHARDSON, TX 75082 9722316272 _____ City, State, Zip Code


 _____ Signature
 Douglas Black, owner _____ Printed Name
 2008 N. Plano Rd Ste 111 _____ Address
 Richardson, TX 75081 _____ City, State, Zip Code

RE: Zoning File No. 15-3
Carriage Square Commercial Park - Self Service Warehouse
2050 N Plano Rd, Richardson TX 75082

P3

The undersigned property owner(s) are opposed to the requested zoning change for the property at 2050 N. Plano Rd. (ZF 15-31) that would change it from LR-M(2) Local Retail to PD Planned Development with a self-service warehouse. The undersigned owners are all within the 200 ft. notification zone of the property at 2050 N. Plano Rd. (ZF 15-31). The undersigned owners are all opposed to self-service warehouses and do not want any in their area.

| | |
|-----------------------|-----------------------|
| _____ | Signature |
| Marina Liseth Herrera | Printed Name |
| 1500 summertree ct | Address |
| Richardson TX 75082 | City, State, Zip Code |

| | |
|-------|-----------------------|
| _____ | Signature |
| _____ | Printed Name |
| _____ | Address |
| _____ | City, State, Zip Code |

| | |
|-------|-----------------------|
| _____ | Signature |
| _____ | Printed Name |
| _____ | Address |
| _____ | City, State, Zip Code |

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| _____ | Signature |
| _____ | Printed Name |
| _____ | Address |
| _____ | City, State, Zip Code |

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|-------|-----------------------|
| _____ | Signature |
| _____ | Printed Name |
| _____ | Address |
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RE: Zoning File No. 15-3
Carriage Square Commercial Park - Self Service Warehouse
2050 N Plano Rd, Richardson TX 75082

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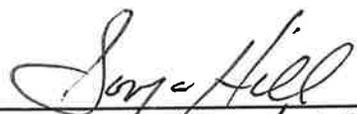
FERNANDO LACLETTE
1512 SPRINGTREE CIR.
RICHARDSON TX 75082
Signature
Printed Name
Address
City, State, Zip Code



SUSANA LACLETTE
1512 SPRINGTREE CIR.
RICHARDSON, TX. 75082
Signature
Printed Name
Address
City, State, Zip Code



Bruce Bell
1514 Springtree Cir
Richardson, TX 75082
Signature
Printed Name
Address
City, State, Zip Code

✓ 

Sonja Hill
1516 Springtree Cir
Richardson, TX. 75082
Signature
Printed Name
Address
City, State, Zip Code

✓ 

Richard Dean
1516 Springtree Cir
Richardson TX. 75082
Signature
Printed Name
Address
City, State, Zip Code

RE: Zoning File No. 15-
Carriage Square Commercial Park - Self Service Warehouse
2050 N Plano Rd, Richardson TX 75082

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Anne Schae Signature
Anne Schae Printed Name
1521 Springtree Cir Address
Richardson 75082 City, State, Zip Code

Krista Snuggs Signature
Krista Snuggs Printed Name
1519 Springtree Circle Address
Richardson TX 75082 City, State, Zip Code

Anthony Cosentino Signature
Anthony Cosentino Printed Name
1525 Springtree Circle Address
Richardson, TX, 75082 City, State, Zip Code

Edgar Snuggs Signature
Edgar Snuggs Printed Name
1519 Springtree Cir Address
Richardson TX 75082 City, State, Zip Code

David M. Encon Signature
David M. Encon Printed Name
1517 Springtree Circle Address
Richardson, TX 75082 City, State, Zip Code

RE: Zoning File No. 15-31
Carriage Square Commercial Park - Self Service Warehouse
2050 N Plano Rd, Richardson TX 75082

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~~Signature~~
~~Printed Name~~
~~Address~~
~~City, State, Zip Code~~

Daniel Snook Signature
Daniel Snook Printed Name
1513 Springtree Circle Address
Richardson TX 75082 City, State, Zip Code

Dana Snook Signature
Dana Snook Printed Name
1513 Springtree Circle Address
Richardson TX 75082 City, State, Zip Code

Signature
Printed Name
Address
City, State, Zip Code

Signature
Printed Name
Address
City, State, Zip Code

RE: Zoning File No. 1. 1

Carriage Square Commercial Park - Self Service Warehouse

2050 N Plano Rd, Richardson TX 75082

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Sherrie Spangler

Signature

Sherrie Spangler

Printed Name

1501 Summer-tree Ct.

Address

Richardson, TX, 75082

City, State, Zip Code

Amie Milburn Howland

Signature

Amie Milburn Howland

Printed Name

1523 Springtree Circle

Address

Richardson, TX 75082

City, State, Zip Code

Linda Catacalos

Signature

Linda Catacalos

Printed Name

1518 N. Springtree

Address

Richardson, TX 75082

City, State, Zip Code

Signature

Printed Name

Address

City, State, Zip Code

Signature

Printed Name

Address

City, State, Zip Code



To: Chris Shacklett/CH/Cor@Cor, Sam Chavez/CH/Cor@Cor,
Cc:
Bcc:
Subject: Fw: Self-Storage Warehouse Zoning
From: Michael Spicer/CH/Cor - Monday 12/14/2015 08:54 AM

From: Benjamin Lee <benjimonlee@gmail.com>
To: "steve.mitchell" <steve.mitchell@cor.gov>, "bob.townsend" <bob.townsend@cor.gov>,
"Mark.Solomon" <Mark.Solomon@cor.gov>, "scott.dunn" <scott.dunn@cor.gov>, "Paul Voelker"
<paul.voelker@cor.gov>, "Mabel Simpson" <mabel.simpson@cor.gov>, "Marta Gómez Frey"
<marta.frey@cor.gov>, aimee.nemer@cor.gov
Date: 12/11/2015 12:19 PM
Subject: Self-Storage Warehouse Zoning

NO TO SELF-SERVICE WAREHOUSE ZONING

FROM: Ben Lee (Owner of LA Burger), 2000 N Plano Rd #115 Richardson TX 75082,

4694716430

Dear Members of City Council Member and the Planning Commission:

Please vote against the zoning change request for self-service warehouse (ZF 15-31) at 2050 N Plano Rd near the northeast corner of Campbell and Plano Roads. I do not want a self-service warehouse(s) in my neighborhood. Below are some reasons why I think this zoning is a bad idea and should not be allowed.

1. Entices & increases criminal activity & makes it easy for criminal activity to go on undetected. (See news info below).
2. Could hurt restaurants and retail close by because many shoppers wouldn't feel safe with storage units next door especially at night.
3. 768 units is a large number and would increase traffic in and out of facility which is close to major intersection and would bring a lot of unknown people in and out of area.
4. Two thirds of this proposed warehouse backs up to homes in our neighborhood. This would decrease their home values and increase the chances of more homes turning into rentals causing further decline in values of other homes nearby.
5. Downgrades the area and creates a poor image for the neighborhood and could easily discourage quality development in the future. Sends a message that area is in decline and full of density.
6. Do you as a city council member or planning commission member want a 768 storage facility going up next to you. Do you think people in Canyon Creek, North Dallas, or Highland Park would put up with self-storage units going up in their neighborhood?
7. This downgrading effect can easily be seen near Arapaho Rd. and Custer Rd. where zoning was allowed for a self-service warehouse to be built in 2012. Currently, next to it is a pool hall, a bingo parlor, a hookah bar, a second hand store, a martial arts center, and on the other side is an empty taco bell building.
8. Increases rodent and pest problems
9. There is a reason self-storage warehouses in the zoning code are normally allowed only in industrial districts. This is because city planners know they downgrade an area and discourage quality development.
10. Sets precedence for many more of these undesirable storage facilities to be built next to residential areas and also cause their home values to decline.
11. By easing zoning restrictions, could easily be flooded with storage units throughout the city because there is an ample supply of aging empty one story office complexes that are easily converted to storage units and extremely profitable for developers to own. If you allow all these self-service warehouses to be built, you'll never get rid of them.
12. Is the cities future development vision just more and more storage units and massive apartment complexes?
13. Why would you want to downgrade the area when housing values and building is on an upswing in our area?

HAVEN FOR CRIMINAL ACTIVITY AND UNDESIRABLE ELEMENTS

You can be sure these same kinds of criminal activity are happening all over the Metroplex.

Here are just a few examples of news headlines highlighting criminal activity at storage units.

- From an industry website, Self-Storage Now July/Aug. 2008 issue – "There's always a potential for crime at a self-storage facility. Burglars are often enticed by the business' unique combination of fully stocked units housed in an area with few people on site at any given time. Identity thieves are attracted by self-storage facilities' vast amounts of data, including credit card and driver's license numbers. Hackers may go after a facility's database, while nuisance crimes like littering, graffiti, and property damage generally crop up late at night when the facility is closed." Another article by this industry website also highlights illegal drug activity associated with storage units and problems with meth labs. They also note the trend of theft by smarter criminals who just become customers to get easy access to facility. Criminal customers also find it convenient to store stolen goods in storage units.

- Jim Schutze, Dallas Observer June 20, 2012 - Reports that a man had 80 assault weapons stolen from his storage unit in Murphy, Texas. The article also states that storing guns in a self-storage facility is a common occurrence in the area and is legal.

- WFAA Chanel 8 Dallas TX. - More than \$70,000 worth of celebrity-signed guitars was stolen from a self-storage facility in Garland Texas. Items were being stored for Charity sale.

- KATU news in Portland Oregon reports stolen art work, jewelry, guns, vintage violins, baseball card found in storage units.
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- Muskegon, Mich. man bought the contents of a storage unit and found a live hand grenade inside a handgun case.
- CBS News Los Angeles reports knives, pictures and rambling journal of Madonna stalker found in storage unit when stalker escaped mental institute and failed to pay storage rent.
- Hillsboro New Jersey State Police report \$450,000 in stolen merchandise from a major department store distribution center was recovered at a self-storage center in Hillsborough.
- Criminals in North Dakota stole tons of valuable sports memorabilia from a storage unit in Fargo. The memorabilia was being stored for annual Roger Maris Charity Auction. The signed baseballs alone were worth \$4000.
- CBS 8 in Las Vegas reported thieves stole U-Hauls from hotel parking lots and hid stolen property at several self-storage facilities in area.
- WPRI NEWS 12 in Rhode Island reports Guitar, Guns, Luggage and other items were stolen from 11 units at self-storage facility. Thief used same storage facility to keep his stolen goods.
- WKYT in Richmond Kentucky – Thieves stole \$9500 worth of antiques from Ft. Knox self-storage unit.



To: Chris Shacklett/CH/Cor@Cor, Sam Chavez/CH/Cor@Cor,
Cc:
Bcc:
Subject: Fw: Proposed Storage Facility
From: Michael Spicer/CH/Cor - Monday 12/14/2015 08:53 AM

From: Dan Snook <dansnook53@gmail.com>
To: steve.mitchell@cor.gov, bob.townsend@cor.gov, Mark.Solomon@cor.gov, scott.dunn@cor.gov, paul.voelker@cor.gov, mabel.simpson@cor.gov, marta.frey@cor.gov, aimee.nemer@cor.gov
Cc: Dana Snook <danalous2001@yahoo.com>
Date: 12/11/2015 08:57 AM
Subject: Proposed Storage Facility

Dear Council Members,

My wife and I wish to express our profound opposition to the self storage facility proposed for the corner of Campbell and Plano roads. We believe a facility of this type will have a devastating affect on property values in our entire neighborhood. As our home is located only one lot removed from the subject property, our loss would be even greater than the neighborhood average.

As a Realtor, I am generally a very pro-business person who favors the highest and best land use. However, I believe a storage facility in this location will cause financial damage to the **hundreds** of people who live in my neighborhood. There are so many positive developments occurring in this part of Richardson at this time, it would be a travesty to allow anything to impede that progress. I urge you to please reject this ill advised plan.

--

Best Regards,

Dan Snook
1513 Springtree Circle
Richardson, TX 75082



Storage Facility Petition.pdf

RE: Zoning File No. 15-31
Carriage Square Commercial Park - Self Service Warehouse
2050 N Plano Rd, Richardson TX 75082

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~~_____~~ Signature
~~_____~~ Printed Name
~~_____~~ Address
~~_____~~ City, State, Zip Code

Daniel Snook Signature
Daniel Snook Printed Name
1513 Springtree Circle Address
Richardson TX 75082 City, State, Zip Code

Dana Snook Signature
Dana Snook Printed Name
1513 Springtree Circle Address
Richardson TX 75082 City, State, Zip Code

_____ Signature
_____ Printed Name
_____ Address
_____ City, State, Zip Code

_____ Signature
_____ Printed Name
_____ Address
_____ City, State, Zip Code



To: Michael Spicer/CH/Cor@Cor,
Cc: Dan Johnson/CH/Cor@Cor, Don Magner/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Bcc:
Subject: Fw: Vote NO on self-service warehouses
From: Aimee Nemer/CH/Cor - Monday 12/14/2015 09:24 AM

From: Prissy Mount <prissypmount@yahoo.com>
To: "\"Steve Mitchell\""" <steve.mitchell@cor.gov>, "\"Bob Townsend\""" <bob.townsend@cor.gov>, "\"Mark Solomon\""" <mark.solomon@cor.gov>, "\"Scott Dunn\""" <scott.dunn@cor.gov>, "Paul Voelker" <paul.voelker@cor.gov>, "Mabel Simpson" <mabel.simpson@cor.gov>, "Marta Gómez Frey" <marta.frey@cor.gov>, "\"Secretary Aimee Nemer\""" <aimee.nemer@cor.gov>
Date: 12/12/2015 09:20 PM
Subject: Vote NO on self-service warehouses

From: George & Priscilla Mount - residents of Foxboro Addition since 1979
1404 Scottsboro Lane 75082
972 783-7677
Prissypmount@yahoo.com

Dear Members of City Council and the Planning Commission:

Please vote against the zoning change request for self-service warehouse (ZF 15-31) at 2050 N Plano Rd near the northeast corner of Campbell and Plano roads. I do not want a self-service warehouse(s) in my neighborhood. Below are some reasons why I think this zoning is a bad idea and should not be allowed.

1. Attracts undesirable elements & increases criminal activity. These kinds of facilities often make it easy for criminal activity to go on undetected. (See news crime info below).
2. Could hurt restaurants and retail close by because many customers wouldn't feel safe with storage units next door especially at night. When you go out at night, which would you choose a restaurant or grocery store next to a self-storage warehouse or one in a shopping center with quality retail around it that is next to a nice safe neighborhood?
3. An estimated 768 units is a large number and would increase traffic in and out of facility which is close to major intersection and would bring a lot of unknown people in and out of area.
4. Two thirds of this proposed warehouse backs up to homes in our neighborhood. This would decrease their home values and increase the chances of more homes turning into rentals. More rentals could cause nearby home values to drop and spread to other homes in the area.
5. Downgrades the area and creates a poor image for the neighborhood and could easily discourage quality development in the future. Sends a message that the area is declining and has lots of dense development.
6. Do you as a city council member or planning commission member want a 768 storage facility going up next to your home? Do you think people in Canyon Creek, North Dallas, or Highland Park would put up with self-storage warehouse going up in their neighborhood?
7. This downgrading effect can easily be seen near Arapaho Rd. and Custer Rd. where zoning was allowed for a self-service warehouse to be built in 2012. Currently, next to it is a pool hall, a bingo parlor, a hookah bar, a second hand store, a martial arts center, and on the other side is an empty Taco Bell building.

8. Increases rodent and pest problems.

9. There is a reason self-storage warehouses in the zoning code are normally allowed only in industrial districts. This is because city planners know they downgrade an area and discourage quality development and decrease home values.

10. Sets precedence for many more of these undesirable storage facilities to be built next to residential areas and also cause their property values to decline.

11. When decline sets in, it is very hard to get rid of and very expensive to try and fix. Remember how Richardson Mall sat declining for about 15 years and caused the other centers around it to decline. Finally, we lucked out in 2007 and they tore most of it down and with lots of money built a new center which attracted more new development around it.

11. By easing zoning restrictions, could easily be flooded with storage units throughout the city because there is an ample supply of aging empty one story office complexes that are easily converted to storage units and extremely profitable for developers to own. If you allow all these self-service warehouses to be built, you'll never get rid of them.

12. Is the cities future development vision just more and more storage units and massive apartment complexes?

13. Why would you want to downgrade the area when housing values, employment and new construction are on an upswing in our area?

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To: Michael Spicer/CH/Cor@Cor,
Don Magner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Cc:
Bcc:
Subject: Fw: NO TO SELF-SERVICE WAREHOUSE ZONING
From: Aimee Nemer/CH/Cor - Monday 12/14/2015 09:24 AM

From: "Teri Wilson" <teri.wilson@tx.rr.com>
To: <steve.mitchell@cor.gov>, <bob.townsend@cor.gov>, <mark.solomon@cor.gov>, <scott.dunn@cor.gov>, <paul.voelker@cor.gov>, <mabel.simpson@cor.gov>, <marta.frey@cor.gov>, <aimee.nemer@cor.gov>
Date: 12/12/2015 04:35 PM
Subject: NO TO SELF-SERVICE WAREHOUSE ZONING

FROM: Teri Wilson, 1709 Timberway Drive, Richardson 75082

Dear Members of City Council and the Planning Commission:

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To: Michael Spicer/CH/Cor@Cor,
Cc: Don Magner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Bcc:
Subject: Fw: ZF 15-31: please, no self-storage warehouse
From: Aimee Nemer/CH/Cor - Monday 12/14/2015 09:18 AM

From: "Chris Klee" <chris@klee.ca>
To: "Steve Mitchell" <steve.mitchell@cor.gov>, "Bob Townsend" <bob.townsend@cor.gov>, "Mark Solomon" <mark.solomon@cor.gov>, "Scott Dunn" <scott.dunn@cor.gov>, "Paul Voelker" <paul.voelker@cor.gov>, "Mabel Simpson" <mabel.simpson@cor.gov>, "Marta Gómez Frey" <marta.frey@cor.gov>, "Aimee Nemer" <aimee.nemer@cor.gov>
Date: 12/13/2015 10:54 PM
Subject: ZF 15-31: please, no self-storage warehouse

Dear City Council Members,

I am writing to voice my opposition to the zoning request to put a self-storage facility next to the homes of the Owens Park neighborhood.

By my count, there are already at least nine existing self-storage facilities within city limits, which tend to be located in business or industrial areas instead of residential. This type of facility may seem like an easy answer for the existing property shape and structure, but I believe it is short-sighted with regards to urban planning.

Development of any kind represents an investment in the community, so easiest/fastest/cheapest may not be the best answer. Repurposing underutilized property is an opportunity to improve our community, one which deserves more careful thought.

Richardson has several examples of successful, inventive redevelopment:

- the property anchored by Alamo Drafthouse
- the growing "restaurant row" which includes Spin Pizza and Tokyo Joe's
- the former office space at 930 E. Campbell Rd. (Taco Ocho, Bop House, The Egg & I)

Let's apply this sort of forward thinking to ALL future development, so that our community may evolve toward the likes of CityLine, Brick Row, Eastside, and Alamo Drafthouse instead of storage warehouses and payday/short-term loan establishments.

Using public information resources for property and satellite imaging, I composed the attached sketch to illustrate how 28 high-end residential units could fit into the footprint of the existing property. This uses the Pomander Walk neighborhood of New York City as a model for its central walkway; the property sizes would be comparable to the homes of Two Creeks Plaza, in Canyon Creek.

Such a development would provide added residential capacity for Richardson, one which could take the form of desirable premium high density housing. In theory this could also bring more tax revenue to the city (certainly more than a self-storage facility), not only from the new properties themselves, but also from maintaining or raising the values of surrounding residential properties.

I realize that this would be a much larger undertaking than converting unused

office space to a warehouse, but the improvement it would bring in the quality of life in our city represents a much higher return on investment.

Thank you for your consideration.

Best regards,
Chris Klee
resident and homeowner, Owens Park

"The single most important thing a city can do is provide a community where interesting, smart people want to live with their families." -- Malcolm Gladwell



dalcad-plot-sat.jpg





To: Michael Spicer/CH/Cor@Cor,
Don Magner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Bcc:
Subject: Fw: Planning Commision Dec 15
From: Aimee Nemer/CH/Cor - Monday 12/14/2015 09:23 AM

From: "Chris" <Chris@chrispmiller.com>
To: <aimee.nemer@cor.gov>, <mark.solomon@cor.gov>, "Mark Solomon" <marksr@assurnet.biz>
Date: 12/13/2015 09:48 AM
Subject: Planning Commision Dec 15

Dear Members of City Council and the Planning Commission:

While this is a letter written by someone else, I agree with the points they made and believe they stated it as best.

Please vote against the zoning change request for self-service warehouse (ZF 15-31) at 2050 N Plano Rd near the northeast corner of Campbell and Plano roads. I do not want a self-service warehouse(s) in my neighborhood. Below are some reasons why I think this zoning is a bad idea and should not be allowed.

1. Attracts undesirable elements & increases criminal activity. These kinds of facilities often make it easy for criminal activity to go on undetected. (See news crime info below).
2. Could hurt restaurants and retail close by because many customers wouldn't feel safe with storage units next door especially at night. When you go out at night, which would you choose a restaurant or grocery store next to a self-storage warehouse or one in a shopping center with quality retail around it that is next to a nice safe neighborhood?
3. An estimated 768 units is a large number and would increase traffic in and out of facility which is close to major intersection and would bring a lot of unknown people in and out of area.
4. Two thirds of this proposed warehouse backs up to homes in our neighborhood. This would decrease their home values and increase the chances of more homes turning into rentals. More rentals could cause nearby home values to drop and spread to other homes in the area.
5. Downgrades the area and creates a poor image for the neighborhood and could easily discourage quality development in the future. Sends a message that the area is declining and has lots of dense development.
6. Do you as a city council member or planning commission member want a 768 storage facility going up next to your home? Do you think people in Canyon Creek, North Dallas, or Highland Park would put up with self-storage warehouse going up in their neighborhood?
7. This downgrading effect can easily be seen near Arapaho Rd. and Custer Rd. where zoning was allowed for a self-service warehouse to be built in 2012. Currently, next to it is a pool hall, a bingo parlor, a hookah bar, a second hand store, a martial arts center, and on the other side is an

empty Taco Bell building.

8. Increases rodent and pest problems.

9. There is a reason self-storage warehouses in the zoning code are normally allowed only in industrial districts. This is because city planners know they downgrade an area and discourage quality development and decrease home values.

10. Sets precedence for many more of these undesirable storage facilities to be built next to residential areas and also cause their property values to decline.

11. When decline sets in, it is very hard to get rid of and very expensive to try and fix. Remember how Richardson Mall sat declining for about 15 years and caused the other centers around it to decline. Finally, we lucked out in 2007 and they tore most of it down and with lots of money built a new center which attracted more new development around it.

11. By easing zoning restrictions, could easily be flooded with storage units throughout the city because there is an ample supply of aging empty one story office complexes that are easily converted to storage units and extremely profitable for developers to own. If you allow all these self-service warehouses to be built, you'll never get rid of them.

12. Is the cities future development vision just more and more storage units and massive apartment complexes?

13. Why would you want to downgrade the area when housing values, employment and new construction are on an upswing in our area?

HAVEN FOR CRIMINAL ACTIVITY AND UNDESIRABLE ELEMENTS

You can be sure these same kinds of criminal activity are happening all over the Metroplex. Here are just a few examples of news headlines highlighting criminal activity at storage units.

- From an industry website, Self-Storage Now, July/Aug. 2008 issue – “There’s always a potential for crime at a self-storage facility. Burglars are often enticed by the business’ unique combination of fully stocked units housed in an area with few people on site at any given time. Identity thieves are attracted by self-storage facilities’ vast amounts of data, including credit card and driver’s license numbers. Hackers may go after a facility’s database, while nuisance crimes like littering, graffiti, and property damage generally crop up late at night when the facility is closed.” Another article by this industry website also highlights illegal drug activity associated with storage units and problems with meth labs. They also note the trend of theft by smarter criminals who just become customers to get easy access to facility. Criminal customers also find it convenient to store stolen goods in storage units, drugs, guns and illegal knock-off products.

- Jim Schutze, Dallas Observer June 20, 2012 - Reports that a man had 80 assault weapons stolen from his storage unit in Murphy, Texas. The article also states that storing guns in a self-storage facility is a common occurrence in the area and is legal.

- WFAA Chanel 8 Dallas TX. - More than \$70,000 worth of celebrity-signed guitars was stolen from a self-storage facility in Garland Texas. Items were being stored for Charity sale.
- KATU news in Portland Oregon reports stolen art work, jewelry, guns, vintage violins, baseball card found in storage units.
- Los Angeles Police Department reported \$13 Million dollars of stolen original artworks by Picasso and Monet found in Cleveland Ohio storage units.
- Muskegon, Mich. man bought the contents of a storage unit and found a live hand grenade inside a handgun case.
- CBS News Los Angeles reports knives, pictures and rambling journal of Madonna stalker found in storage unit when stalker escaped mental institute and failed to pay storage rent.
- Hillsboro New Jersey State Police report \$450,000 in stolen merchandise from a major department store distribution center was recovered at a self-storage center in Hillsborough.
- Criminals in North Dakota stole tons of valuable sports memorabilia from a storage unit in Fargo. The memorabilia was being stored for annual Roger Maris Charity Auction. The signed baseballs alone were worth \$4000.
- CBS 8 in Las Vegas reported thieves stole U-Hauls from hotel parking lots and hid stolen property at several self-storage facilities in area.
- WPRI NEWS 12 in Rhode Island reports Guitar, Guns, Luggage and other items were stolen from 11 units at self- storage facility. Thief used same storage facility to keep his stolen goods.
- WKYT in Richmond Kentucky – Thieves stole \$9500 worth of antiques from Ft. Knox self-storage unit.

Chris Miller
Richardson, Tx



To: Michael Spicer/CH/Cor@Cor,
Cc: Don Magner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Bcc:
Subject: Fw: Zoning Change request ZF 15-31 NE corner of Campbell and Plano
From: Aimee Nemer/CH/Cor - Tuesday 12/15/2015 08:49 AM

From: Carol Klee <carol@klee.ca>
To: Steve Mitchell <steve.mitchell@cor.gov>, Bob Townsend <bob.townsend@cor.gov>, Mark Solomon <mark.solomon@cor.gov>, Scott Dunn <scott.dunn@cor.gov>, Paul Voelker <paul.voelker@cor.gov>, Mabel Simpson <mabel.simpson@cor.gov>, Marta Gómez Frey <marta.frey@cor.gov>, Aimee Nemer <aimee.nemer@cor.gov>
Date: 12/14/2015 10:57 PM
Subject: Re: Zoning Change request ZF 15-31 NE corner of Campbell and Plano

Dear Mayor and City Council Members,

Re: Zoning Change request ZF 15-31 NE corner of Campbell and Plano

As a homeowner in Owens Park, the neighborhood immediately impacted by this zoning change request, **I respectfully ask that you vote against this zoning change.**

I do not want self-storage warehouses placed this close to the single family homes and retail establishments in my neighborhood. I believe that this use of the land will adversely affect our property values. It degrades the image of our community and will ultimately reduce the property tax revenue for the city.

Self-storage facilities are a better fit in Industrial areas, away from single family homes.

Our neighborhood is changing fast with the State Farm and City Line complex just to our north and new restaurants and retail happening all around us. A self-storage warehouse is not the best use of this location.

I urge you to vote AGAINST the zoning change request ZF 13-21.

Thank you for your time and attention to this matter.

Carol Klee
1703 Chelsey Ln.
Richardson, TX 75082
carol@klee.ca



To: Michael Spicer/CH/Cor@Cor,
Don Magner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Bcc:
Subject: Fw: No To Self-Service Warehouse Zoning
From: Aimee Nemer/CH/Cor - Monday 12/14/2015 09:28 AM

From: pastorjunglejer@aol.com
To: steve.mitchell@cor.gov, bob.townsend@cor.gov, mark.solomon@cor.gov, scott.dunn@cor.gov, paul.voelker@cor.gov, mabel.simpson@cor.gov, marta.frey@cor.gov, aimee.nemer@cor.gov
Date: 12/14/2015 09:24 AM
Subject: No To Self-Service Warehouse Zoning

From: Gerald L. Nichols, 2005 Portsmouth Drive, Richardson, TX 75082

Dear Members of City Council and the Planning Commission:

Please vote against the zoning change request for self-service warehouse (ZF 15-31) at 2050 N Plano Rd near the northeast corner of Campbell and Plano roads. I do not want a self-service warehouse(s) in my neighborhood. Below are some reasons why I think this zoning is a bad idea and should not be allowed.

1. Attracts undesirable elements & increases criminal activity. These kinds of facilities often make it easy for criminal activity to go on undetected. (See news crime info below).
2. Could hurt restaurants and retail close by because many customers wouldn't feel safe with storage units next door especially at night. When you go out at night, which would you choose a restaurant or grocery store next to a self-storage warehouse or one in a shopping center with quality retail around it that is next to a nice safe neighborhood?
3. An estimated 768 units is a large number and would increase traffic in and out of facility which is close to major intersection and would bring a lot of unknown people in and out of area.
4. Two thirds of this proposed warehouse backs up to homes in our neighborhood. This would decrease their home values and increase the chances of more homes turning into rentals. More rentals could cause nearby home values to drop and spread to other homes in the area.
5. Downgrades the area and creates a poor image for the neighborhood and could easily discourage quality development in the future. Sends a message that the area is declining and has lots of dense development.
6. Do you as a city council member or planning commission member want a 768 storage facility going up next to your home? Do you think people in Canyon Creek, North Dallas, or Highland Park would put up with self-storage warehouse going up in their neighborhood?
7. This downgrading effect can easily be seen near Arapaho Rd. and Custer Rd. where zoning was allowed for a self-service warehouse to be built in 2012. Currently, next to it is a pool hall, a bingo parlor, a hookah bar, a second hand store, a martial arts center, and on the other side is an empty Taco Bell building.
8. Increases rodent and pest problems.
9. There is a reason self-storage warehouses in the zoning code are normally allowed only in industrial districts. This is because city planners know they downgrade an area and discourage quality development and decrease home values.
10. Sets precedence for many more of these undesirable storage facilities to be built next to residential areas and also cause their property values to decline.
11. When decline sets in, it is very hard to get rid of and very expensive to try and fix. Remember how Richardson Mall sat declining for about 15 years and caused the other centers around it to decline. Finally, we lucked out in 2007 and they tore most of it down and with lots of money built a new center which attracted more new development around it.

11. By easing zoning restrictions, could easily be flooded with storage units throughout the city because there is an ample supply of aging empty one story office complexes that are easily converted to storage units and extremely profitable for developers to own. If you allow all these self-service warehouses to be built, you'll never get rid of them.

12. Is the cities future development vision just more and more storage units and massive apartment complexes?

13. Why would you want to downgrade the area when housing values, employment and new construction are on an upswing in our area?

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- WKYT in Richmond Kentucky – Thieves stole \$9500 worth of antiques from Ft. Knox self-storage unit



To: Michael Spicer/CH/Cor@Cor,
Don Magner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Cc:
Bcc:
Subject: Fw: Please Say No To Self-Service Warehouse Zoning
From: Aimee Nemer/CH/Cor - Monday 12/14/2015 03:29 PM



----- Forwarded by Aimee Nemer/CH/Cor on 12/14/2015 03:28 PM -----

From: Jay Klingelhoffer <kjb990@gmail.com>
To: steve.mitchell@cor.gov, bob.townsend@cor.gov, mark.solomon@cor.gov, scott.dunn@cor.gov, paul.voelker@cor.gov, mabel.simpson@cor.gov, marta.frey@cor.gov, aimee.nemer@cor.gov
Date: 12/14/2015 03:25 PM
Subject: Please Say No To Self-Service Warehouse Zoning

Jay and Glenda Klingelhoffer
2212 Windsor Dr.
Richardson, TX

Dear Members of the Richardson City Council and Planning Commission:

We have lived in this wonderful Richardson neighborhood near Campbell and Plano Road for over 15 years and look forward to many more.

We are asking you to please vote against the zoning change request for self-service warehouse (ZF 15-31) at 2050 N Plano Rd near the northeast corner of Campbell and Plano Roads. We do not want a self-service warehouse development in our neighborhood. This zoning change would be a bad idea. I included several bullet points containing some of the reasons below. Please consider these in your deliberations on this important zoning matter for the sake of our city.

Why would you want to downgrade the area when housing values, employment and new construction are on an upswing in our area?

- **An estimated 768 units is a large number and would increase traffic in and out of facility which is close to major intersection and would bring a lot of unknown people in and out of area.**
- **Two thirds of this proposed warehouse backs up to homes in our neighborhood. This would decrease their home values and increase the chances of more homes turning into rentals. More rentals could cause nearby home values to drop and spread to other homes in the area.**
- **Why would you want to downgrade the area when housing values, employment and new construction are on an upswing in our area?**
- **Self-storage units are often the go-to location for hiding stolen goods, or unlawful substances.**
- **Self-storage warehouses are normally allowed only in industrial districts. Zoning codes reflect this, and it's probably because city planners know they downgrade an area and discourage quality development and decrease home values.**
- **The area being considered is a great place to live. There is a mix of retail, restaurant, services and a health club. Please ask yourself if this was being considered for your neighborhood, how you would feel.**

Thank you for your consideration. Please do the right thing and keep self-storage in the areas already zoned for that type of business.



To: Michael Spicer/CH/Cor@Cor,
Dan Johnson/CH/Cor@Cor, Don Magner/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Cc:
Bcc:
Subject: Fw: Oppose storage warehouse zoning
From: Aimee Nemer/CH/Cor - Monday 12/14/2015 09:16 AM

----- Forwarded by Aimee Nemer/CH/Cor on 12/14/2015 09:15 AM -----

From: "Norma Tomlinson" <alcoda88@tx.rr.com>
To: <steve.mitchell@cor.gov>, <bob.townsend@cor.gov>, <mark.solomon@cor.gov>, <scott.dunn@cor.gov>, <paul.voelker@cor.gov>, <mabel.simpson@cor.gov>, <marta.frey@cor.gov>, <aimee.nemer@cor.gov>
Date: 12/14/2015 09:09 AM
Subject: Oppose storage warehouse zoning

Good morning,

Please record our opposition to the proposed zoning change to allow a self-storage warehouse at the northeast corner of Campbell Rd. and Plano Rd. There are many objectionable aspects to this proposal, including the possibility of increased criminal activity, an increase in traffic in and out of the facility which is close to a major intersection, adverse effects on homeowners' property values in the immediate area, and a downgrading effect for the overall area which can be seen near Arapaho Rd. and Custer Rd. (where zoning was allowed for a self-service warehouse built in 2012).

Thank you for taking our opposition into account in making your decision.

Norma Tomlinson & Henry Kneupper
Spring[park residents



To: Michael Spicer/CH/Cor@Cor,
Don Magner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Cc:
Bcc:
Subject: Fw: Planning Commission hearing - December 15, 2015 starting at 7 PM
From: Aimee Nemer/CH/Cor - Monday 12/14/2015 02:22 PM

From: Shawn O'Neill <shawnoneill@hotmail.com>
To: "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "mark.solomon@cor.gov" <mark.solomon@cor.gov>, "scott.dunn@cor.gov" <scott.dunn@cor.gov>, "paul.voelker@cor.gov" <paul.voelker@cor.gov>, "mabel.simpson@cor.gov" <mabel.simpson@cor.gov>, "marta.frey@cor.gov" <marta.frey@cor.gov>, "aimee.nemer@cor.gov" <aimee.nemer@cor.gov>
Date: 12/14/2015 02:21 PM
Subject: Planning Commission hearing - December 15, 2015 starting at 7 PM

Dear Members of City Council and the Planning Commission:

This is probably not the first time you have seen the point below. It is well written and I do not think I need to rewrite the points. I live in the Owens park neighborhood behind this property and would like to re-iterate that this will bring down property values and increase crime. There is evidence to both of those points if you were to research the issue.

One point not mentioned below; please also consider the revenue drop in city taxes with the drop in property values for all the houses, shops and restaurants in the area.

A few years ago, the city manager spoke to our homeowner association about how he was working to provide growth in Richardson while also stopping the progression of (for the lack of a better phrase) lower class decline progressing north from Dallas. Richardson proactively purchased properties and invested in Sothern Richardson to prevent this progression. Please work to help stop it up here also.

Please vote against the zoning change request for self-service warehouse (ZF 15-31) at 2050 N Plano Rd near the northeast corner of Campbell and Plano Roads. I do not want a self-service warehouse(s) in my neighborhood. Below are some reasons why I think this zoning is a bad idea and should not be allowed.

1. Attracts & increases criminal activity. These kinds of facilities often make it easy for criminal activity to go on undetected. (See crime news below)
2. Who wants to buy a house next to a large self-storage warehouse?
3. Could hurt restaurants and retail close by because many customers wouldn't feel safe with storage units next door especially at night. When you go out at night, which would you choose a restaurant or grocery store next to a self-storage warehouse or one in a shopping center with

quality retail around it that is next to a nice safe neighborhood?

4. An estimated 768 units is a large number and would increase traffic in and out of facility which is close to major intersection and would bring a lot of unknown people in and out of area.

5. Two thirds of this proposed warehouse backs up to homes in our neighborhood. This would decrease their home values and increase the chances of more homes turning into rentals. More rentals could cause nearby home values to drop and spread to other homes in the area.

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department store distribution center was recovered at a self-storage center in Hillsborough.

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- WKYT in Richmond Kentucky – Thieves stole \$9500 worth of antiques from Ft. Knox self-storage unit.



To: Michael Spicer/CH/Cor@Cor,
Cc: Don Magner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Bcc:
Subject: Fw: NO TO SELF-SERVICE WAREHOUSE ZONING
From: Aimee Nemer/CH/Cor - Monday 12/14/2015 09:17 AM

From: Terry Sivie <tsivie@yahoo.com>
To: "\"Steve Mitchell\"" <steve.mitchell@cor.gov>, "\"Bob Townsend\"" <bob.townsend@cor.gov>, "\"Mark Solomon\"" <mark.solomon@cor.gov>, "\"Scott Dunn\"" <scott.dunn@cor.gov>, "Paul Voelker" <paul.voelker@cor.gov>, "Mabel Simpson" <mabel.simpson@cor.gov>, "Marta Gómez Frey" <marta.frey@cor.gov>, "\"Secretary Aimee Nemer\"" <aimee.nemer@cor.gov>
Date: 12/14/2015 09:05 AM
Subject: NO TO SELF-SERVICE WAREHOUSE ZONING

FROM: Terry & Donna Sivie, 2101 Briarwick Ct. Richardson, TX 75082

Dear Members of City Council and the Planning Commission:

Please vote against the zoning change request for self-service warehouse (ZF 15-31) at 2050 N Plano Rd near the northeast corner of Campbell and Plano roads. I do not want a self-service warehouse(s) in my neighborhood. Below are some reasons why I think this zoning is a bad idea and should not be allowed.

1. Attracts undesirable elements & increases criminal activity. These kinds of facilities often make it easy for criminal activity to go on undetected. (See news crime info below).
2. Could hurt restaurants and retail close by because many customers wouldn't feel safe with storage units next door especially at night. When you go out at night, which would you choose a restaurant or grocery store next to a self-storage warehouse or one in a shopping center with quality retail around it that is next to a nice safe neighborhood?
3. An estimated 768 units is a large number and would increase traffic in and out of facility which is close to major intersection and would bring a lot of unknown people in and out of area.
4. Two thirds of this proposed warehouse backs up to homes in our neighborhood. This would decrease their home values and increase the chances of more homes turning into rentals. More rentals could cause nearby home values to drop and spread to other homes in the area.
5. Downgrades the area and creates a poor image for the neighborhood and could easily discourage quality development in the future. Sends a message that the area is declining and has lots of dense development.
6. Do you as a city council member or planning commission member want a 768 storage facility going up next to your home? Do you think people in Canyon Creek, North Dallas, or Highland Park would put up with self-storage warehouse going up in their neighborhood?
7. This downgrading effect can easily be seen near Arapaho Rd. and Custer Rd. where zoning was allowed for a self-service warehouse to be built in 2012. Currently, next to it is a pool hall, a bingo parlor, a hookah bar, a second hand store, a martial arts center, and on the other side is an empty Taco Bell building.
8. Increases rodent and pest problems.
9. There is a reason self-storage warehouses in the zoning code are normally allowed only in industrial districts. This is because city planners know they downgrade an area and discourage quality development and decrease home values.
10. Sets precedence for many more of these undesirable storage facilities to be built next to residential areas and also cause their property values to decline.
11. When decline sets in, it is very hard to get rid of and very expensive to try and fix. Remember how Richardson Mall sat declining for about 15 years and caused the other centers around it to decline. Finally, we lucked out in 2007 and they tore most of it down and with lots of money built a new center which attracted more new development around it.
11. By easing zoning restrictions, could easily be flooded with storage units throughout the city because there is an ample supply of aging empty one story office complexes that are easily converted to storage units and extremely profitable for developers to own. If you allow all these self-service warehouses to be built, you'll never get rid of them.

12. Is the cities future development vision just more and more storage units and massive apartment complexes?

13. Why would you want to downgrade the area when housing values, employment and new construction are on an upswing in our area?

HAVEN FOR CRIMINAL ACTIVITY AND UNDESIRABLE ELEMENTS

You can be sure these same kinds of criminal activity are happening all over the Metroplex. Here are just a few examples of news headlines highlighting criminal activity at storage units.

- From an industry website, Self-Storage Now, July/Aug. 2008 issue – “There’s always a potential for crime at a self-storage facility. Burglars are often enticed by the business’ unique combination of fully stocked units housed in an area with few people on site at any given time. Identity thieves are attracted by self-storage facilities’ vast amounts of data, including credit card and driver’s license numbers. Hackers may go after a facility’s database, while nuisance crimes like littering, graffiti, and property damage generally crop up late at night when the facility is closed.” Another article by this industry website also highlights illegal drug activity associated with storage units and problems with meth labs. They also note the trend of theft by smarter criminals who just become customers to get easy access to facility. Criminal customers also find it convenient to store stolen goods in storage units, drugs, guns and illegal knock-off products.
- Jim Schutze, Dallas Observer June 20, 2012 - Reports that a man had 80 assault weapons stolen from his storage unit in Murphy, Texas. The article also states that storing guns in a self-storage facility is a common occurrence in the area and is legal.
- WFAA Chanel 8 Dallas TX. - More than \$70,000 worth of celebrity-signed guitars was stolen from a self-storage facility in Garland Texas. Items were being stored for Charity sale.
- KATU news in Portland Oregon reports stolen art work, jewelry, guns, vintage violins, baseball card found in storage units.
- Los Angeles Police Department reported \$13 Million dollars of stolen original artworks by Picasso and Monet found in Cleveland Ohio storage units.
- Muskegon, Mich. man bought the contents of a storage unit and found a live hand grenade inside a handgun case.
- CBS News Los Angeles reports knives, pictures and rambling journal of Madonna stalker found in storage unit when stalker escaped mental institute and failed to pay storage rent.
- Hillsboro New Jersey State Police report \$450,000 in stolen merchandise from a major department store distribution center was recovered at a self-storage center in Hillsborough.
- Criminals in North Dakota stole tons of valuable sports memorabilia from a storage unit in Fargo. The memorabilia was being stored for annual Roger Maris Charity Auction. The signed baseballs alone were worth \$4000.
- CBS 8 in Las Vegas reported thieves stole U-Hauls from hotel parking lots and hid stolen property at several self-storage facilities in area.
- WPRI NEWS 12 in Rhode Island reports Guitar, Guns, Luggage and other items were stolen from 11 units at self- storage facility. Thief used same storage facility to keep his stolen goods.
- WKYT in Richmond Kentucky – Thieves stole \$9500 worth of antiques from Ft. Knox self-storage unit. Shared with [Owens Park + 8 nearby neighborhoods](#) in [General](#)
Terry Sivie 214-734-8177



To: Michael Spicer/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Cc: Don Magner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor,
Bcc:
Subject: Fw: Oppose self-storage warehouse zoning ZF 15-31
From: Aimee Nemer/CH/Cor - Wednesday 12/16/2015 11:22 AM

From: EVELYN ROBERSON <evelynroberson@prodigy.net>
To: Secretary Aimee Nemer <aimee.nemer@cor.gov>
Cc: Steve Mitchell <steve.mitchell@cor.gov>, Bob Townsend <bob.townsend@cor.gov>, Mark Solomon <mark.solomon@cor.gov>, Scott Dunn <scott.dunn@cor.gov>, "Paul Voelker" <paul.voelker@cor.gov>, "Mabel Simpson" <mabel.simpson@cor.gov>, "Marta Gómez Frey" <marta.frey@cor.gov>
Date: 12/15/2015 03:58 PM
Subject: Oppose self-storage warehouse zoning ZF 15-31

I am opposed to the zoning change request (ZF 15-31) for a self-service warehouse (768 units) at 2050 N Plano Rd. This kind of development downgrades an area, lowers homeowner values and attracts criminal activity that is easily undetected. I am asking for your vote to oppose this self-service warehouse zoning.

Two thirds of this proposed self-service warehouse (storage units) backs up to homes.

Who wants to buy a house next to a storage unit? Would you want someone to put up

A large self-service warehouse next to your property?

Please support our neighbors who live near this proposed warehouse and help protect their home values.

An example of how storage units can cause decline in an area can easily be seen at the self-storage warehouse at Custer Rd and Arapaho Rd. Due to a zoning change in 2012 allowing a self-storage warehouse, the businesses it has attracted next to it are: a bingo parlor, a pool hall, a hookah bar, a second-hand store, a martial arts center and an empty fast food building.

More examples of these downgraded areas with self-storage can be seen south of Richardson on Plano Rd and on Avenue K several miles north of downtown Plano.

Home values are rapidly increasing due to State Farm and Raytheon building here. There is new construction on Plano Rd just south of Campbell Rd where they are building a senior/assisted living type facility and an upscale car wash. We also have in the area a Pulte homes new development on Campbell Rd just east of Jupiter Rd. where 30 homes are price from \$315,000 to about \$525,000. Since everything in our area is on an upswing, why would be want zoning that decreases home values and downgrades the area?

Once you have these you'll never get rid of them. When an area starts declining it is very difficult to fix.

Richardson Square Mall sat in decline and the areas around it for 15 years and took massive amounts of investment in 2007 to tear down and rebuild.

Self-storage warehouses are one of the most profitable ventures because they provide high income, low maintenance, low staffing, and are inexpensive to do building conversions. In the city zoning code they are allowed only in

industrial areas for a good reason because they are a lower type of development that can lower home values, downgrade an area and attract criminal activity that is often undetected.

Things like fencing stolen property, identity theft, drug and gun trafficking, storing and selling counterfeit goods like counterfeit prescription drugs, counterfeit electronics, knock-off bags, shoes and clothes are often conducted in storage warehouses. There is also money laundering that goes on and is often un-detected.

Self-service warehouses (storage units) have no place next to residential homes.

I hope city leaders don't see Richardson's future as huge numbers of storage units and apartment complexes?

Let's stand for quality development that helps homeowners and businesses to thrive..

Best Regards,
Evelyn Roberson



To: Michael Spicer/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Cc: Don Wagner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor,
Bcc:
Subject: Fw: Concerned Citizen over Proposed Storage Unit
From: Aimee Nemer/CH/Cor - Wednesday 12/16/2015 11:23 AM

From: scott craighead <sa_craighead@yahoo.com>
To: "\"Steve Mitchell\"" <steve.mitchell@cor.gov>, "\"Bob Townsend\"" <bob.townsend@cor.gov>, "\"Mark Solomon\"" <mark.solomon@cor.gov>, "\"Scott Dunn\"" <scott.dunn@cor.gov>, "Paul Voelker" <paul.voelker@cor.gov>, "Mabel Simpson" <mabel.simpson@cor.gov>, "Marta Gómez Frey" <marta.frey@cor.gov>, "\"Secretary Aimee Nemer\"" <aimee.nemer@cor.gov>
Cc: David Roffino <davidroffino@msn.com>
Date: 12/15/2015 12:45 PM
Subject: Concerned Citizen over Proposed Storage Unit

Dear City Council Members,

Please do not allow for the property value and quality of life to decline in our area by allowing this zoning to take place. Reference below..

Scott Craighead
2023 Portsmouth Dr
Richardson, TX 75082

>

> Please vote against the zoning change request for self-service warehouse (ZF 15-31) at 2050 N Plano Rd near the northeast corner of Campbell and Plano Roads. I do not want a self-service warehouse(s) in my neighborhood. Below are some reasons why I think this zoning is a bad idea and should not be allowed.

>

> 1. Attracts & increases criminal activity. These kinds of facilities often make it easy for criminal activity to go on undetected. (See crime news below)

>

> 2. Who wants to buy a house next to a large self-storage warehouse?

>

> 3. Could hurt restaurants and retail close by because many customers wouldn't feel safe with storage units next door especially at night. When you go out at night, which would you choose a restaurant or grocery store next to a self-storage warehouse or one in a shopping center with quality retail around it that is next to a nice safe neighborhood?

>

> 4. An estimated 768 units is a large number and would increase traffic in and out of facility which is close to major intersection and would bring a lot of unknown people in and out of area.

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> 5. Two thirds of this proposed warehouse backs up to homes in our neighborhood. This would decrease their home values and increase the chances of more homes turning into rentals. More rentals could cause nearby home values to drop and spread to other homes in the area.

>

> 6. Downgrades the area and creates a poor image for the neighborhood and could easily discourage quality development in the future. Sends a message that the area is declining and has lots of dense development

>

> 7. Do you as a homeowner, city council member or planning commission member want a 768 storage facility going up next to your home? Do you think people in Canyon Creek, North Dallas, or Highland Park would put up with self-storage warehouse going up in their neighborhood?

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> 8. This downgrading effect can easily be seen near Arapaho Rd. and Custer Rd. where zoning was allowed for a self-service warehouse to be built in 2012. Currently, next to it is a pool hall, a bingo parlor, a hookah bar, a second hand store, a martial arts center, and on the other side is an empty taco bell building.

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> 12. When decline sets in, it is very hard to get rid of and very expensive to try and fix. Remember how Richardson Mall sat declining for about 15 years and caused the other centers around it to decline. Finally, we lucked out in 2007 and they tore most of it down and built a new center which attracted more new development around it.

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> 13. By easing zoning restrictions, could easily be flooded with storage units throughout the city because there is an ample supply of aging empty one story office complexes that are easily converted to storage units and extremely profitable for developers to own. If you allow all these self-service warehouses to be built, you'll never get rid of them.

>

> 14. Is the cities future development vision just more and more storage units and massive apartment complexes?

>

> 15. Why would you want to downgrade the area when housing values, employment and new construction are on an upswing in our area?

>

> HAVEN FOR CRIMINAL ACTIVITY AND UNDESIRABLE ELEMENTS

>

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> • From an industry website, Self-Storage Now, July/Aug. 2008 issue – "There's always a potential for crime at a self-storage facility. Burglars are often enticed by the business' unique combination of fully stocked units housed in an area with few people on site at any given time. Identity thieves are attracted by self-storage facilities' vast amounts of data, including credit card and driver's license numbers. Hackers may go after a facility's database, while nuisance crimes like littering, graffiti, and property damage generally crop up late at night when the facility is closed." Another article by this industry website also highlights illegal drug activity associated with storage units and problems with meth labs. They also note the trend of theft by smarter criminals who just become customers to get easy access to the facility they want to steal from. Criminal customers also find it convenient to store stolen goods in storage units and also store and sell illegal drugs, guns, counterfeit prescriptions, counterfeit brand drugs, and illegal copy-cat products like electronics, watches, sporting goods and designer purses and clothing.

>

> • Jim Schutze, Dallas Observer June 20, 2012 - Reports that a man had 80 assault weapons stolen from his storage unit in Murphy, Texas. The article also states that storing guns in a self-storage facility is a common occurrence in the area and is legal.

>

> • WFAA Chanel 8 Dallas TX. - More than \$70,000 worth of celebrity-signed guitars was stolen from a self-storage facility in Garland Texas. Items were being stored for Charity sale.

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>

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> • WKYT in Richmond Kentucky – Thieves stole \$9500 worth of antiques from Ft. Knox self-storage unit.



To: Michael Spicer/CH/Cor@Cor, Chris Shacklett/CH/Cor@Cor,
Cc: Don Wagner/CH/Cor@Cor, Dan Johnson/CH/Cor@Cor, Cliff Miller/CH/Cor@Cor,
Bcc:
Subject: Fw: ZF 15-31: please, no self-storage warehouse
From: Aimee Nemer/CH/Cor - Wednesday 12/16/2015 04:06 PM

From: "Chris Klee" <chris@klee.ca>
To: "Steve Mitchell" <steve.mitchell@cor.gov>, "Bob Townsend" <bob.townsend@cor.gov>, "Mark Solomon" <mark.solomon@cor.gov>, "Scott Dunn" <scott.dunn@cor.gov>, "Paul Voelker" <paul.voelker@cor.gov>, "Mabel Simpson" <mabel.simpson@cor.gov>, "Marta Gómez Frey" <marta.frey@cor.gov>, "Aimee Nemer" <aimee.nemer@cor.gov>
Date: 12/16/2015 03:46 PM
Subject: Re: ZF 15-31: please, no self-storage warehouse

Dear City Council Members,

I was disappointed to learn that the planning commission voted unanimously in favor of the development, especially since the citizen representation was evenly divided. However, I wish to add the following in hopes that you will take action in the best interests of the city and its residents.

The consultant has provided point-by-point responses to various specific concerns raised by residents -- first at a prior meeting with the Owens Park neighborhood association, then again during the course of last night's planning meeting. This allows them to adhere to their original agenda while addressing individual objections to the proposal. They even cited a very specific hypothetical demographic (30yo single female) as a potential storage customer. All of this is effectively cherry-picking various facts to suit their proposal.

However, the net result is still a self-storage facility. Such a development essentially represents a dead end for further improvements, as such facilities tend not to be replaced once they are deployed.

I don't disagree that their proposal represents an improvement over what's there. The problem is that almost ANYthing is an improvement over what's there. On a scale of 1-10, it merely moves the property from zero to a two or three.

This is why I named II Creeks as a benchmark: an empty lot was transformed into a series of upscale patio homes valued at \$300K-\$500K. If the space in question could be transformed into more modest patio homes which are valued on par with the neighborhood (\$180K-\$300K), wouldn't this be a better use of the space than self-storage?

It seems their proposal is being put forth solely in the interest of the property owner's return on investment -- and that owner has put forth virtually no effort or funds towards improving it during their tenure. I believe the city and its residents deserve a better plan than what we've seen so far.

Thank you for your time and attention on this matter.

Best regards,
Chris Klee
resident and homeowner, Owens Park

P.S. During last night's meeting, Maxwell Fisher (the landowner's paid consultant) dismissed my concept illustration as "unrealistic" for failing to provide parking.

It should be apparent from the crudeness of my illustration that this was never meant to be a finished proposal; it was intended to help prove that this amount of space could be re-imagined as residential. Given the nature of the image, it's rather unreasonable for shortcomings to be used to dismiss the concept entirely. In fact, an experienced planner such as Mr. Fisher would almost certainly be capable of providing more feasible drafts of my concept if he chose to (or were being paid to) do so.

For what it's worth, I've included an aerial photo (IIcreeks_birdseye.jpg) of the II creeks development, which illustrates how this could be implemented in my previous image. The properties to the center and top of the image are larger than would fit in the proposed space, but the structure to the lower right represents a practical form factor for this application. I might as well add that my original image assumed that driveway access would happen around the perimeter (enabling rear access for the residences), and allocated width for two-way traffic.

Original message:

> Dear City Council Members,
>
> I am writing to voice my opposition to the zoning request to put a
> self-storage facility next to the homes of the Owens Park neighborhood.
>
> By my count, there are already at least nine existing self-storage
facilities
> within city limits, which tend to be located in business or industrial areas
> instead of residential. This type of facility may seem like an easy answer
for
> the existing property shape and structure, but I believe it is short-sighted
> with regards to urban planning.
>
> Development of any kind represents an investment in the community, so
> easiest/fastest/cheapest may not be the best answer. Repurposing
underutilized
> property is an opportunity to improve our community, one which deserves more
> careful thought.
>
> Richardson has several examples of successful, inventive redevelopment:
> • the property anchored by Alamo Drafthouse
> • the growing "restaurant row" which includes Spin Pizza and Tokyo Joe's
> • the former office space at 930 E. Campbell Rd. (Taco Ocho, Bop House, The
> Egg & I)
>
> Let's apply this sort of forward thinking to ALL future development, so that
> our community may evolve toward the likes of CityLine, Brick Row, Eastside,
> and Alamo Drafthouse instead of storage warehouses and payday/short-term
loan
> establishments.
>

> Using public information resources for property and satellite imaging, I
> composed the attached sketch to illustrate how 28 high-end residential units
> could fit into the footprint of the existing property. This uses the
Pomander
> Walk neighborhood of New York City as a model for its central walkway; the
> property sizes would be comparable to the homes of Two Creeks Plaza, in
Canyon
> Creek.
>
> Such a development would provide added residential capacity for Richardson,
> one which could take the form of desirable premium high density housing. In
> theory this could also bring more tax revenue to the city (certainly more
than
> a self-storage facility), not only from the new properties themselves, but
> also from maintaining or raising the values of surrounding residential
> properties.
>
> I realize that this would be a much larger undertaking than converting
unused
> office space to a warehouse, but the improvement it would bring in the
quality
> of life in our city represents a much higher return on investment.
>
> Thank you for your consideration.
>
> Best regards,
> Chris Klee
> resident and homeowner, Owens Park
> _____
>
> "The single most important thing a city can do is provide a community where
> interesting, smart people want to live with their families." -- Malcolm
> Gladwell
>
>
>
>



llcreeks_birdseye.jpg

Dallas Co. • Richardson • Far North Dallas



**CITY OF RICHARDSON
SIGN CONTROL BOARD MINUTES – JANUARY 6, 2016**

Ms. Dorthy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:27 p.m. on Wednesday, January 6, 2016, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: DORTHY MCKEARIN, CHAIR
 CHIP IZARD, VICE CHAIR
 CHARLES WARNER, MEMBER
 MUHAMMAD Z. IKRAM, MEMBER
 ALICIA MARSHALL, MEMBER
 SCOTT PETTY, ALTERNATE
 SEBRENA BOHNSACK, ALTERNATE

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

Ms. McKearin stated there is a quorum present.

Mr. Ikram made a motion to approve the minutes of the November 4, 2015 meeting. The motion was seconded by Mr. Izard and it carried unanimously.

SCB CASE #16-01 TO CONSIDER THE REQUEST OF TAKE 5 OIL FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23)(B)(3)(i) AND CHAPTER 18, ARTICLE III, SECTION 18-96(8)(F)(3)(iii) TO ALLOW FOR A SINGLE TENANT POLE SIGN 66.77 SQ.FT. IN AREA WITH A DIGITAL DISPLAY THAT IS NOT THE SAME WIDTH AS THE NON-ELECTRONIC PORTION OF THE SIGN IN A LOCAL RETAIL ZONED DISTRICT ON THE PROPERTY AT 1198 N PLANO RD; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Ms. Jackson introduced the request of Take 5 Oil for a variance to the City of Richardson Code of Ordinances Chapter 18, Article III, Section 18-96(23)(B)(3)(i) and Chapter 18, Article III, Section 18-96(8)(F)(3)(iii) to allow for a single tenant pole sign 66.77 sq.ft. in area with a digital display that is not the same width as the non-electronic portion of the sign in a local retail zoned district on the property at 1198 N Plano Rd; A power point presentation was shown for review.

Ms. McKearin asked if a representative of Take 5 Oil was present.

Mr. Tommy Bell, 4250 Action Dr, Mesquite, TX, the representative of Barnett Signs, stated that he could extend the frame around the electronic portion of the sign so that the width remains uniform with the non-electronic component, but he designed the sign this way to limit the additional area of the sign over 60 sq.ft.

Mr. Bell stated that the biggest concern was the matrix of the electronic messaging center. Mr. Bell stated that the electronic signs for all Take 5 Oil locations are controlled remotely which allows his client to update the electronic display for all stores at the same time. Mr. Bell stated that utilizing a

different size electronic sign would require them to create a new matrix specific to that sign. Mr. Bell stated that was the reason they were requesting the additional 6.77 sq.ft. of signage and he would be willing to widen the frame around the EMC so that it would be the same size as the non-electronic sign cabinet. Mr. Bell stated that he would also install a pole cover to bring the pole sign into compliance with current code.

Mr. Petty asked why the size of the non-electronic cabinet could not be reduced so that the size of the sign would be in compliance with the sign ordinance. Mr. Bell stated that it technically could, but that there would be a lot of work involved. Mr. Bell stated to do that he would have to cut the pole down and build a new cabinet. Mr. Bell stated that the easiest thing to do would be to reface the existing sign cabinet and add the electronic component.

Mr. Petty asked if Take 5 Oil was aware that the City of Richardson prohibits electronic signs from changing copy more than once every 10 minutes, and how this would affect the display of the EMC if they were to change the copy of multiple signs in different cities remotely. Mr. Bell stated that Take 5 Oil was aware of this restriction, and they can program individual signs. Mr. Bell stated Take 5 Oil would be able to specifically program the sign in Richardson so it would not change copy more often than once every 10 minutes.

Mr. Warner asked if the other 20 Take 5 Oil locations were in the area. Mr. Bell stated that the majority of them were located in the North Dallas area.

Mr. Izard asked if the size of the EMC was standard across all Take 5 Oil locations so they can be pre-built to be installed rather than building a custom sign cabinet. Mr. Bell stated that it is a standard size EMC for all locations, but he can add framing around the cabinet. Mr. Bell stated that he did not design the sign this way because he did not want to request a variance for an additional 15 sq.ft. when he only needs an additional 6.77 sq.ft.

Ms. McKearin stated that she was concerned about the proximity of the electronic sign to the residential neighborhood to the north of the property. Ms. McKearin stated that the proposed sign was setback 175 feet away from the neighborhood, but the board was still concerned about how bright it would be for people living in that area. Mr. Bell stated that an electronic messaging center would not add any additional ambient lighting than a standard illuminated sign cabinet, especially since the City regulates how often the cabinet can change messages. Mr. Bell stated that the fluorescent lighting in the existing sign cabinet outputs more ambient lighting than an EMC. Mr. Bell stated that the City's prohibition on flashing and scrolling also protects the neighborhood from having distracting and bright lighting.

Mr. Izard stated that he would be more comfortable with the proposed sign if the EMC was symmetrical in width to the non-electronic cabinet.

Mr. Petty stated that granting approval for the additional area to the sign would set a precedent for future applicants. Ms. McKearin stated that she agrees with Mr. Petty and his concerns with the proposed sign. Mr. Bell stated that he understands the Board's concern with granting an additional 6.77 sq.ft., but he said it was quite a small variance and would be different from granting an additional 20 sq.ft.

Mr. Petty stated that the reason for the request was economic in nature and not based on something unique to the property that would prevent them from complying with the ordinance. Mr. Bell stated that

the hardship for his case was brand recognition and uniformity amongst other Take 5 Oil locations. Mr. Petty stated that Mr. Bell could still reduce the size of existing cabinet slightly and that it would not affect the public's recognition of the Take 5 Oil brand. Mr. Petty stated that the applicant only needs to spend a little extra money to be in compliance with the sign ordinance. Mr. Bell stated he did not propose constructing a smaller sign cabinet because he would have to install a new pole and there was limited space along N. Plano due to the location of easements.

Mr. McKearin closed the public hearing and asked for comments from the Board.

Mr. Warner stated he would approve SCB Case #16-01 subject to Mr. Izard's comments that the electronic portion of the sign be symmetrical in width to the non-electronic sign cabinet. Mr. Izard stated that he would also like to see the sign re-designed to conform to the ordinance as he is also concerned about setting a precedent by granting a variance for a larger sign.

Mr. Warner move to approve SCB Case #16-01 with the stipulation that the electronic messaging center be expanded in width to be symmetrical to the non-electronic portion of the sign. Alicia Marshall seconded the motion. The motion failed 1 to 4 with Charles Warner voting in favor. Ms. McKearin stated that since the motion to approve the variance request did not pass, the request for SCB Case #16-01 has failed.

SCB CASE #16-02 TO CONSIDER THE REQUEST OF BUCKINGHAM SHOPPING CENTER FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23)(C)(3)(ii) TO ALLOW FOR A SECOND MULTI-TENANT POLE SIGN AT A PROPERTY LESS THAN 15 ACRES IN A LOCAL RETAIL ZONED DISTRICT ON THE PROPERTY AT 1332 S. PLANO RD; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Ms. Jackson introduced the request of Buckingham Shopping Center for a variance to the City of Richardson Code of Ordinances Chapter 18, Article III, Section 18-96(23)(C)(3)(ii) to allow for a second multi-tenant pole sign at a property less than 15 acres in a local retail zoned district on the property at 1332 S. Plano Rd; A power point presentation was shown for review.

Ms. McKearin asked if a representative of Buckingham Shopping Center was present.

David Tromanhauser, 1336 S. Irving Heights, Irving TX 75060, the representative of Comet Signs, stated that he was happy to answer any questions for the Board. Ms. McKearin asked why the sign for the veterinarian on the existing pole sign was not on the graphic for the proposed sign. Mr. Tromanhauser stated that the graphic shows the anchor tenants for the shopping center and left remaining tenant signs blank until the owner of the property could determine which would be advertised.

Mr. Izard asked if the shopping center was getting complaints from customers about identifying the shopping center. Leo Bernstein, 800 3rd Ave, New York, NY 10022, the owner of the shopping center, stated that the reason for the variance request was that Buckingham Rd is the key traverse for the neighborhood as people are commuting to work. Mr. Bernstein stated that Buckingham Rd gets more traffic than Plano Rd. Mr. Bernstein stated that 44,000 cars travel down Buckingham Rd every day, while only 30,000 cars travel down Plano Rd every day.

Mr. Bernstein stated that Fiesta is the key draw to the shopping center. Mr. Bernstein stated that most people shop for groceries in the evening after work and there are multiple grocers in the area. Mr. Bernstein stated that Fiesta is not visible to commuters on Buckingham because the store faces Plano Road.

Mr. Bernstein stated that the graphic did not show all of the tenants at the shopping center because there are too many to fit onto the sign. Ms. McKearin asked how they determine which tenants would be advertised. Mr. Bernstein stated that some tenants were allowed signage by right per lease agreements and that remaining signage is granted to tenants that will attract the most traffic to the shopping center.

Mr. Izard asked why the sign along Plano Rd was not originally built along Buckingham Rd. Mr. Bernstein stated that he had just purchased the shopping center. Mr. Bernstein stated that the center was previously owned by a group from New York, but now it is owned by friends and family with a vested interest in its success. Mr. Bernstein stated that he wanted to improve the shopping center and that adding signage along Buckingham Rd would have the most impact.

Ms. Marshall asked if it is possible to turn into the shopping center when traveling east on Buckingham and if the sign would be visible to motorists before the turn. Mr. Bernstein stated that there was a break in the median to turn left into the shopping center before arriving at Plano Rd. Mr. Bernstein stated that improved signage would help motorists identify the center when traveling east and would be visible before the turn.

Mr. Petty asked if the proposed sign would match the aesthetics of the existing pole sign. Mr. Bernstein stated that it was designed to match, but in the future he may apply for a permit to reface and improve the existing sign. Mr. Petty asked if the owner had received approval from Development Services to place the sign in the parking lot if the variance is approved. Mr. Bernstein stated that he had been working with the City for approval.

Mr. Petty stated he believed the shopping center has a hardship that would warrant approval of the variance due to the size of the site and limited visibility along Buckingham Rd. Mr. Petty stated that the applicant is allowed a single tenant pole sign by right without a variance and that he did not see the problem with granting additional signage on the sign for multiple tenants.

Mr. Ikram asked why the existing sign was 30 feet in height and the proposed sign was only 20 feet tall. Mr. Bernstein stated that the proposed sign is 20 feet tall to be in compliance with the current ordinance and that the existing sign was grandfathered from a previous ordinance.

Ms. McKearin stated that the site is less than 2 acres under the sign ordinance requirement that would allow the property to have another multi-tenant sign by right.

Mr. Izard moved to approved SCB Case #16-02. Mr. Warner seconded the motion and it carried unanimously.

Mr. Ikram moved to adjourn the Hearing. Mr. Warner seconded the motion and it carried unanimously.

There being no other business before the Board, the meeting was adjourned at 6:55 PM.

DORTHY MCKEARIN, CHAIR

RESOLUTION NO. 16-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ESTABLISHING FEES FOR THE USE OF THE BUSH CENTRAL BARKWAY PARK EVENT PADDOCK; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to establish fees for the use of the Bush Central Barkway Park event paddock;

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

SECTION 1. That the following fees for use of the Bush Central Barkway Park event paddock are hereby established: \$40.00 for two (2) hours, or portion thereof, and \$10.00 for each additional hour thereafter.

SECTION 2. That the Parks and Recreation Director shall have the authority to modify the fees and charges established herein for the use of the Bush Central Barkway Park Event Paddock.

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 become effective February 1, 2016.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson,
Texas, on this the 25th day of January, 2016.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:1-19-16:TM 75110)

CITY OF RICHARDSON

TO: Dan Johnson - City Manager
THRU: Keith Dagen - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request 36-16
DATE: January 20, 2016

Request Council approval to initiate bid for the following:

Eisemann Center Garage Parking Access and Revenue System Improvements

Proposed Council approval date: January 25, 2016
Proposed advertising dates: January 27, 2016, February 3, 2016 & February 10, 2016
Proposed bid due date: Thursday, February 18, 2016 – 3:00 p.m.
Proposed bid opening date: Thursday, February 18, 2016 – 3:30 p.m.
Engineer's estimated total cost: \$192,000.00
Account: 151-0258-512-7401



Pam Kirkland, CPPO, CPPB
Purchasing Manager

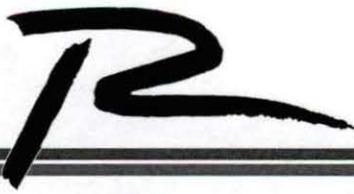


Keith Dagen
Director of Finance

1/20/2016
Date

Approved: _____
Dan Johnson
City Manager

Date



MEMO

TO: Dan Johnson, City Manager
THROUGH: Shanna Sims-Bradish, Assistant City Manager *SSB*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Permission to Advertise Eisemann Center Garage Parking Access and Revenue Control Systems Improvements Bid# 36-16
DATE: January 15, 2016

ACTION REQUESTED:

Authorization to advertise Bid No.36-16 and approval of plans and contract documents for the Eisemann Center Garage Parking Access and Revenue Control System Improvements. Bids to be received until Thursday, February 18, 2016 at 3:00 p.m. and read aloud 30 minutes later.

BACKGROUND INFORMATION:

This project involves the installation of a new parking access and revenue control system (PARCS) for the parking facilities at The Eisemann Center Garage. We will remove and dispose of old equipment as determined. All parking control system equipment components will be linked to a central control center for day-to-day monitoring, operational management and maintenance. All components of the system shall communicate in real time to a Facility Management Computer located in the control center.

FUNDING:

Funding is provided by from the Hotel/Motel Tax Fund.

SCHEDULE:

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

Cc: Brad Bernhard, P.E., Project Engineer *BB*

NOTICE TO CONTRACTORS
CITY OF RICHARDSON

**EISEMANN CENTER GARAGE PARKING ACCESS AND REVENUE CONTROL
SYSTEM IMPROVEMENTS
BID #36-16**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Thursday, February 18, 2016 at 3:00 p.m.** and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

This project involves the installation of a new parking access and revenue control system (PARCS) for the parking facilities at The Eisemann Center Garage. We will remove and dispose of old equipment as determined. All parking control system equipment components will be linked to a central control center for day-to-day monitoring, operational management and maintenance. All components of the system shall communicate in real time to a Facility Management Computer located in the control center.

Bids shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid bond for the same amount from a reliable surety company as a guarantee that the bidder will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract. The City will attempt to award the Contract within 90 days after the opening of bids.

The successful bidder must furnish a Performance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, and a Maintenance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, from a surety authorized under the laws of the State of Texas to act as a surety on bonds for principals.

The right is reserved, as the interest of the Owner may require, to reject any and all bids, to waive any informality in the bids received, and to select bid best suited to the Owner's best interest. The Contractor, to be successful in bidding this project, must have completed a minimum of three similar projects within the last five years.

A maximum of Ninety (90) calendar days will be allowed for construction.

A set of plans, specifications and bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, January 26, 2016** upon a **NON-REFUNDABLE FEE OF Fifty Dollars** (\$50.00) per hard set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number. Maximum of two sets per contractor.

A voluntary pre-bid conference will be held **Thursday, February 4, 2016 at 10:00 am in the Capital Projects Conference Room 206, Richardson Civic Center/City Hall.**

By: /s/ Paul Voelker, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

PROJECT SCHEDULE

EISEMANN CENTER GARAGE PARKING ACCESS AND REVENUE SYSTEM IMPROVEMENTS

BID No. 36-16

| | |
|--|------------------------------|
| Agenda Paperwork to Advertise | Friday, January 15, 2016 |
| Council Authorization to Advertise | Monday, January 25, 2016 |
| Plans/Specs Available for Contractors | Tuesday, January 26, 2016 |
| Advertise in Dallas Morning News | Wednesday, January 27, 2016 |
| Advertise in Dallas Morning News | Wednesday, February 3, 2016 |
| Advertise in Dallas Morning News | Wednesday, February 10, 2016 |
| Pre Bid Meeting (10:00 am Room 206) | Thursday, February 4, 2016 |
| Bids Received & Opened (by 3:00 open 3:30 pm Room 206) | Thursday, February 18, 2016 |
| Agenda Paperwork to Award Contract | Friday, March 4, 2016 |
| Council to Award Contract | Monday, March 14, 2016 |
| Pre-Construction Meeting | ~ April 2016 |
| Project Start | ~ April 2016 |
| Project Completed 90 Calendar Days | ~ July 2016 |

Project Manager: Brad Bernhard
Engineers Estimate: \$192,000.00
Account #151-0258-512-7401 Project # N/A



MEMO

DATE: January 15, 2016
TO: Keith Dagen – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #14-16 for an annual requirements contract for Stage Labor and Technical Services for the Charles W. Eisemann Center to Show Masters Production Logistics, Inc. pursuant to cost per hourly rates

Proposed Date of Award: January 25, 2016

I concur with the recommendation of Bruce MacPherson – Managing Director of the Charles W. Eisemann Center, and request permission to issue an annual requirements contract for stage labor and technical services to Show Masters Production Logistics, Inc. pursuant to hourly rates bid.

As outlined in the attached memo, the award of this contract was based on best value criteria as provided in the Texas Local Government Code, Chapter 252.043. The selection committee was comprised of Bill Fox, Virgil Justice, and Abram Rankin and the bid was evaluated on six areas of expertise: 1) price, 2) value of additional services offered, 3) responses to questionnaire, 4) interview, 5) information from references, 6) reputation of the bidder/goods services offered. Only one bid was received from Show Masters Production Logistics, Inc., who is our current contractor and it is the recommendation of the committee to continue our contract with Show Masters Production Logistics, Inc. as they have done a great job in the past.

The initial contract period is eighteen (18) months with options to renew for up to four additional one-year periods, if acceptable to both parties. The contract consists of installation and removal of orchestra shell, stage risers, pit seating, dance floors, etc., professional crews to load-in, run and load-out events, supervision, and general stage maintenance, upkeep and repairs, as needed. Hourly prices were received for the various types of labor and services as specified above. The award of this contract allows the city to use the services as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum hours of service, payment will be rendered pursuant to the hourly rates bid.

A total of \$116,990 is available for this expenditure in the following accounts:

| | | |
|----------------------------|-------------------|----------|
| Eisemann Center Operations | 151-0252-512-3399 | \$64,800 |
| Eisemann Center Presents | 151-0255-512-3499 | \$52,190 |

The bid was advertised in *The Dallas Morning News* on December 11 & 18, 2015 and was posted on Bidsync.com. A prebid conference was held on December 29, 2016. A total of 529 electronic solicitations were distributed; 15 vendors viewed the bid and 1 bid was received.

Concur:


Keith Dagen

MEMO

DATE: January 20, 2016

TO: Pam Kirkland, Purchasing Director
FROM: Bruce C. MacPherson, Managing Director 
CC: Bill Fox, Virgil Justice, Abram Rankin, Shanna Sims-Bradish

SUBJ: Recommendation for approval of Stage Labor Bid #14-16

On Monday morning January 11, 2016 Members of the Bid review committee received copies of the proposal from Show Masters Production Logistics. Show Masters was the sole respondent for this bid. Both Stage Corps and Local 129 IATSE were non responsive. As was their task, each reviewed and scored the offering on its merit.

The bid was reviewed. Finding the only bid in compliance, they agreed that it is satisfactory for the project.

Our recommendation is for the award of a Professional Services Contract to Show Masters Production Logistics Inc., Fort Worth, Texas. The Contract would take effect February 1, 2016 with a base term ending July 31, 2017. The contact would then allow for renewal on a yearly basis, upon review and approval, for up to four additional years. The Eisemann Center has budgeted dollars for FY 15-16.

A total of \$116,990.00 is available for this expenditure in the following accounts:

| | | |
|----------------------------|-------------------|-------------|
| Eisemann Center Operations | 151-0252-512-3399 | \$64,800.00 |
| Eisemann Center Presents | 151-0255-512-3499 | \$52,190.00 |

We respectfully request Purchasing accept this recommendation and submit to City Council as soon as possible, for awarding this contract for the initial eighteen months with COR's option to renew for up to four years thereafter.

Please let me know if you have any questions.

BID TABULATION BID #14-16**ANNUAL REQUIREMENTS CONTRACT FOR STAGE LABOR & TECHNICAL SERVICES
BEST VALUE/UNIT PRICE BID****SHOW MASTERS PRODUCTION LOGISTICS, INC.**

| POSITION DESCRIPTION | OVERTIME | |
|---|--------------------|--------------------|
| | HOURLY RATE | HOURLY RATE |
| Steward/Crew Chief | \$33.05 | \$49.58 |
| Deck/Flyman | \$29.75 | \$44.63 |
| Fly Operator (Flyman) | \$29.75 | \$44.63 |
| Rigger | \$35.00 | \$52.50 |
| Counterweight Loader | \$27.55 | \$41.33 |
| Light Board Operator/Master Electrician | \$34.50 | \$51.75 |
| Hand - Electrician | \$25.75 | \$38.63 |
| Spotlight Operator | \$27.55 | \$41.33 |
| Sound Board Operator/Audio Engineer | \$34.50 | \$51.75 |
| Sound/Audio Assistant (A2) | \$28.35 | \$42.53 |
| Deck Hands (Carpenter/Props) | \$25.75 | \$38.63 |
| Truck Loaders | \$25.75 | \$38.63 |
| Wardrobe Supervisor | \$34.50 | \$51.75 |
| Dresser | \$25.75 | \$38.63 |
| Video Operator | \$34.50 | \$51.75 |
| Hand - Video | \$25.75 | \$38.63 |
| Runner w/vehicle | \$25.75 | N/A |



MEMO

DATE: January 15, 2016
TO: Keith Dagen – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #26-16 for an annual requirements contract for Umpires & Sports Officials for the Parks & Recreation Department to Richardson Umpires Association, Somerset Soccer Club and TJ Sports pursuant to unit price per game

Proposed Date of Award: January 25, 2016

I concur with the recommendation of Chris Cottone – Superintendent of Athletics and Aquatics, and request permission to issue an annual requirements contract for Umpires & Sports Officials to Richardson Umpires Association, Somerset Soccer, and TJ Sports, pursuant to per game rates bid.

The award of this contract was based on best value criteria as provided in the Texas Local Government Code, Chapter 252.043 for adult league softball umpires and Corporate Challenge sports officials for softball, volleyball, kickball, soccer, flag football and basketball. The selection committee was comprised of Chris Cottone, Kyle McClure and Rick Files. The bid was evaluated on five areas: 1) price, 2) softball league experience and qualifications, 3) tournament experience and qualifications, 4) information received from references, and 5) size of the bidder's officiating pool. It is the recommendation of the committee to award the contract as follows:

| | |
|---|--------------------------------|
| Adult League & Corporate Challenge Softball Umpires | Richardson Umpires Association |
| Corporate Challenge Soccer Officials | Somerset Soccer |
| Corporate Challenge Sports Officials | TJ Sports |

The initial contract period is for one year with options to renew for up to four additional one-year periods, if acceptable to both parties. Pricing was requested, per game, for the various types of sports as outlined above. The award of this contract allows the city to use the umpires and sports officials as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum number of games, payment will be rendered pursuant to the per game rate bid.

Funding is available in accounts 011-3021-541-5990 and 011-3021-541-3499 for these services

The bid was advertised in *The Dallas Morning News* on December 7 & 14, 2015 and was posted on Bidsync.com. A prebid conference was held on December 15, 2016. A total of 1,308 electronic solicitations were distributed; 17 vendors viewed the bid and 3 bids were received.

Concur:


Keith Dagen



MEMO

TO: Pam Kirkland, Purchasing Manager
FROM: Chris Cottone, Superintendent of Athletics and Aquatics
DATE: 1/11/2016
SUBJECT: Softball Umpires and Corporate Challenge Officiating Contract Approval

Based on the best value bid results I would like to recommend the Richardson Softball league officiating Contract be awarded to the **Richardson Umpires Association** at a per game rate of \$38.00 for officials and a per game rate of \$2.00 Assignor Fee.

The funds for this service are budgeted in account number 011-3021-541-3499

Based on the best value bid results I would like to recommend the Richardson Corporate Challenge Softball tournament officiating Contract be awarded to the **Richardson Umpires Association** at a per game rate of \$38.00 for officials and a per game rate of \$4.00 Assignor Fee.

The funds for this service are budgeted in account number 011-3021-541-5990

Based on the best value bid results I would like to recommend the Richardson Corporate Challenge Soccer tournament officiating contract be awarded to the **Somerset Soccer Club** at a per game rate of \$65.00 and a per game rate of \$6.50 Assignor Fee.

The funds for this service are budgeted in account number 011-3021-541-5990

Based on the best value bid results I would like to recommend the Richardson Corporate Challenge Flag Football, Kickball, Basketball and Volleyball tournament officiating Contract be awarded to **TJ Sports** at the following per game rates:

Flag Football: \$78.00/game officials and \$6.00/game Assignor Fee

Volleyball: \$20.00/game officials and \$2.00/game Assignor Fee

Kickball: \$20.00/game officials and \$2.00/game Assignor Fee

Basketball: \$52.00/game officials and \$4.00/game Assignor Fee

The funds for this service are budgeted in account number 011-3021-541-5990

1/11/2016

Chris Cottone, Superintendent of Athletics and Aquatics

**BID TABULATION - BID #26-16
A/R/C UMPIRES SPORTS OFFICIALS (BEST VALUE/UNIT PRICE)**

| ITEM NO. | DESCRIPTION | EST. QTY. | UNIT | RICHARDSON UMPIRES ASSOC. | | SOMERSET SOCCER CLUB | | TJ SPORTS | | UNIT PRICE | AMOUNT |
|----------|--|-----------|-------|---------------------------|--------------------|----------------------|---------------------|------------|--------------------|------------|--------|
| | | | | UNIT PRICE | AMOUNT | UNIT PRICE | AMOUNT | UNIT PRICE | AMOUNT | | |
| 1 | Adult Softball Umpire Per Game | 2000 | games | 38.000 | \$76,000.00 | 65.000 | \$130,000.00 | 42.000 | \$84,000.00 | | |
| 2 | Softball Assigner Fee Per Game | 2000 | games | 2.000 | \$4,000.00 | 6.500 | \$13,000.00 | 2.000 | \$4,000.00 | | |
| | Sub-Total Adult Softball: | | | | \$80,000.00 | | \$143,000.00 | | \$88,000.00 | | |
| 3 | CC Volleyball Official Per Game | 90 | games | | | | | 20.000 | \$1,800.00 | | |
| 4 | CC Volleyball Assigner Fee Per Game | 90 | games | | | | | 2.000 | \$180.00 | | |
| 5 | CC Basketball Official Per Game | 90 | games | | | | | 52.000 | \$4,680.00 | | |
| 6 | CC Volleyball Assigner Fee Per Game | 90 | games | | | | | 4.000 | \$360.00 | | |
| 7 | CC Soccer (3) Official Per Game | 90 | games | | | 65.000 | \$5,850.00 | | | | |
| 8 | CC Soccer Assigner Fee Per Game | 90 | games | | | 6.500 | \$585.00 | | | | |
| 9 | CC Kickball Official Per Game | 90 | games | | | | | 20.000 | \$1,800.00 | | |
| 10 | CC Kickbal Assigner Fee Per Game | 90 | games | | | | | 2.000 | \$180.00 | | |
| 11 | CC Flag Football Official Per Game | 90 | games | | | | | 78.000 | \$7,020.00 | | |
| 12 | CC Flag Football Assigner Fee Per Game | 90 | games | | | | | 6.000 | \$540.00 | | |
| 13 | CC Softball (2) Umpire Cost Per Game | 90 | games | 38.000 | \$3,420.00 | | | 42.000 | \$3,780.00 | | |
| 14 | CC Softball Assigner Fee Per Game | 90 | games | 4.000 | \$360.00 | | | 2.000 | \$180.00 | | |
| | Sub-Total CC Sports: | | | | \$3,780.00 | | \$6,435.00 | | \$20,520.00 | | |
| | Estimated Award Amount: | | | | \$83,780.00 | | \$6,435.00 | | \$16,560.00 | | |
| | TOTAL GROSS PRICE | | | | | | | | | | |
| | CASH DISCOUNT | | | | | | | | | | |
| | TOTAL NET PRICE | | | | | | | | | | |
| | DELIVERY | | | | As Specified | | As Specified | | As Specified | | |
| | F.O.B | | | | Dest. | | Dest. | | Dest. | | |



MEMO

DATE: January 19, 2016

TO: Keith Dagen – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #33-16 for a cooperative job order contract for the Richardson Vehicle Wash Building Upgrades to SDB, Inc. in the amount of \$227,222.29 through The Local Government Purchasing Cooperative Contract #464-14

Proposed Date of Award: January 25, 2016

I concur with the recommendation of Jim Dulac – Assistant Director of Engineering, and request permission to issue a contract to SDB, Inc. for the Richardson vehicle wash building upgrades pursuant to a job order contract in the amount of \$227,222.29.

Job order contracting is a variable term, indefinite delivery, indefinite quantity contract for construction services on an on call basis through negotiated line item delivery orders (job orders) to include minor construction, repair, renovation, alterations, maintenance projects and limited architectural and engineering designed projects. Pricing is based upon the contract's priced coefficient applied to the city cost index and the line items in the RS Means unit price book. When the line items are agreed to, it becomes a lump sum firm fixed price contract for that negotiated scope of services. The job order contracting form of construction is authorized by Government Code Chapter 2269.401. Mr. Dulac has worked with SDB, Inc. to arrive at a contract amount pursuant to the line item delivery job orders and the scope of the project.

SDB, Inc. has been awarded a job order contract through the Local Government Purchasing Cooperative Buyboard Contract #464-14. The City of Richardson is a member of the Local Government Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is provided from Prior Year CO's, General Special Projects, Water Special Projects, and Solid Waste Capital Funds.

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 *cmr*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Award of Bid #33-16 to SDB, Inc. for the City of Richardson Vehicle Wash Building Upgrades
DATE: January 15, 2016

ACTION REQUESTED:

Council to consider award of Bid #33-16 to SDB, Inc. for the City of Richardson Vehicle Wash Building Upgrades in the amount of \$227,222.29.

BACKGROUND INFORMATION:

The existing car wash system at the Service Center functions poorly and the manufacturer is no longer in business and able to support the equipment. A new car wash system is planned to be installed and modifications need to be made to the existing facility to support the new system. The modifications proposed in this project will include the installation of four automatic, insulated, roll-up doors, new electrical panels and lighting fixtures, repaired doors, new radiant heaters and plumbing improvements to support a new water recycling system that will be installed with the new car wash system. The existing building will be weatherized to protect the new car wash system and the building will be cleaned and painted as well.

SDB, Inc. is considered for this project through the Texas Local Government Statewide Purchasing Cooperative Contract #464-14 administered through Buy Board.

FUNDING:

Funding is provided from Prior Year CO's, General Special Projects, Water Special Projects, and Solid Waste Capital Funds.

SCHEDULE:

Construction is expected to begin in Spring 2016 and be completed by Summer 2016.

Cc: Jim Dulac, P.E., Assistant Director of Engineering
Ernie Ramos, Fleet & Material Manager

2nd Revised BuyBoard PROPOSAL
City of Richardson
Service Center Vehicle Wash Upgrades

SDB Representative:

Keith Tomlinson
Project Manager
SDB, Inc.
keith.tomlinson@sdb.com
M: 469.450.8475

Project Location:

**Service Center Vehicle Wash
Upgrades**
1260 Columbia Dr
Richardson, TX 75081

January 8, 2016

Jim Dulac
Assistant Director of Engineering
411 West Arapaho Road
Richardson, TX 75081
(972) 744-4273
Jim.Dulac@cor.gov

Subject: Service Center Vehicle Wash Upgrades

Dear **Mr. Dulac**,

SDB Contracting Services, Inc. respectfully submits our BuyBoard Proposal contract #464-14 to accomplish the subject work based on RS Means Facilities Construction Cost Data 2015. Specifically the proposal includes all labor, material and equipment to perform the work described in the scope of work below. All work shall be performed in accordance with regulations as directed by OSHA, Federal, State, and Local codes. Work shall also be performed in a manner that is acceptable by industry standards, and as mandated by the agreements between SDB Contracting Services, Inc. and City of Richardson.

SCOPE OF WORK:

Provide all plant, labor, equipment and materials and perform all operation necessary to perform the below scope of work. Work shall include the following:

1. General Conditions:

- a. Construction shall be limited to the perimeter set forth in the drawings and specifications from Brown Reynolds and Watford (BRW) Architects dated 9-8-2015.
- b. Coordination with Facilities is required for any outages.
- c. Dumpster and temp fencing locations to be coordinated with owner prior to being placed.
- d. Daily and final clean-up.

2. Demolition:

- a. Remove and properly dispose of existing frames, doors, and hardware per plan page A1.1.
- b. Remove and properly dispose of existing radiant heaters, lighting, conduits system, and electrical panels per plan page A1.1 and DE1.1.

3. Concrete and Excavation:

- a. Saw cut concrete in equipment room and outside of building per plan page A1.1.
- b. Excavate area beneath removed concrete to install new concrete sump pit, conduits and underground plumbing.
- c. Backfill and compact trench after plumbing, sump pit and conduit is installed per plan note 5 on page A1.1.
- d. Provide and place 6" 3500 PSI concrete with #3 rebar installed 12" on centers both ways in compacted trench.

4. Concrete Tilt Wall Plate Infill:

- a. Infill concrete wall voids at designated locations with brake metal and spray foam insulation. per plan pages A1.1 and A2.1..

5. Hollow Metal Frames, Doors, and Hardware:

- a. Provide and install hollow metal doors and hardware per door schedule on plan page A2.1 and project manual.
- b. Repair existing hollow metal frames as needed. New hollow metal frames are excluded from this proposal.

6. Overhead Doors:

- a. Provide and install (4) Insulated Coiling Doors as mfg. by Cornell/Cookson - 14'x 15'6" on wash bays 101, and 104 per plan pages A1.1 and A2.1.
- b. Provide and install surface mounted controls for motorized overhead doors.

7. Electrical:

- a. Demolition of light fixtures only on electrical page DE1.1.
- b. Provide and install of (1) new electrical panel and (1) new transformer.
- c. Provide and install (33) new LED lights CPY-LED-5500L within wash area and control room. We will utilize the existing conduit system and wires as much as possible.
- d. As we demolish electrical as required by the plans we will utilize the existing electrical to feed new equipment.
- e. Demo and remove power from existing unit heaters.
- f. Provide and install of a conduit from tank #3 to pump system with 12 #12 conductors per plumbing plan P1.0.
- g. Provide and install power for overhead doors.

8. HVAC:

- a. Demolition of HVAC per plan page DM1.1.
- b. Provide and install (4) DX2-20-75N Re-Verber-Ray (RH-1, 2, 3, 4).
- c. Provide and install (4) SSCBAO Stainless steel control box add-ons.
- d. Provide and install (2) Y L6 gauge dual exhaust assemblies.
- e. Provide and install (2) TH-1115 waterproof thermostats.
- f. Provide and install associated flue piping, vent stacks, and combustion air.

9. Plumbing:

- a. Provide and install underground plumbing per plan page P1.0.
- b. Connections to owner provided wash equipment to be done by equipment supplier.

10. Roofing:

- a. Seal all old and new roof penetrations per plan page A1.1.

11. Exterior Painting:

- a. Power-wash interior of wash bays and exterior of building per general note 3 on plan page A2.1.
- b. Paint exterior tilt walls and existing metal trim to match existing color to receive paint.
- c. Paint both sides of hollow metal doors and frames.
- d. Paint bollards and posts for guardrail. Provide and install reflective at the top of bollards.
- e. Paint downspouts and metal roof cap

1.0 CLARIFICATION:

- 1.1 Contractor shall have full access to area to complete the project.
- 1.2 Power outage and water outage will need to be coordinated with owner.
- 1.3 Proposal includes regular business hours for working (no overtime included).
- 1.4 Scope of work is based on drawings and specifications Brown Reynolds and Watford (BRW) Architects dated 9-8-2015.
- 1.5 Revisions to the original scope of work were performed per instructions from meeting with city of Richardson and architect on December 2, 2015 and the meeting on December 29, 2015.

2.0 EXCLUSIONS:

- 2.1 No overtime included. Monday-Friday regular business hours only.
- 2.2 No abatement included. Items discovered to be "Hot" during demolition shall be addressed on site with City of Richardson and scoped as a change order.
- 2.3 No 3rd party consultant or air monitoring and testing.
- 2.4 Concealed contaminated material with in walls, ceilings, chases, etc. is excluded and will be addressed as stated in 2.2 above.
- 2.5 Excludes ground penetrating radar or x-ray of existing slab.
- 2.6 Excludes installation of owner provided wash equipment.
- 2.7 Excludes installation of any equipment, devices, or wiring provided by others.
- 2.8 Excludes any moving of owner's furniture or equipment.
- 2.9 Excludes certified payroll.

3.0 PROPOSAL SUMMARY:

| | |
|--------------------------------|---------------|
| 3.1 Construction Cost: | \$ 222,950.29 |
| 3.2 Payment & Performance Bond | \$ 4,272.00 |
| 3.3 Total Cost for Project: | \$ 227,222.29 |

Sincerely,

Keith Tomlinson

Keith Tomlinson
Project Manager
SDB, Inc.

CONTINUATION SHEET

AIA DOCUMENT G703

FROM: **SDB, inc.**

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing:
 Contractor's Signed Certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **0**
 APPLICATION DATE: **1/8/2016**
 PERIOD TO: **1/8/2016**
 ARCHITECT'S PROJECT NUMBER: **0**

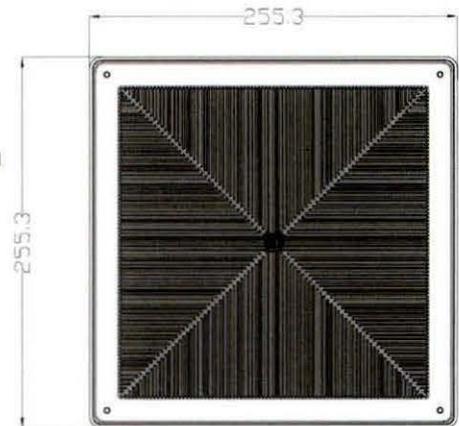
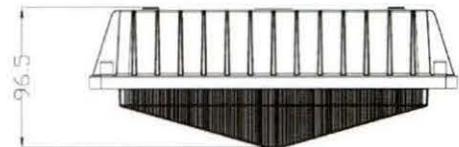
| A ITEM No. | B DESCRIPTION OF WORK | C SCHEDULED VALUE | D WORK COMPLETED | | | G TOTAL COMPLETED AND STORED TO DATE (D+E+F) | | H BALANCE TO FINISH (C-G) | I RETAINAGE 10% |
|------------------|---|-------------------------|-------------------------------|-----------------------|-------------------------|--|-------------|------------------------------------|-----------------------|
| | | | D PREVIOUS APPLICATIONS | E THIS APPLICATION | | G % | G (G/C) | | |
| | | | | E WORK IN PLACE | F STORED MATERIAL | | | | |
| 1 | General Conditions | \$23,898.89 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$23,898.89 | \$0.00 |
| 2 | P&P Bond | \$4,272.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$4,272.00 | \$0.00 |
| 3 | Demo, Wall Plate Infills, Labor Frames Doors Hardware | \$21,329.29 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$21,329.29 | \$0.00 |
| 4 | Paint | \$8,944.24 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$8,944.24 | \$0.00 |
| 5 | Mechanical | \$20,635.68 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$20,635.68 | \$0.00 |
| 6 | Plumbing | \$21,704.22 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$21,704.22 | \$0.00 |
| 7 | Electrical | \$45,833.42 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$45,833.42 | \$0.00 |
| 8 | Concrete Demo | \$2,236.06 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$2,236.06 | \$0.00 |
| 9 | Concrete | \$6,567.62 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$6,567.62 | \$0.00 |
| 10 | Overhead Doors | \$56,228.17 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$56,228.17 | \$0.00 |
| 11 | HM Frames, Doors, & Hardware | \$13,302.24 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$13,302.24 | \$0.00 |
| 12 | Roofing | \$2,270.46 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0% | \$2,270.46 | \$0.00 |
| Total | | 227,222.29 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 227,222.29 | 0.00 |

Description

- 40-Watt Cool White LED High-Output Ceiling mount fixture
- Low profile dark-bronze housing
- Universal voltage (120V through 277V)
- Energy efficient for applications that are used frequently for long period of times
- Ideal for Security, entryway and perimeter lighting-also recommended for parking garages, shopping area walkways and exterior canopies
- Easy Installation.
- Typical Mounting Height: 10 to 20 feet
- Typical Spacing: 1 to 1.5 times the mounting height.



DIMENSIONS



Performance

- Estimated 172,000 hours of maintenance-free operation to L70 at 25°C (77°F)
- Minimum starting temperature: -40°C (-40°F)
- 5-year limited warranty

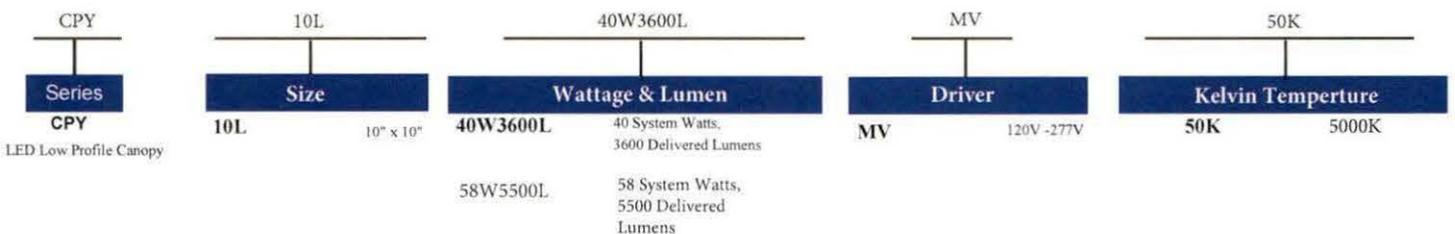
Features

- Die cast aluminum housing with decorative fins for heat dissipation
- Durable polyester powder coat finish
- Acrylic prismatic refractor lens
- 1/2" threaded conduit entries on two sides
- 3/4" threaded conduit top entry provided for pendant mounting
- LED: CREE CXA2530 or Equivalent
- Color temperature: Cool white
- System power consumption: 40W
- Typical delivered lumen: Approx. 3600lm
- Input voltage: 120-277Vac 50/60HZ
- Non Dimmable
- UL/CUL listed, suitable for wet locations



ORDERING INFORMATION

Example: CPY10L40W3600LMV50K



| |
|-----------------|
| Catalog Number: |
| Notes: |



MEMO

DATE: January 19, 2016

TO: Keith Dagen – Director of Finance

FROM: Pam Kirkland – Purchasing Manager

SUBJECT: Award of Bid #34-16 for a maintenance agreement for Cisco Systems Data Infrastructure Equipment in Information Services to Synetra, Inc. in the amount of \$126,005.40 pursuant to the State of Texas Department of Information Services Contract #DIR-TSO-2542

Proposed Date of Award: January 25, 2016

I concur with the recommendation of Steve Graves - Chief Information Officer, and request permission to issue a purchase order to Synetra, Inc. for a maintenance agreement for the Cisco Systems Data Infrastructure Equipment for Information Services in the amount of \$126,005.40, as outlined in Mr. Graves attached memo.

Funding is available in accounts 011-0540-514-4323 and 011-0540-514-4324 for this expenditure.

Synetra, Inc. is a contract vendor through the State of Texas Department of Information Resources Cooperative Purchasing Program, Contract #DIR-TSO-2542. The City of Richardson participates in this program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Concur:



Keith Dagen

ATTACHMENTS

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



DATE: January 13, 2016
TO: Pam Kirkland, Purchasing Manager
FROM: Steve Graves, Chief Information Officer *SGraves*
SUBJECT: Cisco Equipment Maintenance

The City of Richardson IT Department has standardized on Cisco Systems data infrastructure equipment including switches, routers, IP telephones, software, video surveillance, Wi-Fi and firewalls. This request is for one year of maintenance for this equipment.

We will be purchasing our Cisco maintenance from Synetra, the Texas DIR vendor of choice using the Texas DIR contract DIR-TSO-2542. The purchase price for one year of maintenance is \$126,005.40. Funding is provided using account numbers 011-0540-514-43.23 and 011-0540-514-43.24.

I recommend using Synetra and the Texas DIR contract to purchase our new Cisco maintenance.



QUOTE

Sold To: CITY OF RICHARDSON
 Taylor Prentice
 411 W Arapaho Rd, #106
 RICHARDSON, TX 75080

Ship To: CITY OF RICHARDSON
 Taylor Prentice
 411 W Arapaho Rd, #106
 RICHARDSON, TX 75080

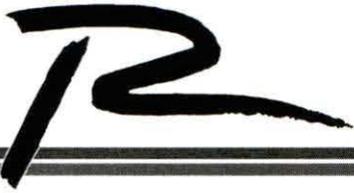
| | |
|----------|------------|
| Date | Quote # |
| 01/13/16 | AAAQ21586 |
| Terms | Rep |
| N30 | Jeff Ramey |

Phone: 972-744-4051

Exp. Date 2/8/2016

| Ln # | Qty | Part Number | Description | Unit Price | Ext. Price |
|------|--------|------------------|---------------------------------------|--------------|---------------------|
| 1 | 5,896 | CON-ECDN-SMS-1 | US ONLY NBD 8X5 ESS W/SMS-1 . | \$0.90 | \$5,306.40 |
| 2 | 903 | CON-ECMU-SMS-1 | SMARTNET MNT ESSENTIAL OP TP SW SMS-1 | \$0.90 | \$812.70 |
| 3 | 1,547 | CON-SAS-SMS-1 | SMARTNET MNT SW APP SUP SMS-1 SMS | \$0.90 | \$1,392.30 |
| 4 | 34,393 | CON-SNT-SMS-1 | SMARTNET MNT SMS-1 SMS SMS | \$0.90 | \$30,953.70 |
| 5 | 95 | CON-SNT-SMS-1000 | SMARTNET MAINTENANCE SMS-1000 SMS | \$900.00 | \$85,500.00 |
| 6 | 2,267 | CON-UCSD5-SMS-1 | US ONLY NBD OS 8X5 UC SUP DR SMS-1 | \$0.90 | \$2,040.30 |
| 7 | | | End Date 11/15/2016 | | |
| 8 | | | DIR-TSO-2542 | | |
| | | | | SubTotal | \$126,005.40 |
| | | | | Sales Tax | \$0.00 |
| | | | | Shipping | \$0.00 |
| | | | | Total | \$126,005.40 |

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.



MEMO

DATE: January 15, 2016

TO: Keith Dagen – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #35-16 for the cooperative purchase of the Vehicle Wash System Equipment to Washing Equipment of Texas, Inc. in the amount of \$227,455 through the Houston-Galveston Area Council of Governments Contract #FL03-15

Proposed Date of Award: January 25 2016

I concur with the recommendations of Ernest Ramos – Fleet and Materials Manager and request permission to issue two (2) purchase orders, as follows, for the vehicle wash system equipment, as specified in the attached quotations, to Washing Equipment of Texas, Inc., in the amount of \$227,455.

| | |
|---|--------------|
| Istobal Progress #4HWP101 Equipment w/Water Reclamation System, including installation | \$ 220,284 |
| Tank Couplings, Ball Valves, Submersible Pump, Tank Adapter for Overflow | <u>7,171</u> |
| Total Price | \$ 227,455 |

The above referenced vehicle washing system equipment, in the amount of \$220,284, has been bid through the Houston-Galveston Area Council of Governments (HGAC) Contract #FL03-15. The City of Richardson participates in the HGAC program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

However, several plumbing related items, such as the tank couplings, ball valves, submersible pump and tank adaptor for overflow, are not available on the HGAC contract. We, therefore, request permission to issue a separate purchase order to Washing Equipment of Texas, Inc. in the amount of \$7,171 for these related items, which are needed to complete the installation of the system.

Funding for this purchase is provided through prior year CO's, General Special Projects, Water Special Projects, and the Solid Waste Capital Fund.

Concur:

Keith Dagen

Keith Dagen

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



MEMO

DATE: January 13, 2016
TO: Pam Kirkland, Purchasing Manager
FROM: Ernie Ramos, Fleet & Materials Manager *E.R.*
RE: Capital Equipment Purchase, Vehicle Wash System Equipment via
HGAC Contract, # FL03-15, contract expires 2/28/2017.

I have reviewed the existing contract referenced above and recommend purchasing a Vehicle Wash System with options for \$227,455 from Washing Equipment of Texas, Inc. I have reviewed and approved the quote with options listed from Washing Equipment of Texas, Inc.

The contact at Washing Equipment of Texas, Inc. is Mr. Roger Knowles, and he can be reached at (972) 602-4442, or E-mail: rknowles@wet-texas.com, or fax: (512) 389-2008. Please order the Vehicle Wash System with options as specified in the attached quotes. The funding for this purchase is funded from prior year CO's, General Special Projects, Water Special Projects and the Solid Waste Capital fund.

Attachment/s: HGAC Contract Pricing Worksheet (2-pages)
WET Quote, Miscellaneous Items (1-page)
HGAC Contract FL03-15 (8-pages)
HGAC Contract FL03-15 Attachment A (2-pages)
HGAC Contract FL03-15 Form E, Published Options (7-pages)

CC: Jim Dulac, Assistant Director of Engineering
Keith Dagen, Director of Finance



CONTRACT PRICING WORKSHEET
For Standard Equipment Purchases

Contract No.:

FL03-15

Date Prepared:

12/9/2015

This Form must be prepared by Contractor and given to End User. End User issues PO to Contractor, and MUST also fax a copy of PO, together with completed Pricing Worksheet, to H-GAC @ 713-993-4548. Please type or print legibly.

| | | | |
|-----------------|----------------------|--------------|----------------------------------|
| Buying Agency: | CITY OF RICHARDSON | Contractor: | WASHING EQUIPMENT OF TEXAS, INC. |
| Contact Person: | ERNIE RAMOS, JR. | Prepared By: | TRAVIS LYE |
| Phone: | 972-744-4421 | Phone: | (713) 819-9366 |
| Fax: | 972-744-5812 | Fax: | (281) 657-0584 |
| Email: | ernest.ramos@cor.gov | Email: | tllye@wet-texas.com |

| | | | |
|---------------|-----|--------------|--------------------------|
| Product Code: | D04 | Description: | ISTOBAL PROGRESS 4HWP101 |
|---------------|-----|--------------|--------------------------|

A. Product Item Base Unit Price Per Contractor's H-GAC Contract: 70600

B. Published Options - Itemize below - Attach additional sheet if necessary - Include Option Code in description if applicable
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

| Description | Cost | Description | Cost |
|---|-------|---|-------|
| RC004003 -galvanized support posts for E-chain set of 5 | 2021 | RC118011- Internet based "Screen Access" two-way system | 1442 |
| RC65001- Reclaim set-up includes valves, hoses etc | 477 | CWP IUSA- Custom Wash Program | 960 |
| RC036001- Horizontal Brush, Electric Drive, Amp Sensing | 9645 | | |
| RC109029- High Pressure Wash Rocker Panels, Sides + Top | 33770 | | |
| RCUSADU- Drive over style undercarriage works with 1200PS | 2407 | | |
| RC065010- High pressure pump stand, 33 GPM- QTY (3) | 28935 | | |
| RC079002- Additional set of Two Centering Guide Rails 20FT | 2407 | | |
| 4027700- Stand for operators control box for remote operation | 477 | Installation (see quotation) - | 12433 |
| RC96003- Canvas Splashguards for Vertical Brushes | 2890 | | |
| RC123014 - Articulating Chemical Presoak From Top Nozzles | 1249 | Subtotal From Additional Sheet(s): | |
| RC016002- Frost Protection Air Actuated dual temperature | 2407 | Subtotal B: 101520 | |

C. Unpublished Options - Itemize below - Attach additional sheet if necessary
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

| Description | Cost | Description | Cost |
|--|------|---|------|
| Water Softener, 300,000 Grain, 2" Valving | 9495 | | |
| Coordination of existing TRAK track monitoring | 2500 | | |
| Hot water presoak, 40 gallon, 12kW electrical | 4500 | | |
| | | Subtotal From Additional Sheet(s): | |
| | | Subtotal C: 16495 | |

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B). For this transaction the percentage is: 10%

D. Total Cost before any other applicable Charges, Trade-Ins, Allowances, Discounts, Etc. (A+B+C)

| | | | | | | |
|-------------------|---|--------------------------|--------|---|--------------------|--------|
| Quantity Ordered: | 1 | X Subtotal of A + B + C: | 188615 | = | Subtotal D: | 188615 |
|-------------------|---|--------------------------|--------|---|--------------------|--------|

E. Other Charges, Trade-Ins, Allowances, Discounts, Etc.

| Description | Cost | Description | Cost |
|--|------|-------------------------|------|
| FREIGHT | 5620 | | |
| Removal of existing equipment including labor and rental equipment | 3480 | | |
| | | Subtotal E: 9100 | |

Delivery Date: TBD **F. Total Purchase Price (D+E):** 197715



WASHING EQUIPMENT of TEXAS, Inc.
 925 W N Carrier Parkway
 Grand Prairie, TX 75050
 972-602-4442

Quote

DATE: December 04,2015

SALES REP: Roger Knowles
 817-366-0841

PRODUCTS: PurClean Reclamation System
 Items Not Eligible for HGAC FL03-15

BUYER NAME/ADDRESS
 City of Richardson

SHIP TO ADDRESS:
 1282 Columbia ST
 Richardson, TX

CONTACT NAME:
 Ernie Ramos, Flt Mgr
PHONE:

FAX:

| UTILITIES REQUIRED: | | | |
|---------------------|----|--|--|
| GAS | | | |
| DIESEL | | | |
| WATER | XX | | |
| ELECTRIC | XX | | |
| AIR | | | |

| PART # | DESCRIPTION | QTY | Retail | Net Price |
|---|--------------------------------|-----|--------|------------|
| | Tank Couplings, Ball Valves 2" | 1 | | \$911.00 |
| | Submersible Pump, 2 HP | 1 | | \$3,200.00 |
| | Tank Adaptor for Overflow | 1 | | \$1,540.00 |
| THESE ITEMS MUST BE ORDERED AS A PART OF THE WATER WATER RECLAMATION SYSTEM FROM PURCLEAN AS SHOWN ON HGAC BID FL03-15 IN THE AMOUNT OF \$22,569.00 | | | | |

Quote Good for 30 Days

| | |
|---------------------------------|-------------------|
| Equipment Subtotal: | \$5,651.00 |
| Shipping & Handling: | Included |
| Install Labor: | \$1,520.00 |
| Destination Sales Tax: | EXEMPT |
| Total Due: | \$7,171.00 |