

**RICHARDSON CITY COUNCIL
MONDAY, APRIL 11, 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, April 11, 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 TRASH BASH

C. REPORT ON ITEMS OF COMMUNITY INTEREST

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

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. INVOCATION – STEVE MITCHELL

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

3. MINUTES OF THE MARCH 28, 2016 AND APRIL 4, 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.

PUBLIC HEARING ITEMS:

- 5. PUBLIC HEARING, ZONING FILE 16-02: A REQUEST BY TREVOR BRICKMAN, REPRESENTING CENTRE LIVING HOMES, FOR A CHANGE IN ZONING FROM PD PLANNED DEVELOPMENT FOR C-M COMMERCIAL USES TO PD PLANNED DEVELOPMENT TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY NEIGHBORHOOD ON A 2.44-ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF CITYLINE DRIVE AND THE FUTURE EXTENSION OF FOXBORO DRIVE.**

6. PUBLIC HEARING, ZONING FILE 16-05: A REQUEST BY JOHN MCFADDIN, ON BEHALF OF COURTESY NISSAN, FOR APPROVAL OF A SPECIAL PERMIT TO ALLOW OFF-SITE ACCESSORY PARKING TO BE LOCATED AT 1701-1801 GATEWAY BOULEVARD, ON THE WEST SIDE OF GATEWAY BOULEVARD BETWEEN MUNICIPAL DRIVE AND OMNI DRIVE. THE PROPERTY IS CURRENTLY ZONED O-M OFFICE.
7. PUBLIC HEARING, ZONING FILE 16-06: A REQUEST BY LESLIE FORD, REPRESENTING ROGUE ARCHITECTS, FOR APPROVAL OF A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE TO BE LOCATED AT 1251 E. BELT LINE ROAD (NORTH SIDE OF BELT LINE ROAD, WEST OF PLANO ROAD). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

ACTION ITEM:

8. RECEIVE THE APRIL 6, 2016 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE #16-03, 701 W. SPRING VALLEY RD., A VARIANCE FOR SPRING VALLEY GAS AND MORE AND SCB CASE #16-05, 101 S. COIT RD., A VARIANCE FOR DALRICH SHOPPING CENTER.

9. CONSENT AGENDA:

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

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4156, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A TEMPORARY OPEN AIR MARKET ON A 12.7-ACRE TRACT ZONED C-M COMMERCIAL, LOCATED AT THE SOUTHEAST CORNER OF COIT ROAD AND BELT LINE ROAD, RICHARDSON, TEXAS.
2. ORDINANCE NO. 4157, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 2, ARTICLE VII, UPDATING THE RECORDS MANAGEMENT PROGRAM.

B. CONSIDER RESOLUTION NO. 16-07, ESTABLISHING FEES AND CHARGES FOR SHERRILL PARK GOLF COURSE.

C. AUTHORIZE THE ADVERTISEMENT OF BID #54-16 – REBID OF GRANT DRIVE AND MERRIE CIRCLE WATERLINE. BIDS TO BE RECEIVED BY THURSDAY, APRIL 28, 2016 AT 2:00 P.M.

D. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #02-16 – WE RECOMMEND THE AWARD TO KEN-DO CONTRACTING, LP, FOR THE 2015 RESIDENTIAL SIDEWALK REPLACEMENT PROGRAM REGION 3 IN THE AMOUNT OF \$276,535.
2. BID #52-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SHAW INDUSTRIES, INC. FOR THE COOPERATIVE PURCHASE OF REPLACEMENT CARPETING FOR THE HILL PERFORMANCE HALL AND THE BANK OF AMERICA THEATRE IN THE EISEMANN CENTER THROUGH THE NATIONAL JOINT POWERS ALLIANCE® ("NJPA") CONTRACT #022712-SII IN THE AMOUNT OF \$93,423.04.

• **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, APRIL 8, 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



City Council Meeting Date: Monday, April 11, 2016

Agenda Item: Trash Bash

Staff Resource: Bill Alsup, Director of Health

Summary: Review and discuss Trash Bash 2016. Trash Bash is a city sponsored community event encouraging litter clean-up, recycling, community volunteerism, and Earth friendly educational opportunities and activities.

Board/Commission Action: N/A

Action Proposed: N/A



MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
MARCH 28, 2016

• **Call to Order**

Mayor Voelker called the meeting to order at 6:01 p.m. with the following Council members present:

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

The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Lough	Assistant to the City Manager
Michael Spicer	Director of Development Services
Dave Carter	Assistant Director of Development Services

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBER

A. PRESENT PROCLAMATION IN HONOR OF ALTRUSA’S KINDNESS INITIATIVE

Mayor Voelker presented a proclamation to representatives from Altrusa.

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

Michael Spicer, Director of Development Services, reviewed Zoning File 16-03 and Variance Request 16-01.

C. REVIEW AND DISCUSS RECORDS MANAGEMENT PROGRAM UPDATE

Aimee Nemer, City Secretary, reviewed updates to the Records Management Program.

D. REVIEW AND DISCUSS INTERSECTION IMPROVEMENTS

Dave Carter, Assistant Director of Development Services, reviewed intersection improvements at Jupiter and President George Bush Turnpike (PGBT), and Renner and PGBT.

E. REPORT ON ITEMS OF COMMUNITY INTEREST

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 MARCH 14, 2016 AND MARCH 21, 2016 MEETINGS**

Council Action

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

4. VISITORS

Katie Murphy and other members from Girl Scout Troop 6642, addressed Council requesting support of Blue Ribbon Day at the Police Department on May 16, 2016.

PUBLIC HEARING ITEM:

5. **PUBLIC HEARING, ZONING FILE 16-03: A REQUEST BY VINCENT HIRTH, REPRESENTING FOUR SEASONS MARKETS, FOR APPROVAL OF A SPECIAL PERMIT FOR A TEMPORARY OPEN AIR MARKET TO BE LOCATED AT 101 S. COIT ROAD, THE SOUTHEAST CORNER OF BELT LINE ROAD AND COIT ROAD. THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.**

Public Hearing

Vince Hirth, the applicant, addressed Council requesting approval. Mr. Bruce Stahl, 1419 Stagecoach Drive, addressed Council requesting that the market be limited during the Cottonwood Art Festival due to potential parking issues. Mr. Joe Stephenson, 1423 Stagecoach Drive, also addressed Council expressing concerns about parking during the Cottonwood Art Festival. With no further comments, the Public Hearing was closed with a motion by Mayor Pro Tem Solomon, seconded by Councilmember Frey, and approved unanimously.

Council Action

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

ACTION ITEM:

6. **VARIANCE 16-01: A REQUEST BY CAMI YOUNG, REPRESENTING CAMPBELL PLAZA LTD., FOR A VARIANCE TO CHAPTER 21, SUBDIVISION AND DEVELOPMENT CODE, TO APPROVE A REDUCED PARKING RATIO FOR AN EXISTING RETAIL CENTER LOCATED AT 581 CAMPBELL ROAD.**

Council Action

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

city ordinances regarding parking and bring them up to date to avoid future variance requests. Mr. Johnson stated that staff is already working on this review.

7. CONSENT AGENDA:

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

- 1. ORDINANCE NO. 4154, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY REPEALING ORDINANCE NO. 4103; GRANTING A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A TEMPORARY OPEN AIR MARKET ON A 7.3-ACRE TRACT ZONED LR-M(2) LOCAL RETAIL, LOCATED WEST OF NANTUCKET DRIVE, ON THE SOUTH SIDE OF W. CAMPBELL ROAD, RICHARDSON, TEXAS.**
- 2. ORDINANCE NO. 4155, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING CHAPTER 12, ARTICLE I, SECTION 12-4, TO ADOPT AN INCREASE IN THE AMOUNT OF THE RESIDENCE HOMESTEAD EXEMPTION FOR INDIVIDUALS SIXTY-FIVE (65) YEARS OF AGE OR OLDER, AND FOR INDIVIDUALS WHO ARE DISABLED, FROM SIXTY THOUSAND DOLLARS (\$60,000.00) TO SEVENTY THOUSAND DOLLARS (\$70,000.00).**

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #43-16 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO LINED RIGHT ATHLETIC FIELD MARKING FOR ESTABLISHING AND MAINTAINING ATHLETIC FIELD MARKINGS PURSUANT TO UNIT PRICES.**
- 2. BID #50-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SAM PACK’S FIVE STAR FORD FOR THE CO-OP PURCHASE OF VARIOUS TRUCKS FOR THE STREETS DEPARTMENT (\$52,229.38), WATER UTILITIES DEPARTMENT (\$49,558.69), FACILITIES DEPARTMENT (\$44,788.00), PARKS DEPARTMENT (\$47,288.00), ANIMAL SERVICES DEPARTMENT (\$21,579.69), AND THE SOLID WASTE DEPARTMENT (\$77,078.65) THROUGH THE STATE OF TEXAS CONTRACT #072-A1 FOR A TOTAL EXPENDITURE OF \$292,522.41.**

Council Action

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

ADJOURNMENT

With no further business, the meeting was adjourned at 7:39 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL/CULTURAL ARTS COMMISSION
JOINT WORK SESSION MEETING
APRIL 4, 2016

- **CALL TO ORDER (THE CITY COUNCIL AND CULTURAL ARTS COMMISSION WILL EACH CALL THEIR MEETING TO ORDER)**

Mayor Voelker called the meeting to order at 6:02 p.m. with the following Council members present:

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

Cultural Arts Commission Chair Beth Kolman called the meeting to order at 6:02 p.m. with the following Commissioners present:

Beth Kolman	Chair
Cat Burdette	Vice Chair
David McNair	Commissioner
Barbara McNutt	Commissioner
Curtis Dorian	Commissioner
Kim Quirk	Commissioner
Chuck Riehm	Commissioner

The following staff members were also present:

Dan Johnson	City Manager
Don Magnier	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Lough	Assistant to the City Manager
Ronny Glanton	Head Golf Professional

WORK SESSION – 6:00 PM, RICHARDSON ROOM

A. VISITORS

There were no visitors comments submitted.

B. REVIEW AND DISCUSS THE RICHARDSON CULTURAL ARTS COMMISSION'S 2016 STATE OF THE ARTS ASSESSMENT

Beth Kolman, Cultural Arts Commission Chair, reviewed the local arts groups and grants, summary of arts funding, and the Cultural Arts Master Plan.

C. ADJOURNMENT OF CULTURAL ARTS COMMISSION PORTION OF JOINT MEETING

Chair Kolman adjourned the Cultural Arts Commission at 6:31 p.m. Mayor Voelker called for a recess at 6:31 and reconvened at 6:38 p.m.

D. REVIEW AND DISCUSS THE SHERRILL PARK GOLF COURSE RATES

Chief Financial Officer, Kent Pfeil, reviewed the Course #1 improvements, course use history, golf rate considerations, and the recommended rate increases as listed below.

- Increase Rates beginning May 1, 2016
 - Increase Golf Cart Fees by \$4.33
 - Increase Course #1 Weekday/Weekend rack rates by \$2.17/round
 - Increase Driving Range by \$2.00/bucket for each size

E. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Pro Tem Solomon commented on the new ambulance at Fire Station 3 and the opening and ribbon cutting of Fish City Grill.

Mayor Voelker reported that the City was a finalist for the Spring Creek Nature Area from the Urban Land Institute of North Texas.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:33 p.m.

MAYOR

ATTEST:

CITY SECRETARY



MEMO

DATE: April 7, 2016
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 16-02: CityLine Singe Family – SWC CityLine and Foxboro Drives

REQUEST

Trevor Brickman, Centre Living Homes, is requesting to rezone approximately 2.44 acres from Planned Development for C-M Commercial uses to PD Planned Development to accommodate the development of a single-family detached home subdivision located at the southwest corner of CityLine Drive and future Foxboro Drive. The subject property is an L-shaped tract adjacent to the northeast edge of the CityLine Market shopping center. An 11.2-acre park/open space is being developed to the east, across future Foxboro Drive.

BACKGROUND

In 2012, approximately 147 acres of land bounded by Renner Road to the south, Plano Road to the west, the PGBT to the north and Wyndham Lane to the east were rezoned to PD Planned Development to accommodate a mix of uses, including retail, restaurant, office, and residential uses. At that time, residential uses were restricted to the northwest quadrant of the PD in the area subsequently rezoned as CityLine-East. Consequently, residential uses of any kind are not presently allowed elsewhere in the remaining PD, including the subject property.

The subject property represents the remaining 2.44 acres of the 17.6-acre parent tract where construction of the CityLine Market shopping center is now nearing completion.

The proposed zoning exhibit (Exhibit “C”) depicts thirty-two (32) - zero-lot line, single-family lots, accessed from a thirty (30) foot wide Street-Fire Lane Easement, and five (5) open space lots. The main entrance is located on Foxboro Drive, with an additional entrance from CityLine Drive through an existing commercial driveway to the west. A total of sixteen (16) visitor parking spaces are provided (6 on-street spaces along CityLine Drive and 10 spaces within the development). A masonry wall at least three (30 feet in height is provided along the common property of the abutting commercial property to the south and west to screen parking lot head-lights.

The proposed development standards outlined in Exhibit “B” address use (limited to single-family detached); building regulations (minimum living area and exterior façade masonry percentage); height regulations; area regulations (minimum lot area and building setbacks); parking regulations (parking ratio for visitor parking); special standards (finished floor elevation, garage doors, accessory structures) and landscaping.

No written correspondence regarding this request has been received. No one spoke in favor or opposition to the request at the City Plan Commission public hearing.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommends approval of the request as presented.

ATTACHMENTS

Special Conditions	Site Photos
CC Public Hearing Notice	PD Development Standards (Exhibit “B”)
City Plan Commission Minutes 2016-03-15	Zoning Exhibit (Exhibit “C”)
Staff Report	3D Building Elevations (for informational purposes only)
Zoning Map	Applicant’s Statement
Aerial Map	CPC Notice of Public Hearing
Oblique Aerial Look South	Notification List

ZF 16-02 Special Condition

1. The subject site shall be zoned PD Planned Development, and shall be developed in substantial conformance with the Development Standards attached hereto as Exhibit "B" and the Concept Plan attached hereto as Exhibit "C".



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: March 24, 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: MARCH 25, 2016

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, April 11, 2016, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 16-02

A request by Trevor Brickman, representing Centre Living Homes, for a change in zoning from PD Planned Development for C-M Commercial uses to PD Planned Development to accommodate the development of a single-family neighborhood on a 2.44-acre tract of land located at the southwest corner of CityLine Drive and the future extension of Foxboro Drive. The property is currently zoned PD Planned Development.

ZF 16-05

A request by John McFaddin, representing Courtesy Nissan, for approval of a Special Permit for off-site accessory parking to be located at 1701-1801 Gateway Boulevard (west side of Gateway Boulevard, between Municipal Drive and Omni Drive. The property is currently zoned O-M Office.

ZF 16-06

A request by Leslie Ford, representing Rogue Architects, for approval of a Special Permit for a restaurant with drive-through service to be located at 1251 E. Belt Line Road (north side of Belt Line Road, west of Plano Road). The property is currently zoned C-M Commercial.
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 –MARCH 15, 2016**

PUBLIC HEARING

Zoning File 16-02 – CityLine Single Family: Consider and take necessary action on a request for a change in zoning from PD Planned Development for C-M Commercial to PD Planned Development to accommodate the development of a single-family neighborhood on a 2.44 acre tract of land. The property is located at CityLine Drive and the future extension of Foxboro Drive.

Mr. Chavez stated the applicant was requesting to rezone the commercial property to a PD Planned Development district to accommodate the development of a single-family, detached home subdivision. He highlighted some of the surrounding developments currently under construction including a CVS Pharmacy, a restaurant pad site, and the future extension of Foxboro Drive.

Mr. Chavez concluded his presentation by explaining that the proposed development would contain a total of 32-detached, zero lot line, single-family homes on three different sizes of lots: along CityLine Drive the lots will be 30 feet by 70 feet; the lots along the future Foxboro Drive will be 30 feet by 81 feet; and the interior lots will be 30 feet by 60 feet. He added there will be a total of 10 on-site visitor parking spaces with an additional six spaces off-site along CityLine Drive.

Commissioner DePuy asked about the allowed addition of a 12-foot accessory structure mentioned in the staff report and wanted to know if that would be a storage unit.

Mr. Chavez replied that it could be a storage unit, but more than likely would be a patio or pergola.

Commissioner Roland asked about the distance between homes with the front door on the side of the building and also wanted to know if the brick wall separating the parking from Building G would have openings for pedestrians.

Mr. Chavez said the distance between homes would be 10 feet and the bumped-out area would be 3 feet from the adjacent homes and the brick wall would have openings to allow pedestrian movement.

With no other questions from staff, Chairman Bright opened the public hearing.

Mr. Trevor Brickman, President of Center Living Homes, 2701 Hibernia Street, Dallas, Texas, said he had spoken with the homeowners associations in the surrounding neighborhoods and received positive feedback on the designs and layouts.

Commissioner Roland stated that he had a concern with the limited number of available guest parking spaces and asked if there was a parking agreement in place with the adjacent property owner.

Mr. Brickman replied they did not have a parking agreement and felt the number of proposed guest parking spaces and the placement would be sufficient to handle any parking concerns.

Commissioner DePuy asked if the applicant could give a little more detail about the interior configuration of the homes. She also wanted to know what would be the target market for the proposed homes.

Mr. Brickman said the living areas would be on the first floor, the master bedroom on the second floor and additional bedrooms or media room on the third floor. He also thought the current floor plans would appeal to all age groups.

Commissioner Ferrell asked if the flat roofs of the homes could be used for rooftop patios, and if there were other developments by the applicant that had the same type of designs.

Mr. Brickman said the plans were still in development phase and there would be adequate outdoor living space. He added that the closest project that had a similar design was located on Gilbert Avenue in Dallas.

Commissioner DePuy cited an article in the Dallas Morning News stating the price point was in the \$500,000 range and asked if that figure was correct.

Mr. Brickman acknowledged he had read the article, but said price had never been discussed. He added that the figure quoted was an assumption made by the author of the article based on past projects.

No other comments or questions, in favor or opposed, were received.

Commissioner Springs pointed out that the Lot Area Table on the Zoning Exhibit contained a typographical error and suggested the applicant correct that before moving forward.

Mr. Chavez said the error could be corrected and did not have to be part of the motion.

Motion: Commissioner Ferrell made a motion to close the public hearing and recommend approval of Zoning File 16-02 as presented; second by Vice Chair Taylor. Motion approved 7-0.



Staff Report

TO: City Council
THROUGH: Michael Spicer, Director of Development Services **MS**
FROM: Sam Chavez, Assistant Director of Development Services-Planning **SC**
DATE: April 7, 2016
RE: **Zoning File 16-02:** CityLine Single Family – SWC CityLine and Foxboro Drives

REQUEST:

Rezone approximately 2.44 acres from Planned Development for C-M Commercial uses to PD Planned Development to accommodate the development of a single-family detached home subdivision located at the southwest corner of CityLine Drive and future Foxboro Drive. (see applicant's statement for further explanation)

APPLICANT / PROPERTY OWNERS:

Trevor Brickman, Centre Living Homes / Walt Mountford, KDC

EXISTING DEVELOPMENT:

The subject property is undeveloped.

ADJACENT ROADWAYS:

CityLine Drive: Four-lane divided collector; no traffic counts.

Foxboro Drive: Two-lane undivided street; no traffic counts, under construction.

SURROUNDING LAND USE AND ZONING:

North: Undeveloped; PD Planned Development
South: Retail; PD Planned Development
East: Future Park/Open Space; PD Planned Development
West: Restaurant; PD Planned Development

FUTURE LAND USE PLAN:

Regional Employment

Higher density development is appropriate with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.

Future Land Uses of Surrounding Area:

North: Regional Employment

South: Neighborhood Service and Neighborhood Residential

East: Regional Employment

West: Regional Employment

EXISTING ZONING:

PD Planned Development (Ordinance Number 3893). The subject property is located in a 17.6-acre area of the PD that allows C-M Commercial District uses, including retail, restaurant and office uses.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

STAFF COMMENTS:

Background:

In 2012, approximately 147 acres (bounded by Renner Road to the south, Plano Road to the west, PGBT to the north and Wyndham Lane to the east) was rezoned to PD Planned Development to accommodate a mix of uses, including retail, restaurant, office, and residential uses. All residential uses were concentrated in the NW quadrant in the area subsequently rezoned as CityLine East. Residential uses of any kind are not presently allowed elsewhere in PD.

The subject 2.44 acre tract is part of a 17.6-acre area of the PD that allows C-M Commercial District uses, including retail, restaurant and office uses. Construction is currently underway or nearing completion of 15.16 acres at the northeast corner of Renner and Plano Road (CityLine Market). The development will include a 40,000-square foot grocery store, 26,000 square feet of additional retail space, and two (2), 5,000-square foot sit down restaurants on a pad site along Renner Road.

Request:

The proposed site is uniquely situated at the periphery of retail development to the west and south, and a future 11.2-acre park/open space to the east, across future Foxboro Drive. The site is physically constrained due to the “L-Shaped” configuration of the site making it less likely that future development of additional commercial, retail or office will occur. Therefore, the applicant is requesting to rezone the subject site to a PD Planned Development for single-family detached uses.

As a result of the site’s constraints, the appropriate zoning mechanism is a PD Planned Development which allows modifications to an existing zoning district’s development regulations or in this specific case, to create development standards that are unique and only applicable to the proposed development.

Zoning Exhibit (Exhibit “C”) and Development Standards (Exhibit B”)

The proposed Zoning Exhibit depicts the following:

- **Number of Lots:** Thirty-two (32), zero-lot line single-family residential lots resulting in a density of 14 units per acre and five (5) open space lots.
- **Main Entrance:** Foxboro Drive, with an additional entrance from CityLine Drive through an existing commercial driveway to the west.
- **Rear Entry Lots:** Served by a thirty (30) foot wide Street-Fire Lane Easement, with twenty-four (24) feet of pavement.
- **Visitor Parking:** Sixteen (16) spaces (6 on-street spaces along CityLine Drive and 10 spaces within the development).
- **Screening:** A minimum 3-foot tall masonry wall along the common property of the abutting commercial property to the south and west.

In summary, the proposed development standards (see Exhibit “B” for additional detail) address the following areas:

- **Use:** Single-Family (detached)
- **Building Regulations:** 1,500 square foot minimum living area,
75% masonry exterior
- **Height Regulations:** Maximum 55 feet (proposed 3-story)
Maximum 12 feet (accessory structure)
- **Area Regulations:** Minimum lot size – 1,500 square feet
Minimum lot width – 30 feet
Minimum lot depth – 60 feet (lots range in depths of 60-81 feet)
Maximum lot coverage – 80%
Minimum front setbacks – 10 feet along CityLine Drive
5 feet along Foxboro Drive
Zero (0) feet for lots adjacent to the commercial use to the west
Minimum side setbacks – Zero (0) feet on one side (designated as the zero side) and 3 feet from the opposite property line, thus establishing a 3-foot wide maintenance easement for the adjacent home.
Minimum rear setback – Zero (0) feet
- **Parking Regulations:** 2 enclosed spaces per unit, and 0.25 visitor spaces per unit

- **Special Standards:** Requires an 18 inch finish floor elevation above the front sidewalk for all 32 units,
Specifies garage door design and materials,
Restricts the types of accessory buildings or structures, and
Allows lot frontage to be achieved along the 30-foot wide for the lots adjacent to the commercial use to the west. This provision supplants the Subdivision and Development Code requirement that lots front on a public street.
- **Landscaping:** A 10-foot wide landscape and pedestrian easement along City Line Drive within the subject lots,
Minimum tree plantings along Foxboro Drive with a contingency provision should parallel on-street parking be constructed along Foxboro Drive that addresses sidewalk placement and minimum tree plantings,
Placement of minimum 5-foot wide sidewalks in Common Area Lots as shown on the zoning exhibit (Exhibit “C”), including irrigation and landscaping,
A minimum 3-foot high masonry screening wall along the property line adjacent to the commercial use to the west, including canopy and ornamental tree plantings, and
Setback standards for any proposed entry monument signs.

Development Character (FOR INFORMATIONAL PURPOSES ONLY)

3D building elevations are attached of the proposed single-family units. Because of the unique and constrained character of the site, a different approach to building design was used for the subject site. The homes reflect a modern home design character with ample openings along their non-zero side to take advantage of the homeowner’s private yard.

Other Elements Related to the Request:

Future Land Use Plan: The subject property is designated as Regional Employment with the primary use being high-rise office, with secondary uses being retail centers and entertainment venues. Of the 17.6 acres located between Plano Road and future Foxboro Drive and CityLine Drive and Renner Road, 15.16 acres are being development as commercial/retail, all of which face or front onto Renner Road. The remaining 2.44 acre subject site does not have the opportunity to front onto Renner Road and is therefore not conducive for additional commercial/retail development. As such, the adjacency of the future park/open space to the east of the site across future Foxboro Drive could complement the area with residential development.

Establishment of a Homeowners Association (HOA): The proposed subdivision will be required to establish a Homeowners’ Association (HOA) which will be responsible for maintenance of the common area lots and landscaping along the perimeter of the site adjacent to CityLine Drive and Foxboro Drive, in addition to the Street-Fire Lane easement (discussed below).

30-Foot Street-Fire Lane Easement: Although the development is **not** a gated community, the HOA will be required to maintain the 24-foot wide paved street-fire lane. The pavement will be striped as a fire lane to ensure that parking does not occur within the easement. In addition, the street-fire lane serves to provide the lots on the south and west sides of the easement a means of achieving lot frontage tantamount to the requirement that lots front a public street as required in the Subdivision and Development Code.

3-Foot Screening Wall – Although the abutting non-residential development would be required to construct a minimum 6-foot high masonry wall between it and a residential use, the non-residential use is currently under construction and the subject site is still zoned non-residential. Therefore the required screening wall was not required with the approved site plan for the commercial development.

In order to provide the necessary screening between non-residential and residential uses, if the subject request is approved, a minimum 3-foot high masonry wall is being proposed by the applicant. The proposed wall provides an appropriate visual screen from parking lot head-lights, while not increasing a feeling of being walled off for the abutting homeowners.

CONCLUSION

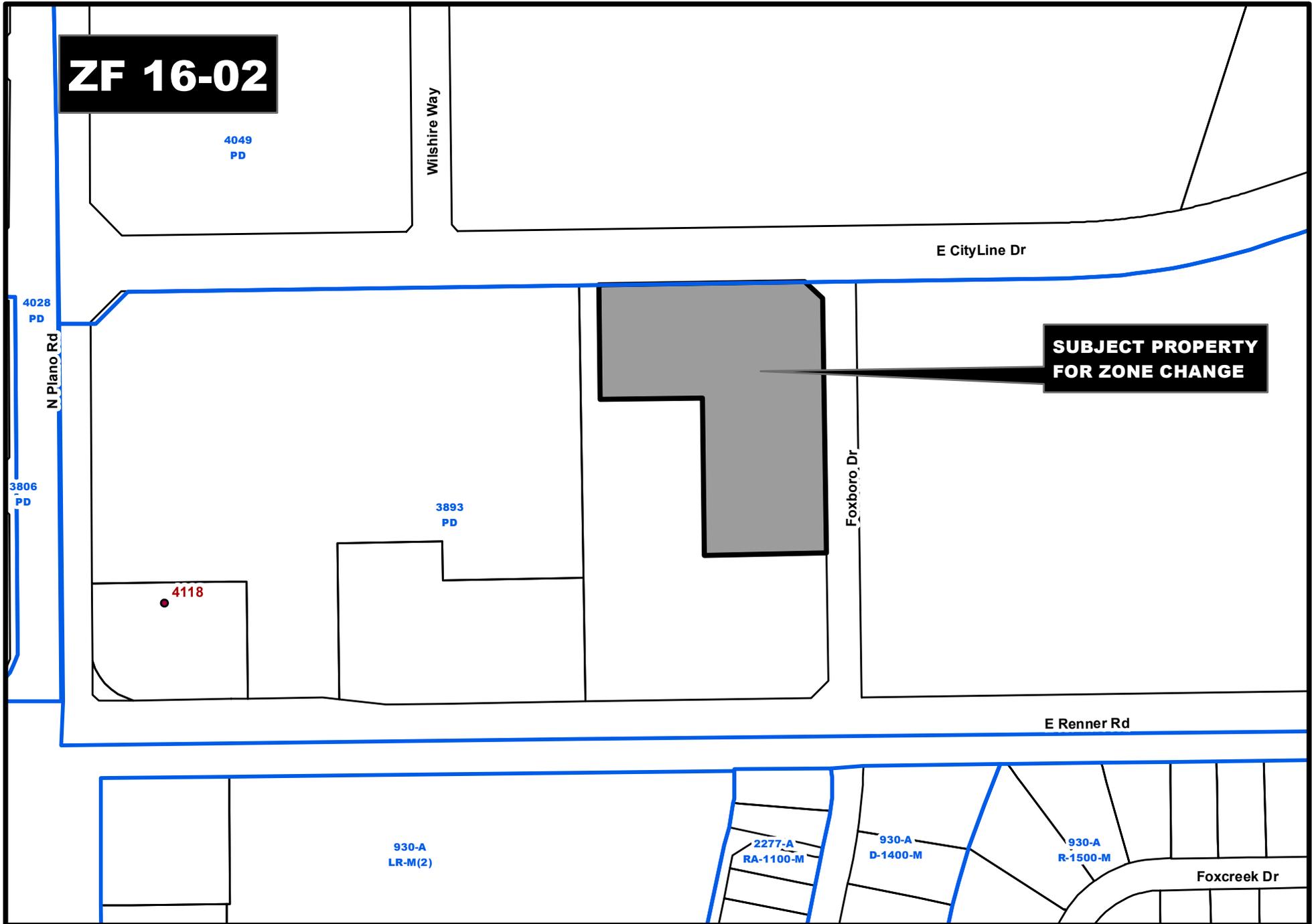
As proposed, the development represents a residential enclave with walkable access to retail and recreational areas.

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

Motion: On March 15, 2016, the City Plan Commission recommended approval of the applicant's request as presented, subject to the following conditions:

1. The subject site shall be zoned PD Planned Development, and shall be developed in substantial conformance with the Development Standards attached hereto as Exhibit "B" and the Concept Plan attached hereto as Exhibit "C".

ZF 16-02



**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 16-02 Zoning Map

Updated By: shacklett, Update Date: March 1, 2016
File: DSI\Mapping\Cases\Z\2015\ZF1602\ZF1602 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 16-02

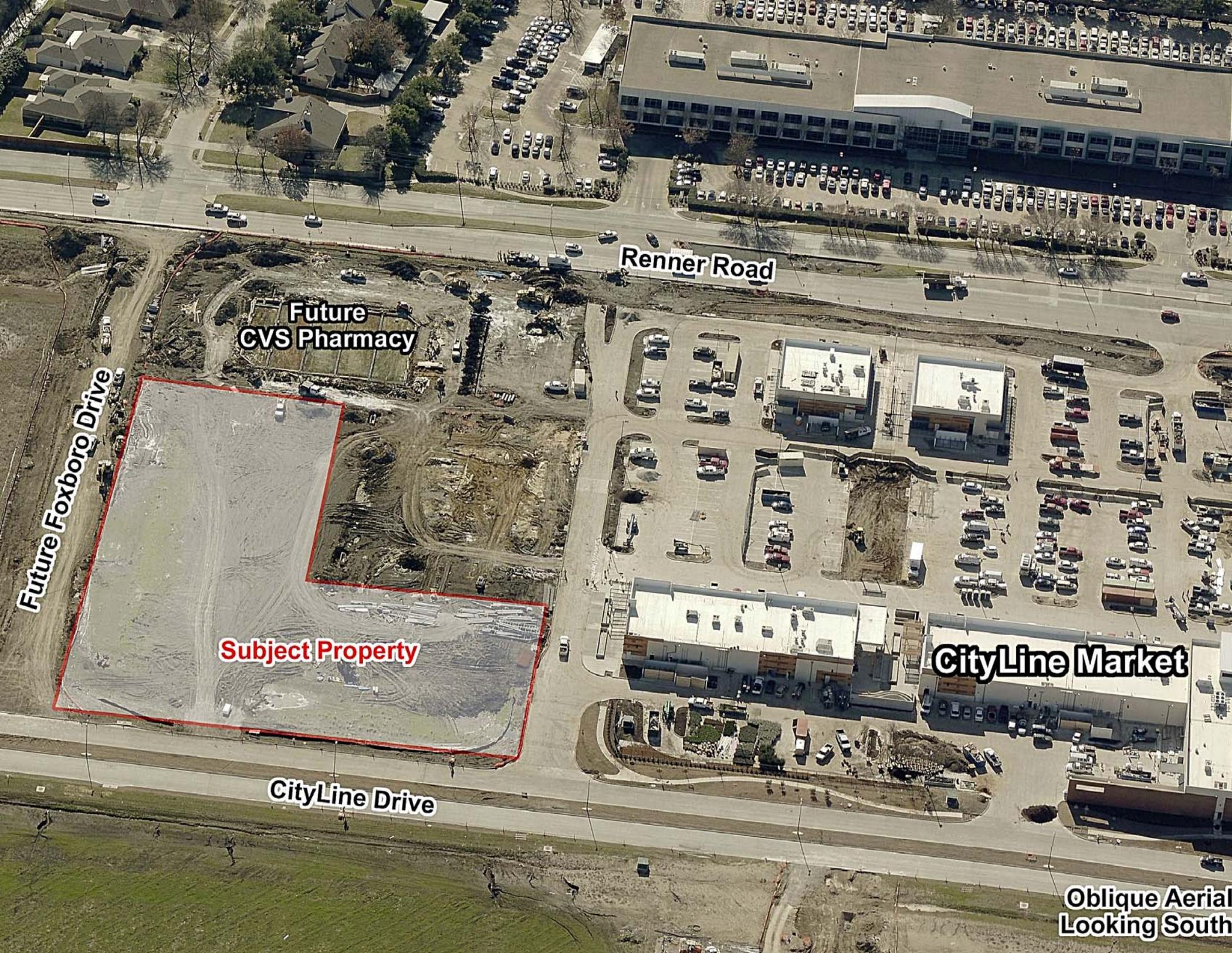
SUBJECT PROPERTY FOR ZONE CHANGE

ZF 16-02 Aerial Map

Updated By: shacklett, Update Date: March 1, 2016
File: DSI\Mapping\Cases\Z\2015\ZF1602\ZF1602 ortho.mxd

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





**Future
CVS Pharmacy**

Future Foxboro Drive

Subject Property

Renner Road

CityLine Market

CityLine Drive

**Oblique Aerial
Looking South**



Looking Southwest at
Subject Property from
CityLine Drive

(1)



(2)

Looking North along
Future Foxboro Drive
from Renner Road

EXHIBIT “B”
Centre Living Homes – CityLine

1. BASE ZONING

- a. PD PLANNED DEVELOPMENT

2. USE REGULATIONS

- a. Single-family (Detached) shall be permitted.

3. BUILDING REGULATIONS

- a. Minimum size (principle building):

1,500 square feet (excluding garages, breezeways and covered patios).

- b. Type of materials:

All building exterior facades, excluding doors, windows, breezeways and courtyards, of single-family residential structures, shall have at least seventy-five (75%) percent masonry material. Exterior walls facing a porch or patio shall be included in the total wall area calculation for purposes of this article. Chimneys for newly constructed single-family structures or additions to existing dwellings shall be of 100 percent exterior masonry material. No one wall may be less than fifty (50%) percent masonry material unless said wall is on a porch, patio, courtyard, or breezeway, in which event, said wall may be of non-masonry material.

4. HEIGHT REGULATIONS

- a. Principal building: Maximum fifty-five (55) feet.
- b. Accessory building: Maximum twelve (12) feet

5. AREA REGULATIONS

- a. Minimum Lot Area: 1,800 square feet
- b. Minimum Lot Width: Thirty (30) feet
- c. Minimum Lot Depth: Sixty (60) feet
- d. Maximum Lot coverage: Eighty (80%) percent (excluding breezeways and covered patios).
- e. Minimum Front Setback
 - i. Along CityLine Drive: Ten (10) feet

- ii. Along Foxboro Drive: Five (5) feet
- iii. For lots along the common property lines adjacent to the commercial use to the west: Zero (0) feet

Exception: Non-enclosed porches, fireplaces, eaves, bays, and balconies may extend into the required front yard setback a maximum of four (4) feet along CityLine Drive and five (5) feet along Foxboro Drive.

f. Side setback:

- i. Adjacent to a street: Minimum ten (10) feet.
- ii. One side of a building shall be built on the property line, herein designated as the “zero side” for no less the sixty (60) percent of the lot length.

Buildings must be separated by a minimum distance of three (3) feet. A minimum three (3) foot wide maintenance easement shall be dedicated opposite, but adjacent to the “zero side” yard adjacent to a residential lot to allow for property owner maintenance. An easement for the benefit of each lot is hereby reserved over, across, and upon each lot adjoining to such lot for roof overhangs not exceeding two (2) feet in width.

A gutter and downspout shall be required along the “zero side” of the dwelling to ensure drainage is handled on the owner’s property and said gutter system shall not be included in the calculation of the eave encroachment. Said gutter shall be tied into a subsurface drain (pop-up) that discharges behind the sidewalk.

- iii. No side setback shall be required from an interior side lot line for mechanical equipment (e.g. air conditioning units) or an uncovered porch or patio.
- g. Minimum rear yard: Zero (0) feet; however, a maximum eighteen (18) inch encroachment into the street easement shall be allowed for second story projections and eaves.

6. PARKING REGULATIONS.

- a. Two off-street parking spaces, accessible from a driveway constructed of an approved parking surface, shall be provided on the lot in an enclosed garage structure behind the front building line to accommodate two motor vehicles for each dwelling unit. The garage may be either attached to or detached from the principal building.
- b. Guest parking shall be provided at a minimum ratio of 0.25 spaces per dwelling unit. Guest parking may be located on CityLine Drive, Foxboro Drive and/or in designated off-street parking areas. It is intended that guest parking be located conveniently and dispersed throughout the project so as to best serve residents and their guests.

7. Special Standards

- a. The finished floor elevation of each residential unit shall be a minimum of eighteen (18) inches above the front sidewalk along CityLine Drive, Foxboro Drive and Common Area C-1 as depicted on Exhibit "C".
- b. Garage Doors: Garage doors shall be contemporary style doors constructed of anodized metal finish with either anodized metal or glass panels, or stained wooden doors.
- c. No lot containing a dwelling unit may contain any accessory building(s) or structures with the exception of arbors, pergolas, decks, planters, above ground spas or trellises. Outdoor fireplaces and/or outdoor kitchens are allowed; provided that they have proper screens and covers to contain sparks and embers from escaping. Said structures may be either attached or detached and may have rear and side setbacks of zero (0) feet provided, that no such structure is located within any maintenance easement adjacent to the rear or side property line.
- d. All lots shall front onto a dedicated public street with the exception of the lots along the common property lines adjacent to the commercial use to the west as depicted on Exhibit "C", which may front onto a minimum thirty (30) foot wide dedicated street easement.

8. LANDSCAPING, SCREENING AND ENTRY MONUMENTS

a. Landscaping:

- i. Along CityLine Drive: A 10-foot landscape and pedestrian easement shall be provided within the property lines. The easement shall include a six (6) foot sidewalk located behind the adjacent on-street parking.
- ii. Along Foxboro Drive: A six (6) foot sidewalk shall be provided. An equivalent of one (1) tree per thirty-five (35) linear feet of public street frontage shall be installed.

In the event that on-street parallel parking is constructed and provided along the west side of Foxboro Drive, a six (6) foot sidewalk shall be provided behind the adjacent on-street parking. An equivalent of one (1) tree per thirty-five (35) linear feet of public street frontage shall be installed, said plantings shall be installed between the street curb and sidewalk where on-street parking is not provided and in parking space bulb-outs where provided.

- iii. A five (5) foot sidewalk shall be installed within the Common Area Lots as depicted on Exhibit "C" and be accessible from the front porches of the adjacent homes. The Common Area Lots shall also have landscaping consisting of trees, shrubs or other plantings.

An underground irrigation system shall be required, and the installation of this system, the landscaping and sidewalk shall be the responsibility of the subdivision developer. Responsibility for maintenance of the landscaping shall be by the HOA.

b. Screening:

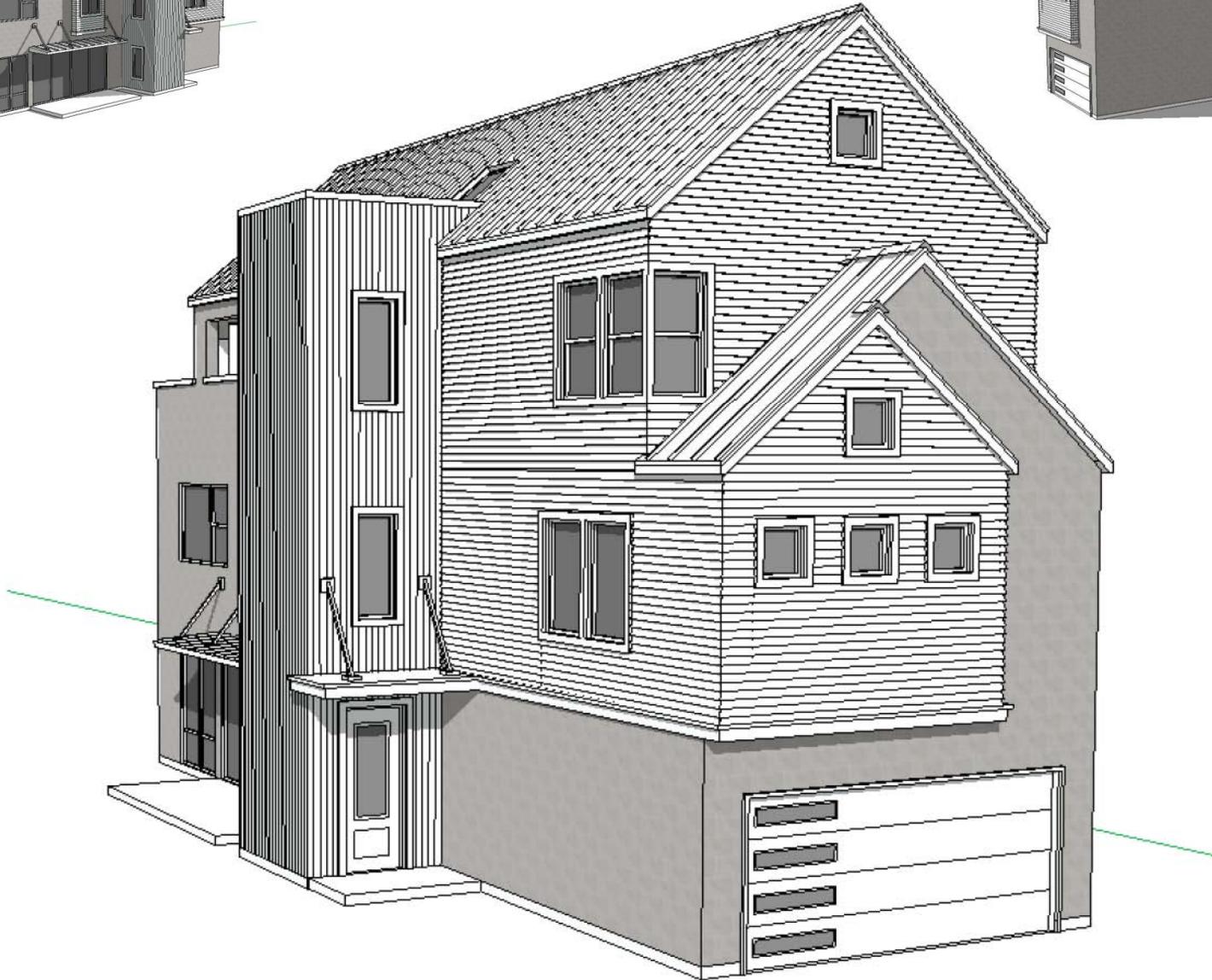
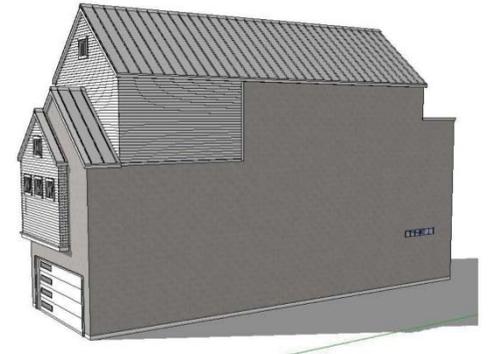
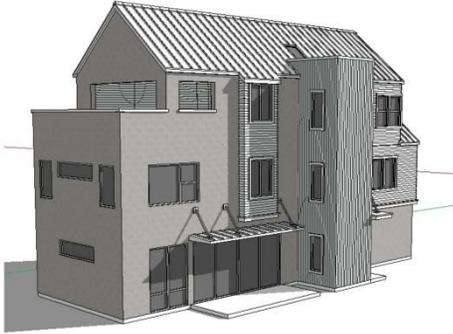
- i. Along the common property lines adjacent to the commercial use on the west, the developer shall provide screening from vehicle headlights. The screening shall consist of a minimum three (3) foot high masonry screen wall with or without fencing; and shall include canopy trees and/or ornamental trees. Gated or non-gated openings shall be allowed along said screening wall for pedestrian connections to and from the development.

c. Entry Monuments

- i. Entry monuments shall be set back a minimum of three (3) feet from any property line; however, no entry monument may encroach within any easement or visibility/sight triangle.

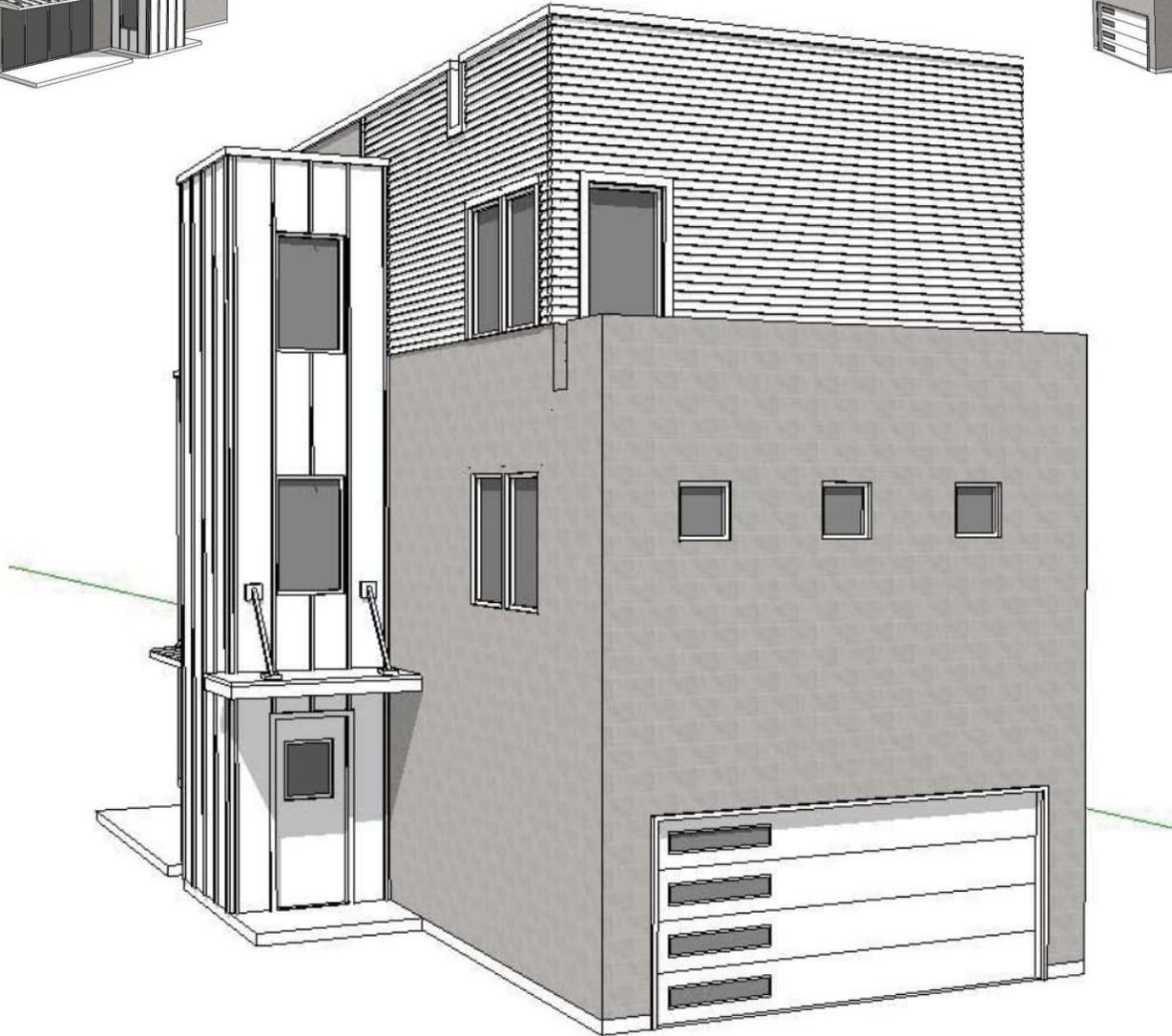
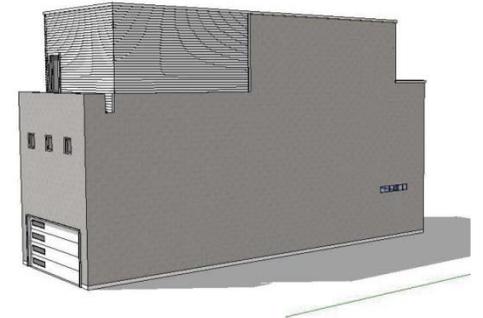
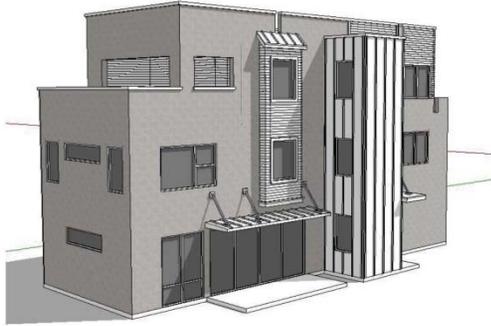
Plan 1 Elevation 1

2750 SqFt



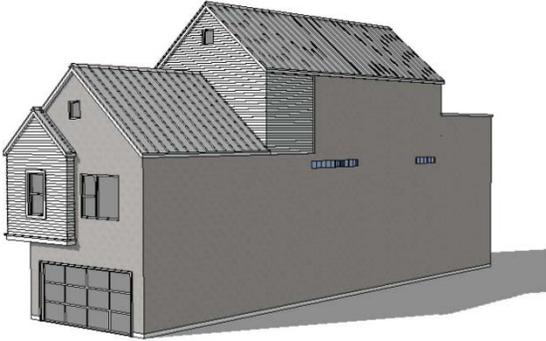
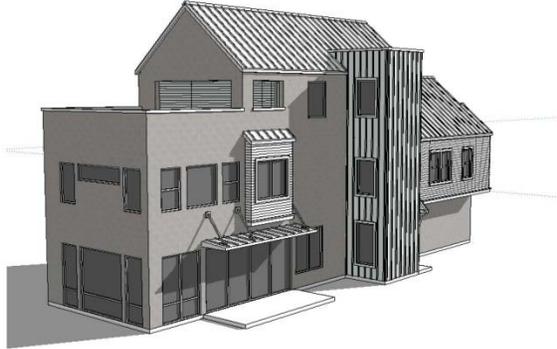
Plan 1 Elevation 2

2750 SqFt



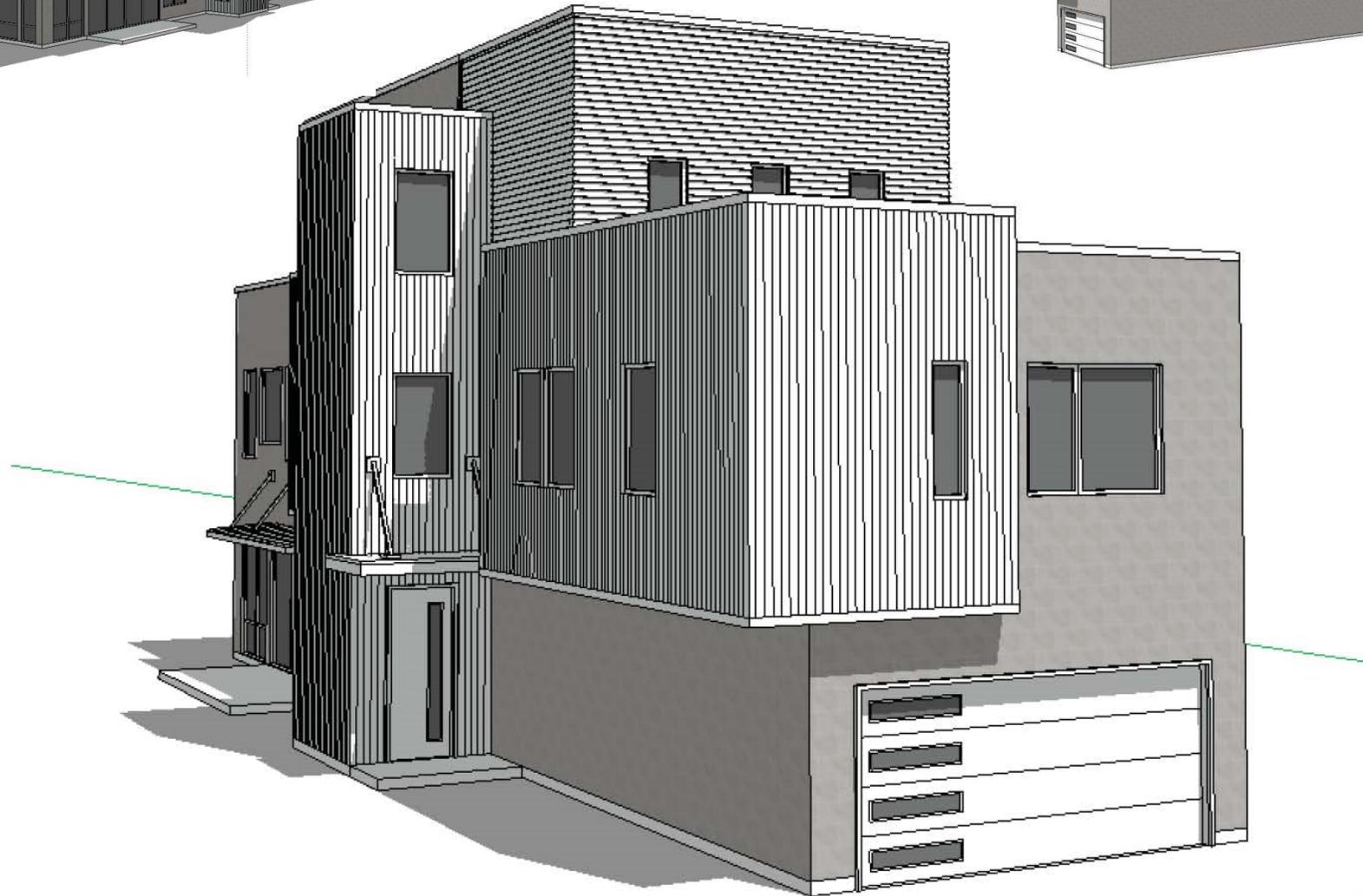
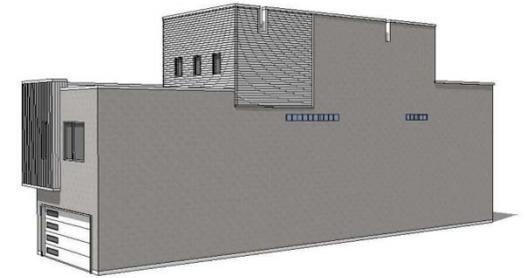
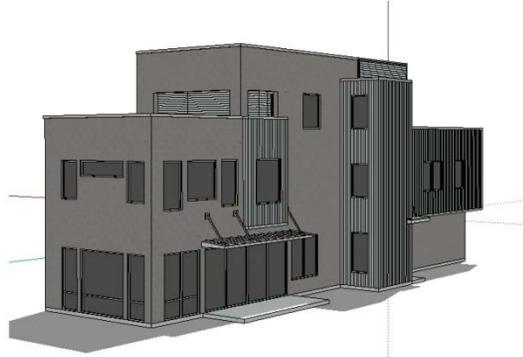
Plan 2 Elevation 1

3300 SqFt



Plan 2 Elevation 1

3300 SqFt



Explanation and Description of Request

Centre Living Homes is proposing to rezone Lot 5B, Block B of Galatyn Park North to allow for residential use. The proposed planned development project would consist of approximately 32 homes. The architecture will consist of homes that are 3 stories high which will allow the subdivision to vertically integrate into the adjacent surroundings. The proposed lots are 30 feet wide and range in depths from 60 feet to 81 feet. Offstreet parking is provided within the subdivision as well as on-street parking along CityLine Drive.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

PLANNED DEVELOPMENT

File No./Name: ZF 16-02 / CityLine Single Family
Property Owner: Walt Mountford, KDC / BCS East Land Investments, LP
Applicant: Trevor Brickman / Centre Living Homes
Location: 1550 E. CityLine Drive
(See map on reverse side)
Current Zoning: PD Planned Development
Request: A request for a change in zoning from PD Planned Development for C-M Commercial uses to PD Planned Development to accommodate a single-family detached neighborhood.

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

TUESDAY, MARCH 15, 2016
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.

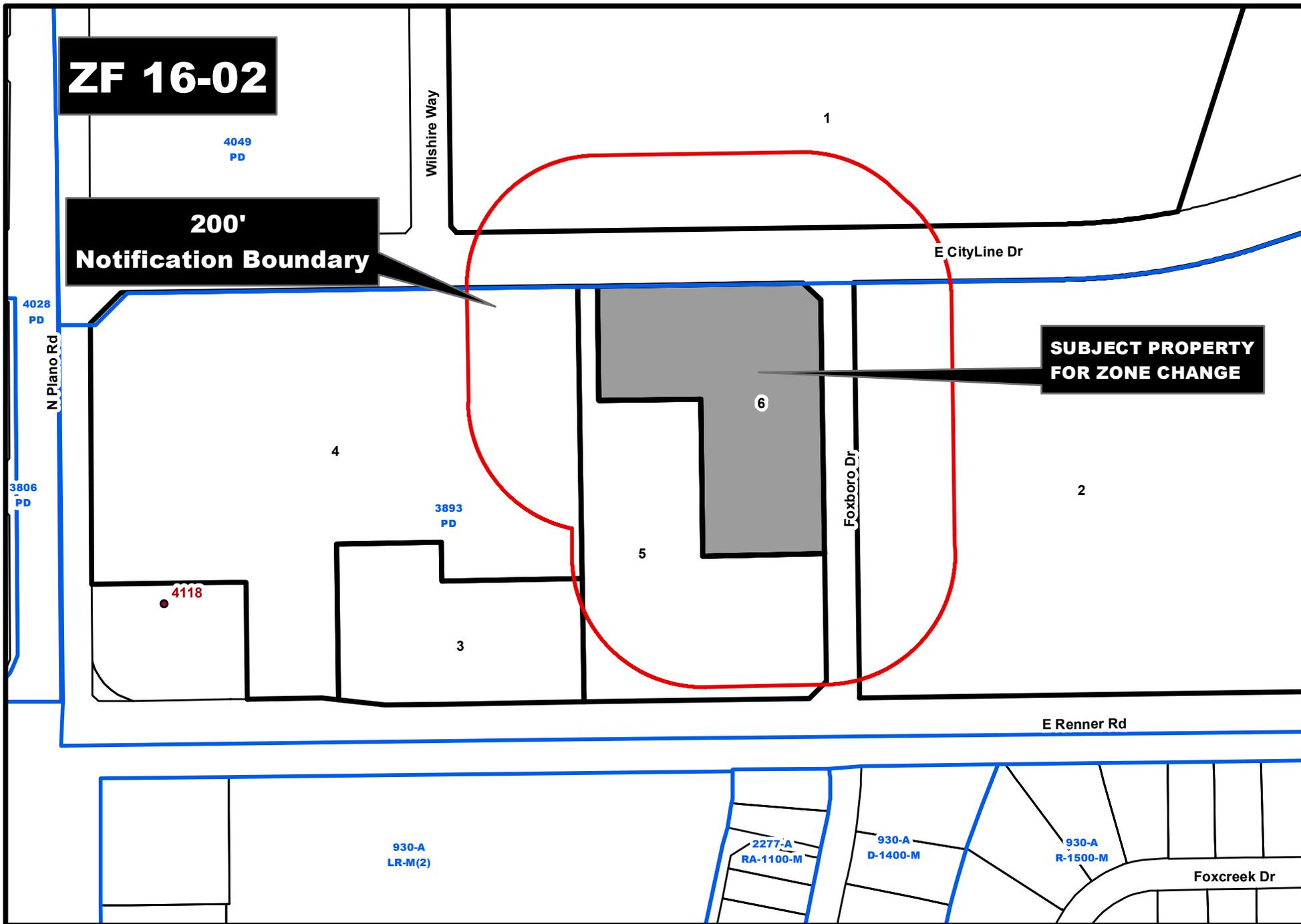
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 16-02.

Date Posted and Mailed: 03/04/2016



ZF 16-02 Notification Map

Updated By: shacklett, Update Date: March 1, 2016
 File: D:\Mapping\Cases\Z\2015\ZF1602\ZF1602 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.



2-BCS EAST LAND INVESTMENTS LP
DBA GALATYN PARK NORTH - HOA
8115 PRESTON RD STE 700
DALLAS, TX 75225-6344

WALT MOUNTFORD
C/O KDC DEVELOPMENT LLC
8115 PRESTON RD STE 700
DALLAS, TX 75225-6344

SUPERINTENDENT OF SCHOOLS
PLANO ISD
2700 W 15TH STREET
PLANO, TX 75075-7524

3,4,5-CITYLINE-REG LLC
C/O REGENCY CENTERS CORPORATION
8480 E ORCHARD RD STE 6900
ENGLEWOOD, CO 80111-5033

TREVOR BRICKMAN
CENTRE LIVING HOMES
2701 HIBERNIA
DALLAS, TX 75024

5-CITYLINE – REG LLC
C/O CVS PHARMACY INC
1 CVS DR
WOONSOCKET, RI 02895-6195

1,6-BCS EAST LAND INVESTMENTS LP
C/O KDC DEVELOPMENT LLC
8115 PRESTON RD STE 700
DALLAS, TX 75225-6344

FACILITY PLANNING & CONSTRUCTION
TONY PEARSON – PISD
6600 ALMA DR STE E
PLANO, TX 75023

ZF 16-02



MEMO

DATE: April 7, 2016
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 16-05 – Special Permit – Courtesy Nissan Off-site Parking

REQUEST

John McFaddin, representing Courtesy Nissan, is requesting approval of a Special Permit for off-site accessory parking in the parking lot of an office development located at 1701-1801 Gateway Boulevard, the west side of Gateway Boulevard, between Municipal Drive and Omni Drive.

BACKGROUND

The subject property was developed in 1979, comprising two (2) office buildings totaling approximately 60,000 square feet in area and 304 parking spaces. The applicant states off-site parking has become the new business model for dealerships, and Courtesy Nissan needs to maintain off-site parking for over 400 new inventory units. Courtesy Nissan has used the subject property for off-site parking for up to 100 vehicles since 2014 without City approval. Earlier this year, Courtesy Nissan was informed off-site vehicle parking was not permitted on the subject property and that a Special Permit would have to be approved in order to continue parking vehicles there.

The proposed use is not a motor vehicle storage lot since the property is not used for storage of motor vehicles exclusively. Therefore, the request is for an unlisted use to be defined as “off-site accessory parking” for a “motor vehicle sales/leasing, new” use. Courtesy Nissan makes use of 100 parking spaces on the subject property including ninety-six (96) spaces along the west property line and the west side of Building 2 and four (4) spaces along Omni Drive. The spaces are identified with painted “CN” markings denoting they are reserved for Courtesy Nissan.

There is currently a surplus of sixty-three (63) parking spaces on the subject property. Furthermore, the applicant has conducted parking demand counts and determined that no more than 218 spaces are occupied by both the office tenants and Courtesy Nissan vehicles at any given time. Staff has also conducted parking counts and corroborated the applicant’s findings. The subject property is approximately 94% occupied; therefore, based on the parking counts and current tenant occupancy/mix, it appears that adequate parking is available to serve the office tenants and the Courtesy Nissan vehicles.

No written correspondence regarding this request has been received. No one spoke in favor or opposition to the request at the City Plan Commission public hearing.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by unanimous vote, recommends approval of the request as presented.

ATTACHMENTS

Special Conditions	Oblique Aerial Looking East
CC Public Hearing Notice	Zoning Exhibit (Exhibit “B”)
City Plan Commission Minutes 3-15-2016	Applicant’s Statement & Parking Counts Survey
Staff Report	CPC Notice of Public Hearing
Zoning Map	Notification List
Aerial Map	

ZF 16-05 Special Conditions

1. Off-site accessory parking for a “motor vehicle sales/leasing, new” use, limited to no more than 100 vehicles, shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. Vehicles shall be limited to new motor vehicles which are operable and have no visible damage.
3. Recreational vehicles, motorcycles, boats, recreational trailers, and campers shall not be allowed to be stored on the subject property.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: March 24, 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: MARCH 25, 2016

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, April 11, 2016, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 16-02

A request by Trevor Brickman, representing Centre Living Homes, for a change in zoning from PD Planned Development for C-M Commercial uses to PD Planned Development to accommodate the development of a single-family neighborhood on a 2.44-acre tract of land located at the southwest corner of CityLine Drive and the future extension of Foxboro Drive. The property is currently zoned PD Planned Development.

ZF 16-05

A request by John McFaddin, representing Courtesy Nissan, for approval of a Special Permit for off-site accessory parking to be located at 1701-1801 Gateway Boulevard (west side of Gateway Boulevard, between Municipal Drive and Omni Drive. The property is currently zoned O-M Office.

ZF 16-06

A request by Leslie Ford, representing Rogue Architects, for approval of a Special Permit for a restaurant with drive-through service to be located at 1251 E. Belt Line Road (north side of Belt Line Road, west of Plano Road). The property is currently zoned C-M Commercial.
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 –MARCH 15, 2016**

PUBLIC HEARING

Zoning File 16-05 – Courtesy Nissan: Consider and take necessary action on a request for approval of a Special Permit for off-site accessory parking to be located at 1701-1801 Gateway Boulevard, on the west side of Gateway Boulevard between Municipal Drive and Omni Drive.

Mr. Shacklett reported the applicant was requesting off-site accessory parking to accommodate up to 100 excess vehicles from Courtesy Nissan's inventory. The site in question currently contains two office buildings with adequate parking for the tenants as well as the additional parking for the excess vehicles.

Mr. Shacklett concluded his presentation by stating the applicant had submitted a parking study that was confirmed by staff and the Special Permit would limit the parking to new, operable motor vehicles with no visible damage.

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

Mr. John McFadden, representing Courtesy Nissan, 1777 North Central Expressway, Richardson, Texas, stated the dealership had office space in one of the buildings on the site and had been parking extra vehicles on the lot in question for two years not realizing they needed a Special Permit.

Commissioner Roland asked if there was room on top of the building at the rear of the Nissan lot to park extra vehicles.

Mr. McFadden replied the vehicles parked on top of the building and those parking spaces were for trade-ins that had to go through the repair shop before being resold.

Mr. Greg Cannon, Colliers Real Estate Company, 1717 McKinney, Suite 900, Dallas, Texas, stated he was representing the commercial property owner where the vehicles were parked and they were in favor of the applicant's request.

Commissioner Roland asked if there had been any police incidents involving the extra vehicles parked on the site.

Mr. Cannon replied that he had not heard of any incidents and some of the tenants who work late hours said they appreciated having the extra vehicles on site to make it look like more people were in the building at night.

Commissioner Roland said he appreciated the fact the applicant was a tenant in the building and was attempting to find accommodations for the extra vehicles other than parking them on the street.

Motion: Commissioner Ferrell made a motion to close the public hearing and recommend approval of Zoning File 16-05 as presented; second by Vice Chair Taylor. Motion approved 7-0.



Staff Report

TO: City Council

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

FROM: Sam Chavez, Assistance Director of Development Services *SC*

DATE: April 8, 2016

RE: **Zoning File 16-05:** Courtesy Nissan Off-site Parking – 1701-1801 Gateway Blvd

REQUEST:

Approval of a Special Permit for off-site accessory parking to be located in the parking lot of an office development at 1701-1801 Gateway Boulevard. The site is located on the west side of Gateway Boulevard, between Municipal Drive and Omni Drive.

APPLICANT / PROPERTY OWNER:

John McFaddin – Courtesy Nissan / Greg Cannon – UNC Investments, LLC

EXISTING DEVELOPMENT:

The 4.8-acre site is developed with two (2), single-story office buildings totaling approximately 60,000 square feet.

ADJACENT ROADWAYS:

Gateway Boulevard: Undivided local street; no traffic counts are available.

Municipal Drive: Undivided local street; no traffic counts are available.

Omni Drive: Undivided local street; no traffic counts are available.

SURROUNDING LAND USE AND ZONING:

North: Office; O-M Office

South: Office; O-M Office

East: Retail/Commercial; C-M Commercial

West: Office; O-M Office

FUTURE LAND USE PLAN:

Regional Employment

Higher density development is appropriate with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.

Future Land Uses of Surrounding Area:

North: Regional Employment
South: Regional Employment
East: Regional Employment
West: Regional Employment

EXISTING ZONING:

O-M Office (Ordinance Number 2045-A).

TRAFFIC & INFRASTRUCTURE IMPACTS:

The request will not have any impacts on the existing utilities or traffic in the area.

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Request:

The applicant's request is for a Special Permit to allow off-site accessory parking for the Courtesy Nissan dealership located to the east of the subject property. The subject property was developed in 1979 with two (2) office buildings totaling approximately 60,000 square feet. The applicant states off-site parking has become the new business model for dealerships, and Courtesy Nissan needs to maintain off-site storage for over 400 new inventory units.

The dealership received approval of a Special Permit in 2014 to allow a motor vehicle storage lot at the southeast corner of International Parkway and Commerce Drive, which was zoned I-FP(2) Industrial. The property was developed as a parking lot, but there were no other improvements on the property. Courtesy Nissan has fenced the property and added shade structures to secure and protect the vehicles. Additionally, Courtesy Nissan also parked vehicles at a storage lot on Woodall Drive, directly south of the Arapaho Center Station; however, the applicant states the lease is not being renewed.

The subject property has been utilized for off-site parking for up to 100 vehicles since 2014; however, City approval has not been granted for the use of the subject property for such use. Earlier this year, the City informed Courtesy Nissan that their vehicles were not allowed to be parked on the subject property. Also, a Special Permit could not be requested for a motor vehicle storage lot because the Special Permit for the use can only be granted in C-M Commercial or Industrial Zoning Districts. The subject property is zoned O-M Office. The definition of motor vehicle storage lot is:

an approved parking surface used solely for the storage of motor vehicles in transit to a motor vehicle sales and service center or motor vehicle repair shop.

Based on the definition, the proposed use is not a motor vehicle storage lot since the property is not “solely” used for storage of motor vehicles. Therefore, the request is for an unlisted use to be defined as “off-site accessory parking” for a “motor vehicle sales/leasing, new” use.

The applicant occupies 100 parking spaces on the subject property for their inventory. Courtesy Nissan uses ninety-six (96) spaces along the west property line and west side of Building 2 and four (4) spaces along Omni Drive. The spaces are marked with painted “CN” markings denoting spaces reserved for Courtesy Nissan.

Parking – The approved site plan shows the site provides 304 parking spaces, while 241 parking spaces are required; resulting in a surplus of sixty-three (63) spaces. Since Courtesy Nissan proposes to use 100 parking spaces, staff requested the applicant provide parking count information to demonstrate the parking of 100 vehicles would not create an office tenant parking shortage. The applicant conducted counts of the number of occupied spaces (excluding Courtesy Nissan vehicles) at various dates and times, which are provided in the applicant’s statement. Some of the highest counts are listed below:

- Thursday, February 4, 2016 (2:00 p.m.) – 116 occupied spaces
- Tuesday, February 9, 2016 (2:30 p.m.) – 118 occupied spaces
- Friday, February 12, 2016 (2:30 p.m.) – 111 occupied spaces
- Tuesday, February 23, 2016 (10:00 a.m.) – 98 occupied spaces
- Thursday, February 25, 2016 (10:30 a.m.) – 101 occupied spaces

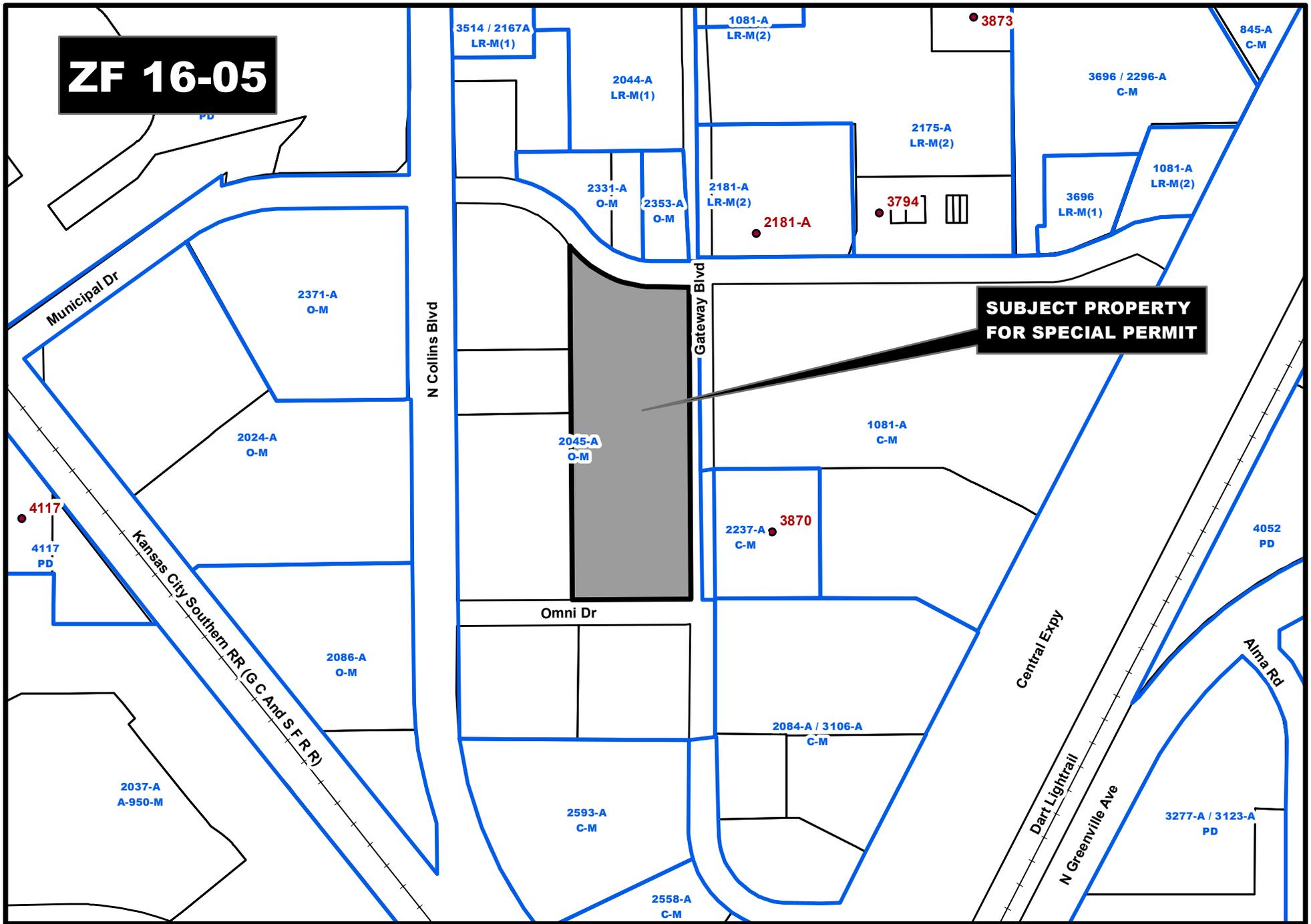
Based on the parking counts provided by the applicant, along with an additional 100 parking spaces dedicated to Courtesy Nissan, the highest number of occupied spaces would be 218 spaces, while 304 parking spaces are provided. The subject property is approximately 94% occupied; therefore, based on the parking counts and current tenant occupancy/mix, it appears that adequate parking is available to serve the office tenants and the Courtesy Nissan vehicles.

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

Motion: On March 15, 2016, the City Plan Commission recommended approval of the applicant’s request as presented, subject to the following conditions:

1. Off-site accessory parking for a “motor vehicle sales/leasing, new” use, limited to no more than 100 vehicles, shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. Vehicles shall be limited to new motor vehicles which are operable and have no visible damage.
3. Recreational vehicles, motorcycles, boats, recreational trailers, and campers shall not be allowed to be stored on the subject property.

ZF 16-05

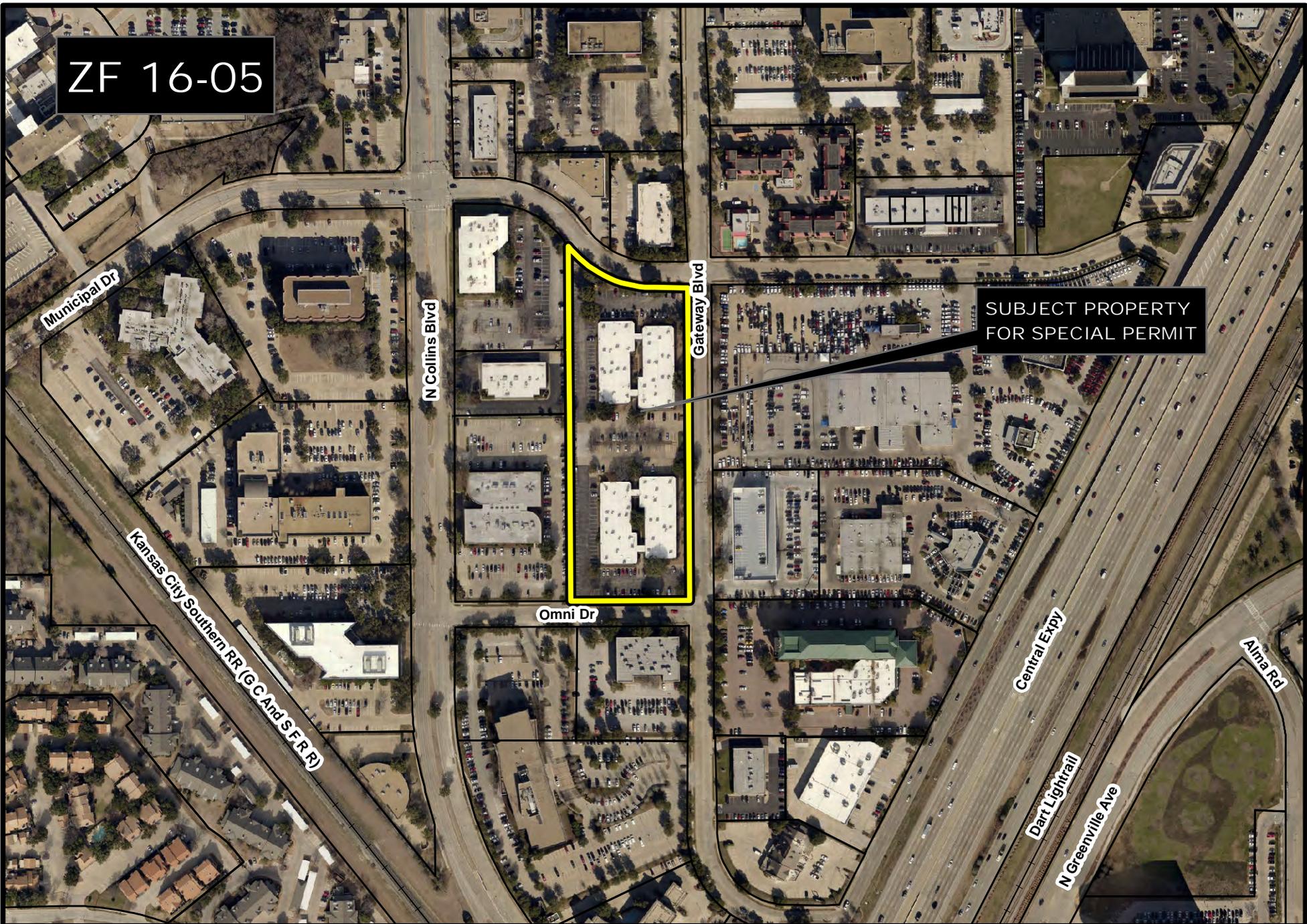


ZF 16-05 Zoning Map

Updated By: shacklett, Update Date: February 29, 2016
File: DSI\Mapping\Cases\Z\2015\ZF1605\ZF1605 zoning.mxd

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ZF 16-05

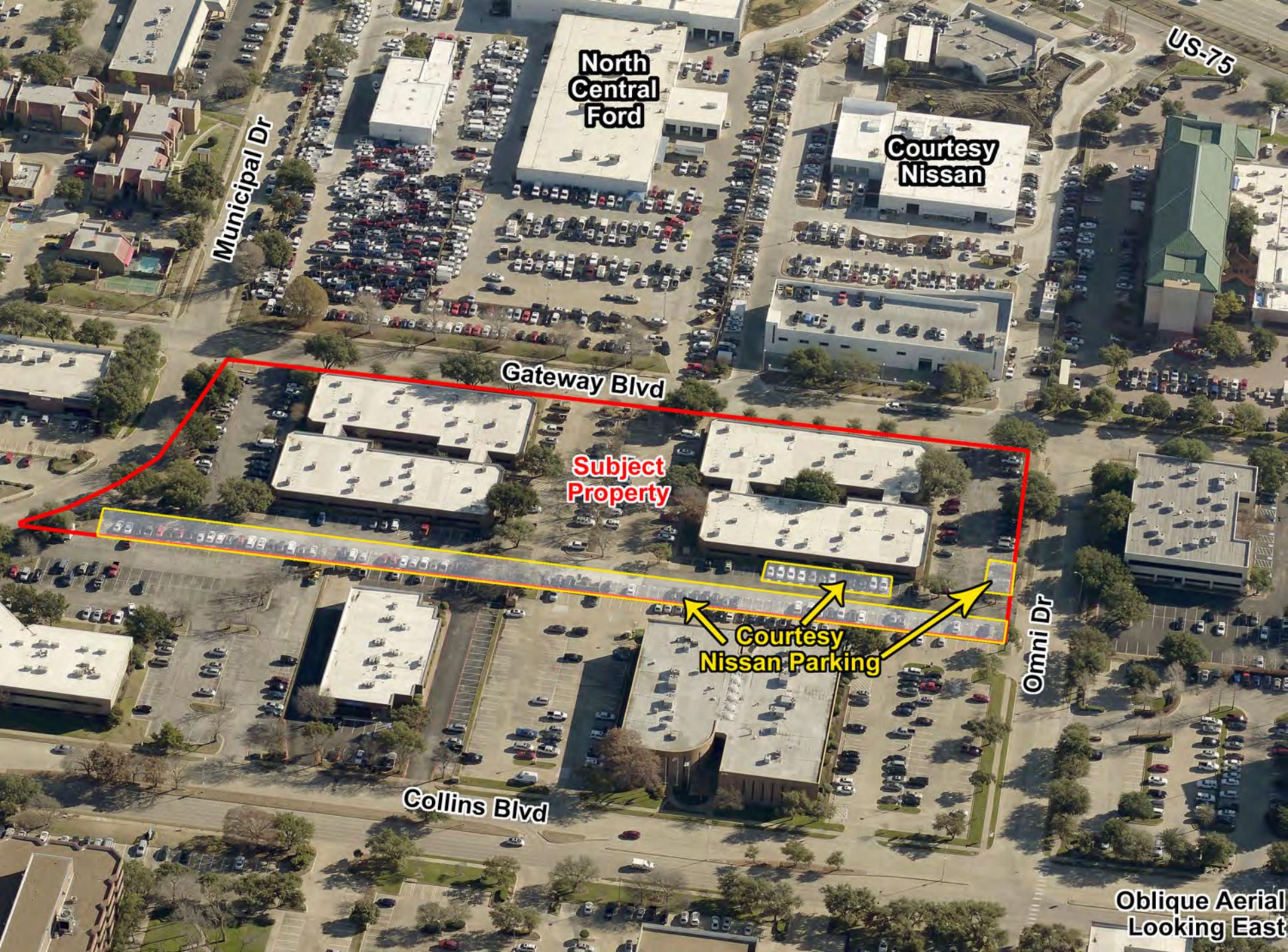
SUBJECT PROPERTY FOR SPECIAL PERMIT

ZF 16-05 Aerial Map

Updated By: shacklett, Update Date: February 29, 2016
File: DSI\Mapping\Cases\Z\2015\ZF1605\ZF1605 ortho.mxd

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**North
Central
Ford**

**Courtesy
Nissan**

Municipal Dr

US-75

Gateway Blvd

**Subject
Property**

**Courtesy
Nissan Parking**

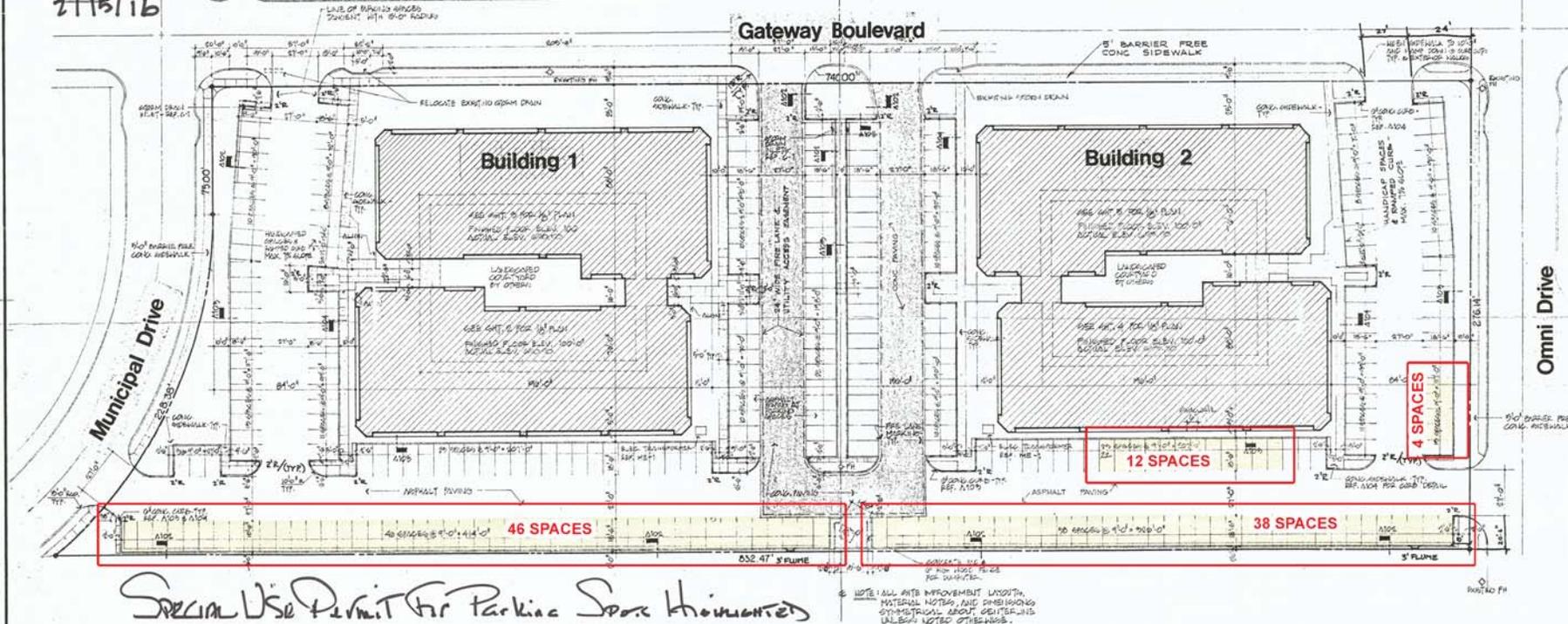
Omni Dr

Collins Blvd

**Oblique Aerial
Looking East**

COURTESY NISSAN
 SOCIAL USE PERMITS
 ZONING EXHIBIT
 RICHARDSON, TEXAS
 JOHN McFADDIN
 1711 CENTRAL EXPRESSWAY
 RICHARDSON, TX 75080
 972-231-2000
 2/15/16

Courtesy Nissan Site



SPECIAL USE PERMIT FOR PARKING SPACES HIGHLIGHTED

Site Plan

1" = 30'

1. ALL ROOF MOUNTED MECH EQUIPMENT IS SCREENED FROM R.O.W.
2. FOR INFORMATION NOT SHOWN REGARDING GRADING & SITE DRAINAGE, REFER CIVIL SITE PLAN BY BRIAN ATYEA & COMPANY, INC., CIVIL ENGINEERS.
3. DEMONSTRATE FIRE LANE BY ROUTING 4" WIDE STRIPES OF CONTRASTING COLOR 24" APART ON EITHER SIDE OF LANE AS SHOWN ON PLAN. PAINT FIRE LANE 10' DEEP AND 11' HIGH LETTERS OF SOME COLOR 18" HIGH ON ALIGNED FIRE WALL STRIPS.
4. DEMONSTRATE HANDICAPPED PARKING SPACES BY PAINTING "HANDICAPPED PARKING" IN 4" HIGH LETTERS ON PAINTED ASP. AND PAINT INTERNATIONAL BARRER FREE SYMBOL 6'-0" IN DIAMETER WITH 4" WIDE LINES IN EACH SPACE.

Area Calculations

Bldg.	Gross Area	Public Area	Net Area
1	30,172 G.F.	3,518 G.F.	26,654 G.F.
2	30,172 G.F.	3,518 G.F.	26,654 G.F.
TOTAL	60,344 G.F.	7,036 G.F.	53,308 G.F.

Provided Parking - 304 spaces
Required Parking - 241 spaces
Spaces for Courtesy Nissan - 100 spaces

1701-1899 GATEWAY BLVD.



EDITION

UNIVERSITY CENTRE FOR LAKEVIEW PROPERTIES INC.
 1701-1899 GATEWAY BLVD. RICHARDSON, TX 75080
 TEL: 972-231-2000
 WWW.UCFLOPP.COM



UNIVERSITY CENTRE FOR LAKEVIEW PROPERTIES INC.

TEXAS

INC.

PROPERTIES

LAKEVIEW

UNIVERSITY CENTRE FOR LAKEVIEW PROPERTIES INC.

REVISIONS

SHEET NUMBER
A1

1521.00

Explanation and Description of Request

February 26, 2016

KUTZ-N, Inc. d/b/a Courtesy Nissan is requesting the City of Richardson grant an exception and / or special use permit to utilize One Hundred (100) parking spaces, located at University Centre, 1701 – 1801 Gateway Blvd, Richardson, Texas, for new vehicle inventory parking.

On February 19, 2014, a standard parking lease was entered into between Dallas UNC, LLC, and KUTZ-N, Inc., allowing the parking spots illustrated in attached documents on the property of University Centre. At the time the lease was executed, the property was managed by Pat Davis Properties, P.O. Box 51620, Amarillo, Texas, 79159. The leasing agent preparing the lease agreement assured the dealership that the City of Richardson had been notified of the proposed agreement, and that an exception had been granted.

Two years later, and with a change of property managers, documentation of any exception granted by the city is unavailable. The property manager in Amarillo has no active file for the property; the present property manager is not able to find any substantiating document in the current file. The city is not able to find any record of an exception being granted.

The dealership is undergoing a multi-million-dollar renovation. Two years ago, a similar investment was made for the new shop located at 1700 Gateway Blvd. Upon completion, the current retail building will be demolished and the new showroom, significantly set-back from the frontage road, will be open for business. The footprint of the new showroom and three lane service drive is a bit larger than the building it is replacing, but because of traffic flow and patterns, very few parking spaces will have been sacrificed. Off-site parking of new inventory units has been the dealership's standard business model for over 15 years. Under current manufacturer inventorying, the dealership will need to maintain off-site storage parking for four hundred (400) new inventory units.

Last year, a small property was purchased on International Blvd., and extensive improvements were made...it may be the nicest off-site new vehicle storage lot in North Texas. We have entered into a lease with Honeywell for the lot on Alpha. Both provide parking for just under three hundred (300) units.

The vehicle storage lot across from the Arapaho DART station was shared with the Toyota group for six years. Two years ago, we became the only tenant. In the last year, the lot was sold. The going-rate for parking in and around Richardson has been Twenty Dollars (\$20.00) per unit. Rent at the DART lot has been Six Thousand Dollars (\$6000.00) per month. A new, long term lease was offered by the owner priced at Twenty Thousand Dollars (\$20,000.00) per month. Seventy-Six Dollars (\$76.00) a unit per month. The lease was terminated predicated on securing the Honeywell lot, our own International property and the one hundred (100) parking spaces located across the street from my shop building.

In addition to securing new vehicle unit parking, we also provide parking for employees. The dealership leases parking spaces from our neighbors at the Holiday Inn – the contract is Twenty-Four Thousand Dollars (\$24,000.00) per year.

Courtesy Nissan will execute a lease agreement for Suite 208, 1801 Gateway Blvd., Richardson, TX, including the 100 marked parking spaces, on March 1, 2016.

John C. McFaddin, Business Administrator for Courtesy Nissan of Richardson

UTILIZATION OF PARKING SPACES BY TENANTS 1701 – 1801 GATEWAY BLVD, RICHARDSON, TX

02/04/2016	2:00 pm	116
02/09/2016	2:30 pm	118
02/12/2016	2:30 pm	111
02/19/2016	3:30 pm	79
02/20/2016	1:08 pm	12
02/23/2016	10:00 am	98
02/23/2016	2:00 pm	92
02/24/2016	10:00 am	95
02/25/2016	10:30 am	101
02/25/2016	3:30 pm	87

The two buildings of University Centre, 1701 – 1801 Gateway Blvd., Richardson, TX, enjoy a 94% occupancy rate. This rate will increase with Courtesy Nissan's lease for Ste. 208, 1801 Gateway Blvd.

John C. McFaddin, Business Administrator for Courtesy Nissan of Richardson



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 16-05 / Courtesy Nissan Off-Site Parking
Property Owner: Greg Cannon / UNC Investments, LLC
Applicant: John McFaddin / Kutz-N, Inc.
Location: 1701-1801 Gateway Boulevard (See map on reverse side)
Current Zoning: O-M Office
Request: A request for approval of a Special Permit to allow off-site accessory parking for a “motor vehicle sales/leasing, new” use.

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

TUESDAY, MARCH 15, 2016
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.

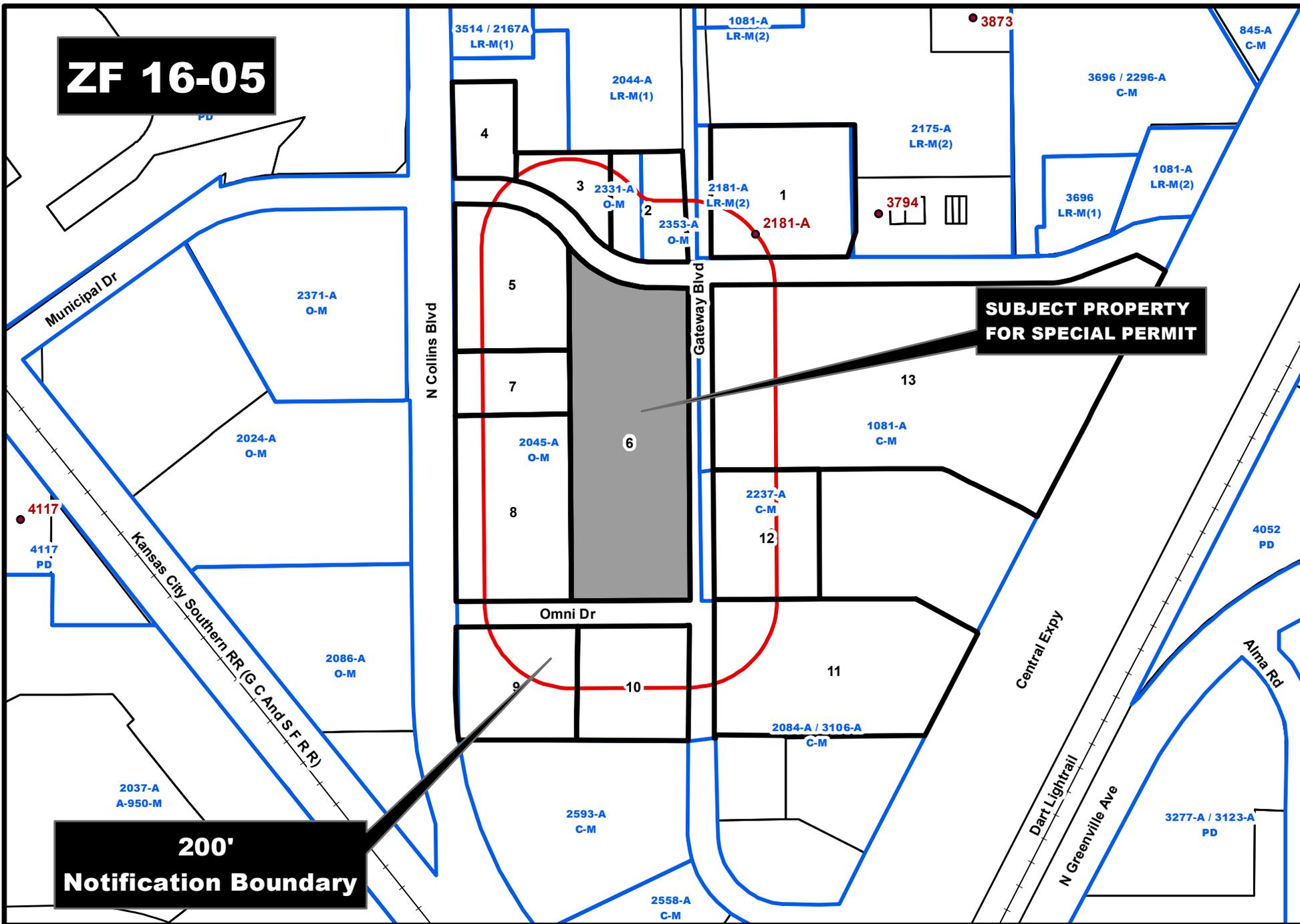
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 16-05.

Date Posted and Mailed: 03/04/2016



ZF 16-05 Notification Map

Updated By: shacklett, Update Date: February 29, 2016
 File: D:\Mapping\Cases\Z\2015\ZF1605\ZF1605 notification with numbers.mxd

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1-MYDREAMSUITES LLC
4817 MILL RUN RD
DALLAS, TX 75244-6528

2-BLUE NEUTRON LLC
300 MUNICIPAL DR
RICHARDSON, TX 75080-3541

3-BT FINANCIAL LLC
330 MUNICIPAL DR STE 104
RICHARDSON, TX 75080-3651

4-1910 N COLLINS MEDICAL
PO BOX 9186
DALLAS, TX 75209-9186

5-DALROCK MANAGEMENT INC
7508 STONEY POINT DR
PLANO, TX 75025-6133

6-DALLAS UNC LLC
PO BOX 51620
AMARILLO, TX 79159-1620

7-2255 PROMENADE CENTER LP
136 YANKEE CREEK RD
ROCKWALL, TX 75032-8826

8-COUNTRY LIFE INSURANCE COMPANY
% CAPMARK FINANCE INC
1727 ANALOG DR
RICHARDSON, TX 75081-1944

9-TR COMMERCIAL REALTY LTD
1701 N COLLINS BLVD STE 2250
RICHARDSON, TX 75080-3575

10-WINFREE ACADEMY CHARTER SCHOOL
6221 RIVERSIDE DR STE 110
IRVING, TX 75039-3529

11-PNP HOSPITALITY INC
9089 VANTAGE POINT DR
DALLAS, TX 75243-3581

12-GROUP 1 REALTY INC
800 GESSNER RD STE 500
HOUSTON, TX 77024-4498

13-SRE TEXAS 10 LLC
4401 COLWICK RD STE 109
CHARLOTTE, NC 28211-2311

**JOHN MCFADDIN
COURTESY NISSAN
1777 N CENTRAL EXPRESSWAY
RICHARDSON, TX 75080**

ZF 16-05

**GREG CANNON
UNC INVESTMENTS, LLC
1717 MCKINNEY AVE STE 900
DALLAS, TX 75202**



MEMO

DATE: April 7, 2016
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 16-06: Special Permit - McDonald's, 1251 E. Belt Line Road

REQUEST

Leslie Ford, Rogue Architects, is requesting approval of a Special Permit for a restaurant with drive-through service to be located on the north side of E. Belt Line Road, west of Plano Road. The subject site is currently developed with an existing McDonald's restaurant approximately 5,000 square feet in area that includes drive-through service and an indoor PlayPlace.

The site was originally developed in 1978 prior to the 1980 Comprehensive Zoning Ordinance amendment requiring approval of a Special Permit for all drive-through restaurants. The property owner's intent is to demolish the existing site improvements and construct a new drive-through McDonald's restaurant, approximately 5,300 square feet in area, including an indoor PlayPlace; thereby prompting the need for approval of a Special Permit.

BACKGROUND

The exterior façade of the new McDonald's restaurant will be clad with brick, metal composite, stucco, and tile and wood over masonry. The proposed building exceeds the City's minimum 85% masonry construction requirement. A landscape buffer ten feet (10') in width is to be provided along Belt Line Road and landscape buffers at least five feet (5') wide are to be provided along the north, east and west property lines adjacent to the parking.

Vehicular access is to be provided from Belt Line Road and a driveway located at the northwest corner of the property via an existing mutual access/common drive aisle along the west property line. The entire site is designed to circulate in a counter-clock wise manner; including the fire lane and parking provided along the perimeter of the site. A dual drive-through lane is located on the east side of the building and terminates at the southwest corner of the building. Customers exiting the building are protected from vehicles exiting the pick-up window by a guard rail. Pedestrian access will be provided to the site from the sidewalk along Belt Line Road with a lead sidewalk, which includes a nearby bicycle rack.

No written correspondence regarding this request has been received. No one spoke in favor or opposition to the request at the City Plan Commission public hearing.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommends approval of the request as presented.

ATTACHMENTS

Special Conditions	Site Photos
CC Public Hearing Notice	Zoning Exhibit (Exhibit "B")
City Plan Commission Minutes 2016-03-15	Building Elevations (Exhibit "C")
Staff Report	Color Building Elevations
Zoning Map	Applicant's Statement
Aerial Map	CPC Notice of Public Hearing
Oblique Aerial Look South	Notification List

ZF 16-06 Special Conditions

1. A restaurant with drive-through service shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibit “C”).



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: March 24, 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: MARCH 25, 2016

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, April 11, 2016, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 16-02

A request by Trevor Brickman, representing Centre Living Homes, for a change in zoning from PD Planned Development for C-M Commercial uses to PD Planned Development to accommodate the development of a single-family neighborhood on a 2.44-acre tract of land located at the southwest corner of CityLine Drive and the future extension of Foxboro Drive. The property is currently zoned PD Planned Development.

ZF 16-05

A request by John McFaddin, representing Courtesy Nissan, for approval of a Special Permit for off-site accessory parking to be located at 1701-1801 Gateway Boulevard (west side of Gateway Boulevard, between Municipal Drive and Omni Drive. The property is currently zoned O-M Office.

ZF 16-06

A request by Leslie Ford, representing Rogue Architects, for approval of a Special Permit for a restaurant with drive-through service to be located at 1251 E. Belt Line Road (north side of Belt Line Road, west of Plano Road). The property is currently zoned C-M Commercial.
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 –MARCH 15, 2016**

PUBLIC HEARING

Zoning File 16-06 – McDonald’s: Consider and take necessary action on a request for approval of a Special Permit for a restaurant with drive-through service to be located at 1251 E. Belt Line Road, north side of Belt Line Road, west of Plano Road. The property is currently zoned C-M Commercial.

Mr. Chavez stated the applicant was requesting a Special Permit for a restaurant with drive-through on a site that currently contained a 5,000 square foot McDonald’s restaurant that will be demolished and a new McDonald’s built in its place. He added changes to the site plan would include angling the new building 60° from Belt Line Road and adding a diverter to the driveway to allow better traffic flow entering the site. Mr. Chavez explained that staff had suggested adding changes to the pavement texture or some type of visual or physical barrier between the drive-through lane area and fire lane; however, based on past experience with customers tripping over this type of barrier, McDonald’s declined to add it to the plan.

Mr. Chavez concluded his presentation by noting the proposed building would be almost 96% masonry with wood and metal accents.

Commissioner Springs asked if there would be a traffic diverter on the northwest corner of the site.

Mr. Chavez replied that area would be a painted diverter, where the diverter along Belt Line Road would be a raised diverter.

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

Ms. Elaine Pickering, Adams Engineering, 8951 Cypress Waters Boulevard, Dallas, Texas, said she was the civil engineer representing McDonald’s and they had worked closely with the City to develop a site that was not only functional, but also safe for the customers. She added that it had been McDonald’s experience that when there were changes in the texture of the pavement or uneven surfaces, it could cause a trip hazard.

Commissioner Ferrell asked if the store was corporately owned or was a franchise, and did all the drive through lanes always have a curb between the lanes. He also wanted to know the reason behind taking down the existing McDonald’s and building a new one.

Ms. Pickering replied that it was a franchise location and the curb was a newer feature.

Regarding taking down the existing restaurant, Ms. Pickering said there had been a McDonald’s on the site since 1978 and it was time to update the current structure.

Mr. Patrick Field, McDonald's Corporation, 511 E. John Carpenter Freeway, Irving, Texas, said the existing restaurant was old and needed to be revitalized and would not look like any other McDonald's in the United States. He listed a few of the amenities that would be in the restaurant including a separate coffee bar, more glass along the front elevations, and a children's play area.

Commissioner Frederick stated she agreed with not having textured surfaces on the drive through based on a personal experience and thought a smooth surface would be much safer.

Mr. Charlie Newton, 2106 Goldenrod, Richardson, Texas, said he was pleased with the proposed revitalization of the restaurant and looked forward to taking his family to the site.

No comments were received in opposition.

Commissioner Springs echoed the comments from Mr. Newton and said he appreciated the efforts by the applicant to update the site and increase the green space.

Motion: Commissioner DePuy made a motion to close the public hearing and recommend approval of Zoning File 16-06 as presented; second by Commissioner Roland. Motion approved 7-0.



Staff Report

TO: City Council

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

FROM: Sam Chavez, Assistant Director of Development Services-Planning **SC**

DATE: April 7, 2016

RE: **Zoning File 16-06:** Special Permit – McDonald’s, 1251 E. Belt Line Road

REQUEST:

Approval of a Special Permit for a restaurant with drive-thru service located on the north side of E. Belt Line Road, west of Plano Road. (See applicant’s statement for further explanation.)

APPLICANT & PROPERTY OWNER:

Leslie Ford, Rogue Architects / Patrick Piehl, McDonald’s Corporation

EXISTING DEVELOPMENT:

The 1.394 acre lot is development with 5,038 square foot drive-thru McDonald’s restaurant with an indoor PlayPlace.

ADJACENT ROADWAYS:

Belt Line Road: Six-lane, divided arterial; 29,400 vehicles per day on all lanes, eastbound and westbound, east of Plano Road (November 2013).

Plano Road: Six-lane, divided arterial; 35,700 vehicles per day on all lanes, northbound and southbound, north of Belt Line Road (November 2013).

SURROUNDING LAND USE AND ZONING:

North: Office; C-M Commercial
South: Retail/Commercial; LR-M(2) Local Retail
East: Retail/Commercial; C-M Commercial
West: Office; O-M Office

FUTURE LAND USE PLAN:

Community Commercial

Retail centers with multiple anchors, mid-rise office, entertainment, and hospitality uses.

Future Land Uses of Surrounding Area:

North: Community Commercial

South: Community Commercial

East: Community Commercial

West: Community Commercial

EXISTING ZONING:

C-M Commercial (Ordinance Numbers 918-A and 543-A)

TRAFFIC & INFRASTRUCTURE IMPACTS:

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

STAFF COMMENTS:

Background:

The subject site is currently developed with an existing 5,038 square foot McDonald's restaurant with drive-thru service including an indoor PlayPlace. The site was originally developed in 1978 prior to the 1980 Comprehensive Zoning text amendment which required drive-thru restaurants to acquire a Special Permit.

The property owner's intent is to demolish the existing site and its improvements to construct a new single-story, 5,273 square foot drive-thru McDonald's restaurant with an indoor PlayPlace; therefore, prompting the need for approval of a Special Permit for the drive-thru restaurant.

Proposed Development:

The existing building is situated perpendicular to Belt Line Road, while the proposed building is angled approximately 60° from Belt Line Road. A 10-foot wide landscape is located along Belt Line Road and minimum 5-foot wide landscape buffers are provided along the north, east and west property lines adjacent to the parking.

Vehicle access to the site is provided from Belt Line Road and from a driveway located at the northwest corner of the site from an existing mutual access/common drive aisle along the west property line. The entire site is designed to circulate in a counter-clock wise manner; including the 24-foot wide fire lane, with parking provided along the perimeter of the site. The drive-thru lane is located on the east side of the building and terminates at the southwest corner of the building. Customers exiting the building are protected from vehicles exiting the pick-up window by a guard rail. Pedestrian access will be provided to the site from the sidewalk along Belt Line Road with a lead sidewalk, which includes a nearby bicycle rack.

- Building Area: 5,273 square feet.

- **Building Materials:**
Brick, metal composite, stucco with tile and wood over masonry. The proposed building exceeds the City's minimum 85% masonry construction requirement.
- **Setbacks and Landscape Buffer:**
 - Front: 40 feet along Belt Line Road.
 - No side or rear setbacks required
 - Landscape Buffer: Minimum 10-foot buffer along Belt Line Road.
- **Building Height:** 1 story / 20'-6" (top of parapet) – maximum twenty-five (25) feet allowed for a 1-story building.
- **Floor Area Ratio:** 0.09:1 proposed / Maximum 0.6:1 allowed.
- **Landscaping Percentage:** 19.76% proposed, 7% required.
- **Number of Parking Spaces:** 54 proposed; 53 required.

Elements Related to the Request:

Driveway Design – Due to the location of the driveway on Belt Line Road, multiple conflicting turning movements occur on-site near the southeast corner of the building. Vehicles entering the site either proceed to the drive-thru lanes or parking area, and east-bound on-site vehicles either exit the site, proceed to the drive-thru lanes or parking area or re-circulate around the site.

Staff and the applicant reviewed and considered various options to mitigate the conflicts, and agreed to the design depicted on the zoning exhibit. The driveway is designed as a divided driveway with a traffic diverter to encourage on-site east bound vehicles to travel further into the site before proceeding eastward towards the parking area along the east property line. In addition, it also encourages vehicles turning into the site from Belt Line Road to travel further into the site before entering the drive-thru queuing lanes.

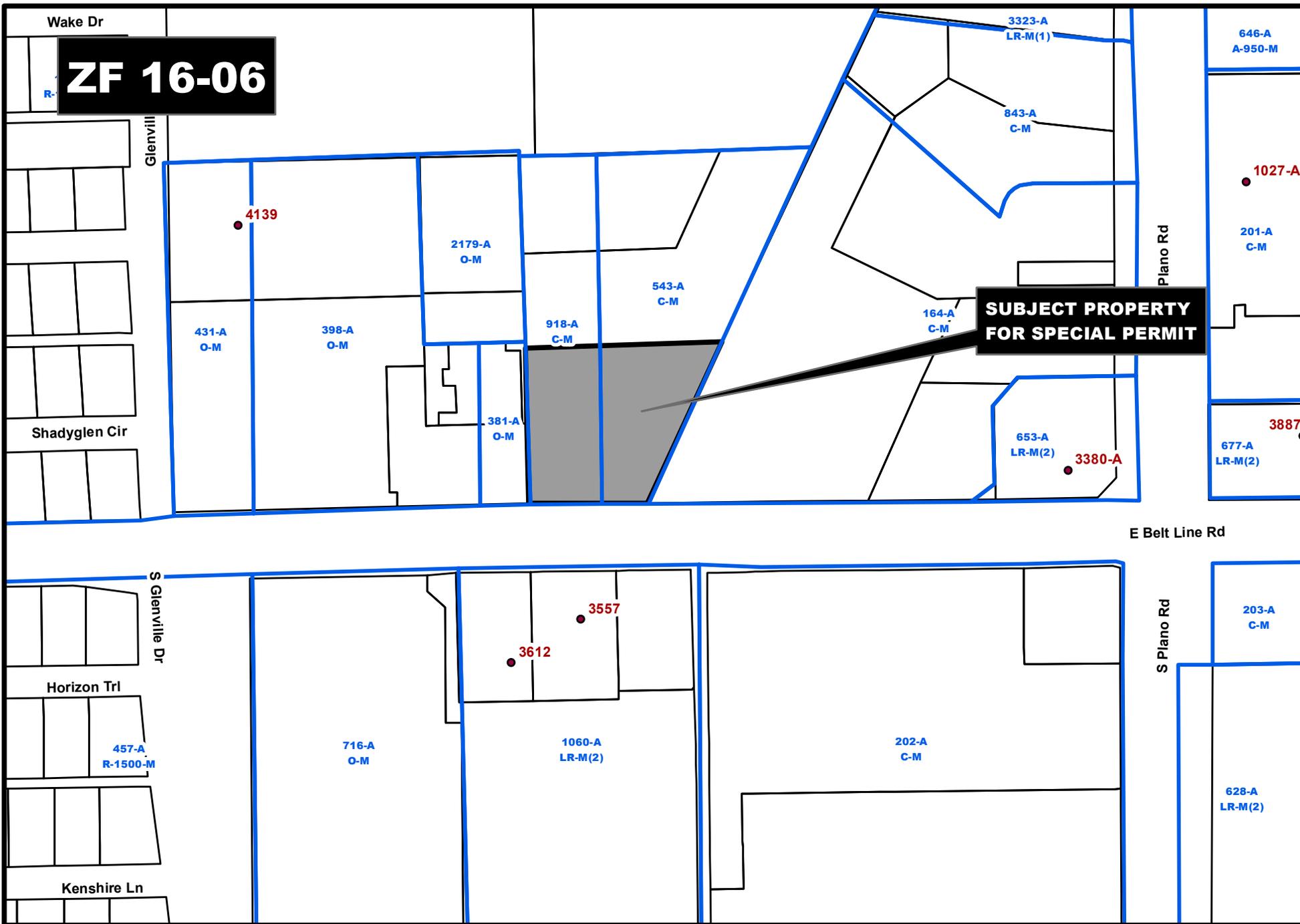
Drive-Thru Queuing Lanes – Dual drive-thru queuing lanes are provided along the east side of the building. Approximately 12 vehicles (6 vehicles per lane) can be accommodated in the drive-thru lanes and an additional 7 vehicles can be accommodated from the order menu point to the pay window. In all, a total of 21 vehicles can be accommodated within the drive-thru service lane, which includes 2 vehicles queued at the pick-up window.

Although staff recommended that a visual or physical barrier be provided between the drive-thru lanes and the abutting drive aisle/fire lane, the design was not incorporated into the plan. Based on McDonald's experience at numerous sites, changes in pavement texture become tripping hazards for pedestrians, especially the elderly. Stamped concrete can become slippery when wet and pavers are maintenance problems that tend to become uneven and even more of a trip hazard. Therefore, their intent is to make the site as safe as possible based on the experiences they've had, and have therefore not incorporated the design into their plan.

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

Motion: On March 15, 2016, the City Plan Commission recommended approval of the applicant's request as presented, subject to the following conditions:

1. A restaurant with drive-through service shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibit “C”).



ZF 16-06 Zoning Map

Updated By: shacklett, Update Date: February 29, 2016
 File: DSI\Mapping\Cases\Z\2015\ZF1606\ZF1606 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 16-06

SUBJECT PROPERTY
FOR SPECIAL PERMIT

ZF 16-06 Aerial Map

Updated By: shacklett, Update Date: February 29, 2016
File: D:\Mapping\Cases\Z\2015\ZF1606\ZF1606 ortho.mxd

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Subject Property

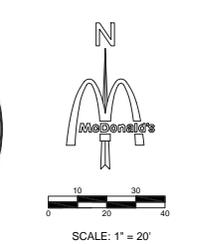
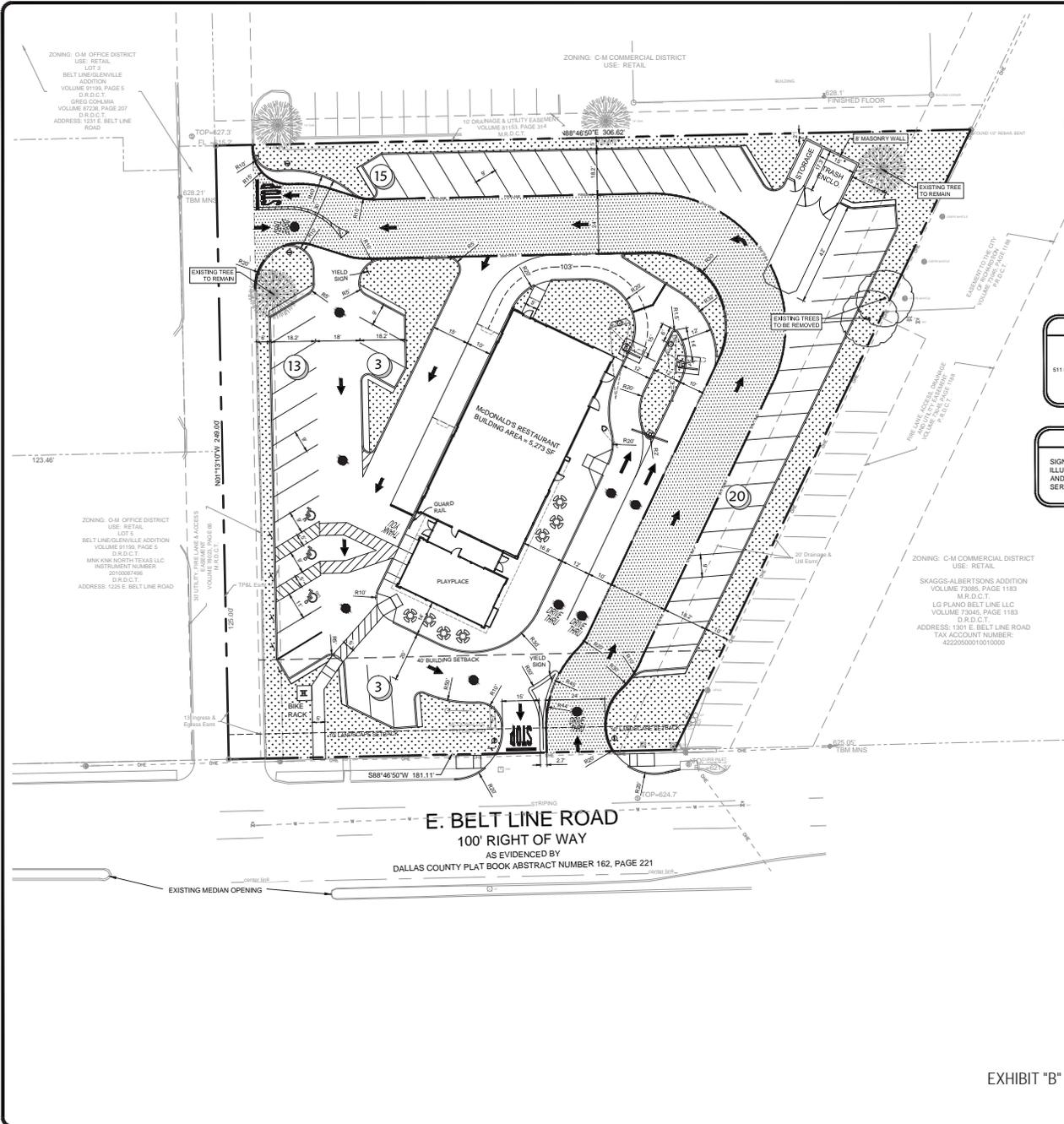
Belt Line Road

**Oblique Aerial
Looking North**



Looking North across
Belt Line Road at
Existing McDonald's

(1)



VICINITY MAP
N.T.S.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER INFORMATION
 McDONALD'S USA, LLC
 MOUNTAIN SOUTHWEST
 FIELD EXECUTION TEAM
 511 E. JOHN CARPENTER FRWY, STE 375
 IRVING, TX 75062
 409.885.9146
 CONTACT: PATRICK PHEL

NOTE
 SIGNAGE LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO COMMUNITY SERVICES APPROVAL.

SITE INFORMATION

DEED AREA:	60,723 SF (1.384 AC)
CURRENT ZONING:	C-M COMMERCIAL
EXISTING USE:	RESTAURANT W/ DRIVE-THRU
PROPOSED USE:	RESTAURANT W/ DRIVE-THRU
BUILDING SETBACK (PER ZONING):	FRONT = 40 FT SIDE AND REAR = 0 FT
BUILDING AREA (APPROXIMATE):	5,273 SF
BUILDING HEIGHT:	1 STORY, 20'-0" AFF
BUILDING LOT COVERAGE (FAR):	5,273 SF/60,723 SF = 0.09:1
PARKING REQUIRED:	1 SPACE PER 100 SF
PARKING PROVIDED:	5,273 SF/100 SF = 53 SPACES
IMPERVIOUS AREA:	48,725 SF
REQUIRED LANDSCAPE PERCENTAGE/AREA:	7% 4,251 SF
PROVIDED LANDSCAPE PERCENTAGE/AREA:	19.76% 11,998 SF



McDonald's RICHARDSON - BELT LINE
 LOT 1 BLOCK 1
 OF THE
 McDONALDS HEIGHTS EAST REVISED ADDN
 IN THE
 CITY OF RICHARDSON
 DALLAS COUNTY, TEXAS
 BEING A
 1.394 ACRE LOT
 SUBMITTED 02/15/2016
 REVISED 03/10/2016

EXHIBIT "B"

REV	DATE	DESCRIPTION	BY

ADAMS JOB NO.: 2014.136
 PIPE REGISTRATION #: F-1002

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW AND COMMENT UNDER THE AUTHORITY OF ELAINE S. PICKERING, P.E. REGISTRATION NO. 00001868. NO ENGINEERING OR SURVEYING IS TO BE USED FOR CONSTRUCTION PURPOSES.

PLAN APPROVALS	DATE	BY
DESIGNED	FEB 2016	MEG
DRAWN	FEB 2016	MEG
CHECKED	FEB 2016	ESP
AS-BUILT		

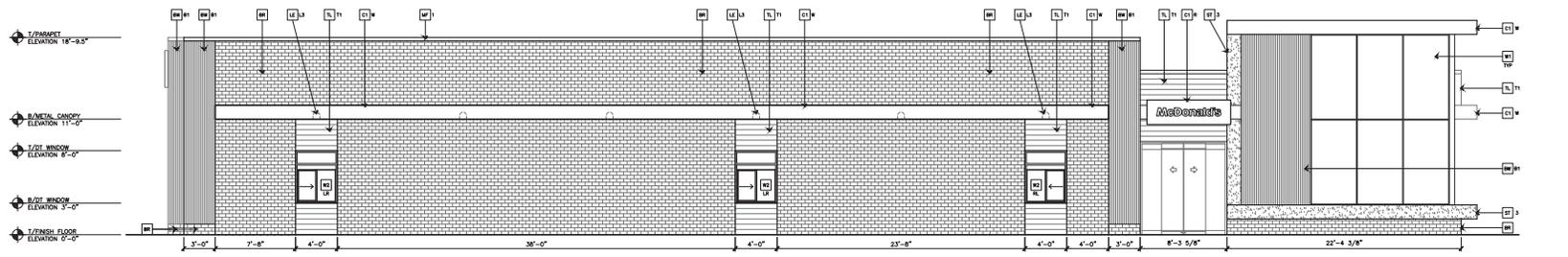
ZONING EXHIBIT

1

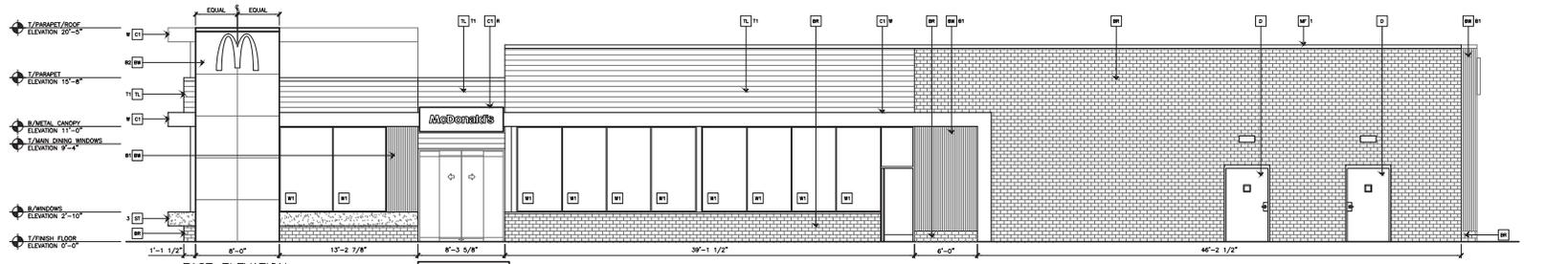
PLAN APPROVALS	DATE	BY
DESIGNED	FEB 2016	MEG
DRAWN	FEB 2016	MEG
CHECKED	FEB 2016	ESP
AS-BUILT		

ZONING EXHIBIT

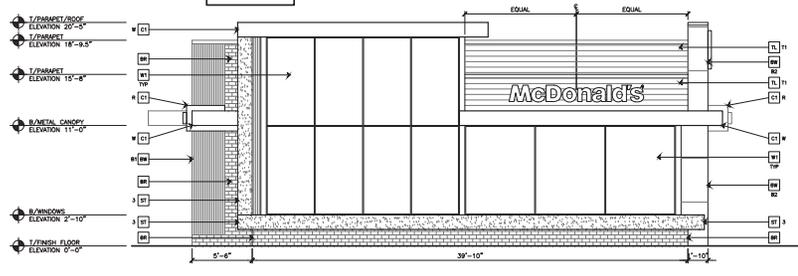
1



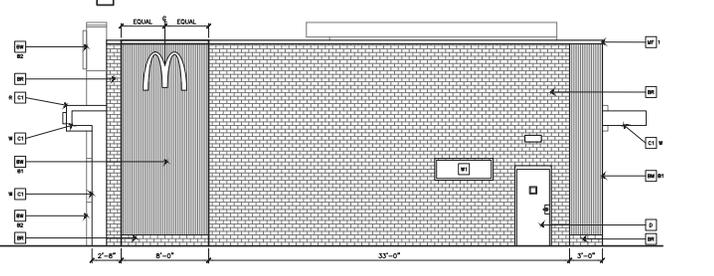
WEST ELEVATION
SCALE 3/16" = 1'-0"



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



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



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

- BW** BRAND WALL
- B1** = 2" x 2" ACCOYA WOOD BATTENS - 2" SPACING ON 3/4" MDO PLYWOOD (STAINED WITH PIG TEAK 730), SHOP FABRICATED PANELS
- B2** = ALPOLIC COMPOSITE PANEL (COLOR: RON RED)
- C1** ALUMINUM CANOPY - BY OTHERS
SEE ELEVATIONS
- R** = RON RED
- W** = SNOW WHITE
- C6** ALUMINUM UNDERSORE: 94" DEEP x 6" HIGH BY OTHERS SEE ELEVATIONS (COLOR: RON RED)
- D** HOLLOW METAL DOOR & FRAME - PAINT TO MATCH ADJACENT BRICK
- BR** EXTERIOR BRICK
COLOR: BLACK DIAMOND VELOUR WITH GROUT COLOR TO MATCH
- ST** STUOIK SILVER NEXT 3 COAT STUCCO SYSTEM WITH SEMI-SMOOTH FINISH, INTEGRAL COLORS
1 COLOR: BLACK CHARCOAL
2 COLOR: RON RED
3 COLOR: SNOW WHITE

- MF** METAL FASCIA - COLOR: BLACK CHARCOAL - TO MATCH BRICK
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
- LE** ACCENT LIGHTING - SEE ELECTRICAL
LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = UP ONLY FIXTURE

- TL** TILE 1:12" x 24" DALTILE PLAZA NOVA BLACK SHADOW
- TT**
- W1** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS, SEE ASSEMBLY NOTES
- W2** DRIVE-THRU WINDOW BY READY ACCESS 275 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - CONFIRM OPTIONS WITH MCD AREA CONSTRUCTION MANAGER
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

EXHIBIT "C"

THE MATERIAL CALCULATIONS ON THIS SHEET ARE BASED ON THE CONSIDERATION THAT THE TILE AND WOOD ARE INSTALLED OVER BRICK.

WEST ELEVATION		EAST ELEVATION	
	SF CALCULATIONS		SF CALCULATIONS
STUCCO	51	STUCCO	611
BRICK	1616	BRICK	1104
TILE	110	TILE	318
WOOD	107	WOOD	24
GLASS	357	GLASS	421
METAL	52	METAL	202
TOTAL	2796	TOTAL	2780
MASONRY % OF TOTAL	93%	MASONRY % OF TOTAL	84%

SOUTH ELEVATION		NORTH ELEVATION	
	SF CALCULATIONS		SF CALCULATIONS
STUCCO	57	STUCCO	0
BRICK	88	BRICK	816
TILE	131	TILE	0
WOOD	12	WOOD	0
GLASS	464	GLASS	13
METAL	102	METAL	43
TOTAL	856	TOTAL	870
MASONRY % OF TOTAL	86%	MASONRY % OF TOTAL	95%

TOTAL SF OF ALL ELEVATIONS	6245	MASONRY % OF TOTAL	87.30%
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McDonald's USA, LLC

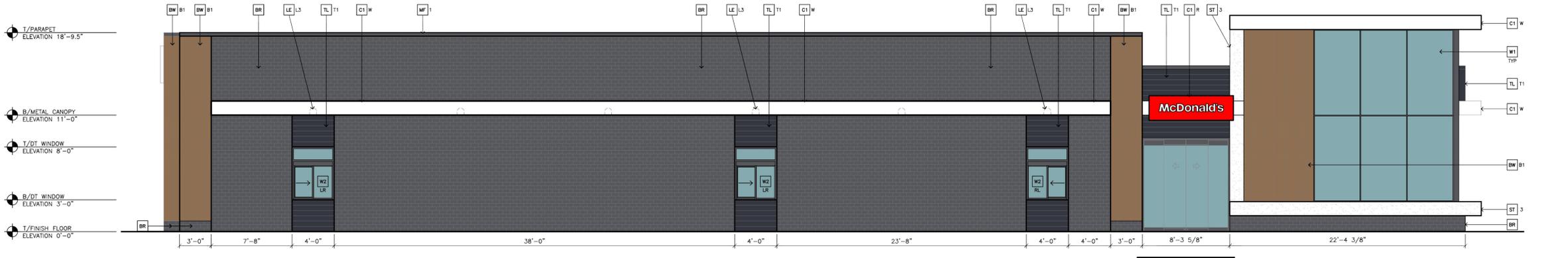
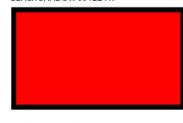
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.800.0433 © 817.705.3387

PROJECT NAME: 2016 NON-STANDARD BUILDING
BLACK AND IRON EDITION
4007 WINTH EAST FORWARD WALKWAY

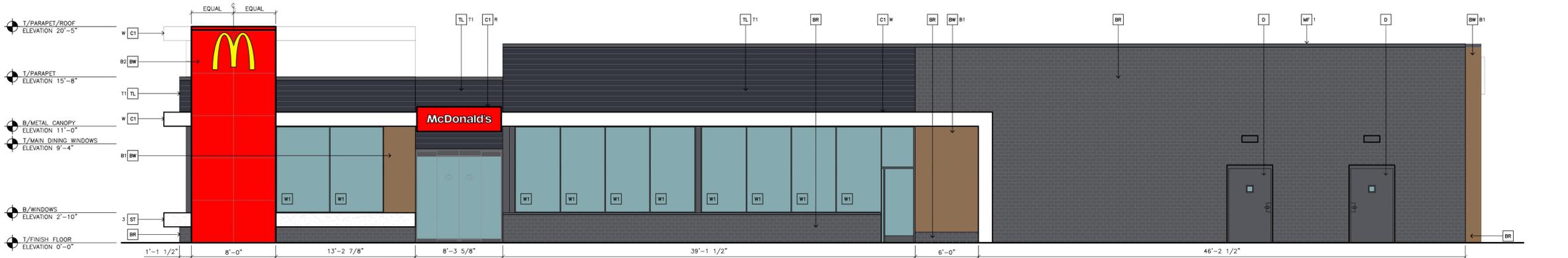
DATE: 02/15/16
BY: JAW
CHECKED: JAW

PROJECT ARCHITECT: JERRY WILLIAMS ARCHITECT
PROTOTYPE ISSUE DATE: 2016
ISSUED FOR: JAW
FIRST ISSUE DATE: 02/15/16
DATE: 02/15/16
BY: JAW
CHECKED: JAW

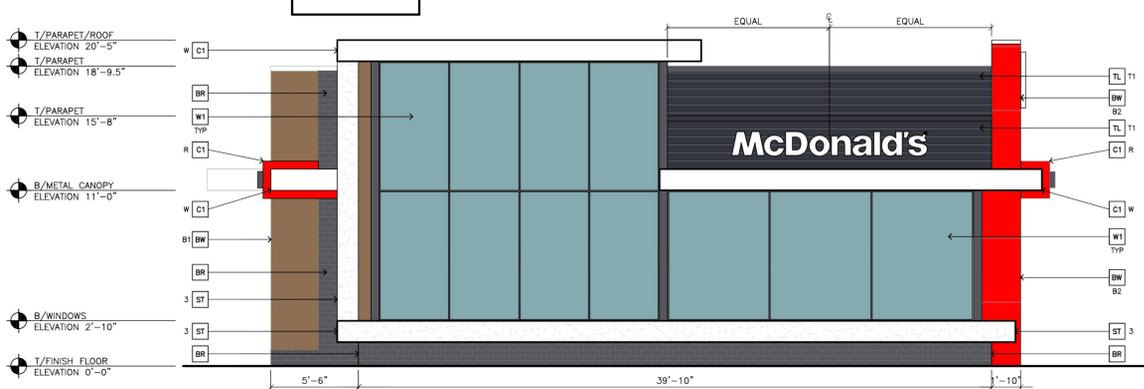
A2.0
ELEVATIONS



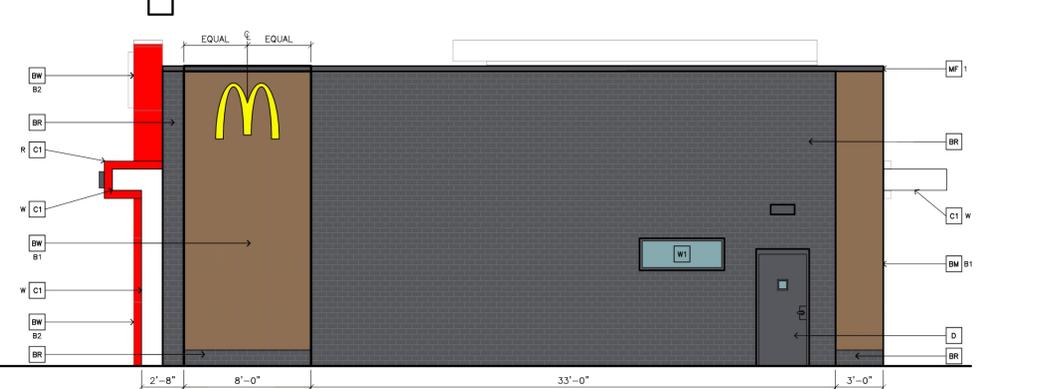
WEST ELEVATION
SCALE 3/16" = 1'-0"



EAST ELEVATION
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SOUTH ELEVATION
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- C6 ALUMINUM UNDERSORE: 94" DEEP x 6" HIGH BY OTHERS SEE ELEVATIONS (COLOR: RON RED)
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- BR EXTERIOR BRICK COLOR: BLACK DIAMOND VELOUR WITH GROUT COLOR TO MATCH
- ST STOQUIK SILVER NEXT 3 COAT STUCCO SYSTEM WITH SEMI-SMOOTH FINISH, INTEGRAL COLORS
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- 1 = PRE-FAB ANCHOR-TITE FASCIA
- 2 = PRE-FAB CUSTOM ARCADE FASCIA
- LE ACCENT LIGHTING - SEE ELECTRICAL
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- L3 = INTEGRAL CANOPY FIXTURE
- L4 = UP ONLY FIXTURE

- TL TILE 1:12"x 24" DALTILE PLAZA NOVA BLACK SHADOW
- T1
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- W2 DRIVE-THRU WINDOW BY READY ACCESS 275 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - CONFIRM OPTIONS WITH MCD AREA CONSTRUCTION MANAGER
- SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT

THE MATERIAL CALCULATIONS ON THIS SHEET ARE BASED ON THE CONSIDERATION THAT THE TILE AND WOOD ARE INSTALLED OVER BRICK.

"EXHIBIT C"

WEST ELEVATION	SF CALCULATIONS
STUCCO	51
BRICK	1616
TILE	110
WOOD	107
GLASS	357
METAL	54
TOTAL	2295
MASONRY % OF TOTAL	91%

SOUTH ELEVATION	SF CALCULATIONS
STUCCO	57
BRICK	84
TILE	131
WOOD	12
GLASS	464
METAL	102
TOTAL	850
MASONRY % OF TOTAL	80%

EAST ELEVATION	SF CALCULATIONS
STUCCO	141
BRICK	1104
TILE	338
WOOD	24
GLASS	421
METAL	202
TOTAL	2230
MASONRY % OF TOTAL	84%

NORTH ELEVATION	SF CALCULATIONS
STUCCO	0
BRICK	816
TILE	0
WOOD	0
GLASS	11
METAL	43
TOTAL	870
MASONRY % OF TOTAL	95%

TOTAL SF OF ALL ELEVATIONS	6245	MASONRY % OF TOTAL	87.30%
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513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced for use on this specific site in conjunction with its issue date and are not available for use on a different site or at a later time. Use of the services of properly licensed architects and engineers in the production of the contract documents for reuse on another project is not authorized.

JERAMY WILLIAMS ARCHITECT	PROJECT NAME
PROTOTYPES	2016 NON-STANDARD BUILDING
ISSUE DATE	BLADE AND RIBBON DESIGN
REVIEWED	DESCRIPTION
JAN	4587 WITH FAST FORWARD HALLWAY
FIRST ISSUE DATE	SITE ADDRESS
02/15/16	1251 EAST BELLEVUE ROAD, RICHARDSON, TX
	SITE ID
	042-0137

SHEET NO. **A2.0**
ELEVATIONS

February 15, 2016

City of Richardson
Department of Development Services
411 W. Arapaho Road
Richardson TX 75080
972.744.4249

RE: McDonald's - 1251 E. Beltline Rd – Special Permit Zoning Request

To Whom it May Concern:

McDonald's Corporation is requesting the issuance of a Special Permit from the City of Richardson in order to keep their drive-thru operations at the restaurant located at 1251 E Beltline Road. McDonald's is proposing to demolish the existing building and site with the intent of rebuilding a new restaurant and allowing for a re-designed site.

The property is currently zoned C-M Commercial and McDonald's is not requesting a change to this zoning designation. The existing restaurant was built in 1975, before the City of Richardson had a requirement for Special Permits for drive-thru restaurants in the CM Commercial district. McDonald's is proposing the installation of a side by side "double" drive-thru on site as well as a more contemporary building design. Details for both of these requests can be found on the provided site and elevation plans.

In both the building and site design, McDonald's has kept the requirements of the City of Richardson Zoning Code in mind. The building is 90.28% masonry, with each individual elevation containing at least 83.29% masonry or glass product. The site design includes a landscape area of 19.57%, well above the required 7% and an increase over the current site landscape percentage. The required number of parking spaces is exceeded by two.

Please feel free to contact me with any questions or concerns.

Thank you,



Leslie Ford
Director of Development Services
817-820-0433

LETTER OF TRANSMITTAL

February 15, 2016

Chris Shacklett, AICP
City of Richardson
Department of Development Services
411 W. Arapaho Road
Richardson TX 75080
972.744.4249

RE: McDonalds - 1251 E. Beltline Rd Zoning Submittal

Enclosed Items

- 12 Copies of Site Plan - folded
- 12 Copies of Elevation – folded
- 1 Development Application
- 1 Applicant Statement Document
- 1 Check (\$1500) – Special Permit Fee

Feel free to contact me with any questions or concerns.

Sincerely,
Leslie Ford
Rogue Architects
leslie@roguearchitects.com
817-820-0433



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 16-06 / McDonald's
Property Owner: Patrick Piehl, McDonald's Corporation
Applicant: Leslie Ford / Rogue Architects
Location: 1251 E. Belt Line Road (See map on reverse side)
Current Zoning: C-M Commercial
Request: A request for approval of a Special Permit for a restaurant with a drive-through facility.

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

TUESDAY, MARCH 15, 2016
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.

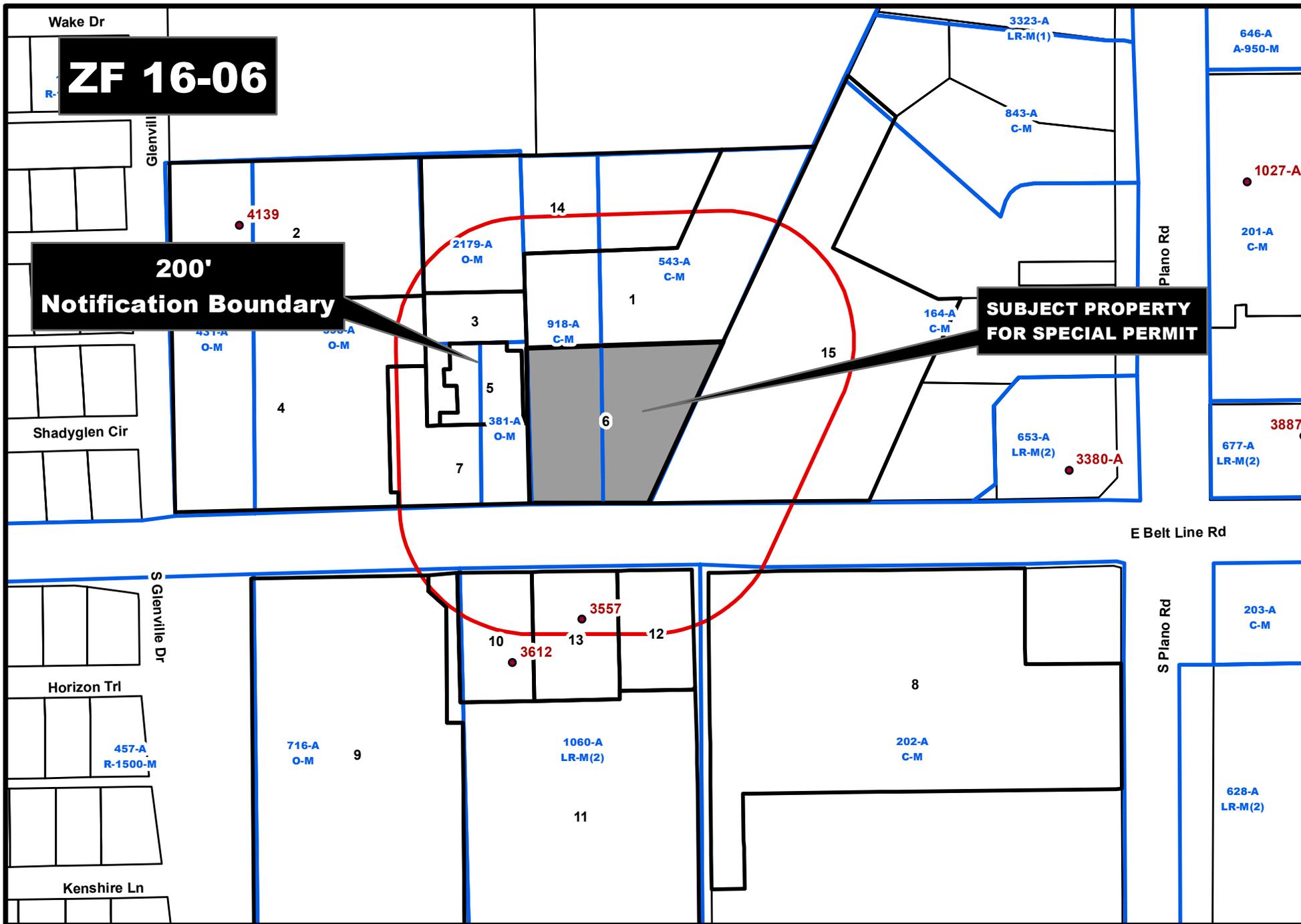
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 16-06.

Date Posted and Mailed: 03/04/2016



ZF 16-06 Notification Map

Updated By: shacklett, Update Date: February 29, 2016
 File: D:\Mapping\Cases\Z\2015\ZF1606\ZF1606 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-YUN MGMT CO LLC
5114 FAIRWAY LAKES CT
GARLAND, TX 75044-5050

2-AMERICAN EVERGREEN INV
132 N GLENVILLE DR
RICHARDSON, TX 75081-3713

3-COHLMIA GREG
1231 E BELT LINE RD STE 101
RICHARDSON, TX 75081-3747

4-COMERICA BANK TEXAS
% RYAN LLC
2800 POST OAK BLVD FL 42
HOUSTON, TX 77056-6139

5-JNFP INC
1231 E BELT LINE RD STE 103
RICHARDSON, TX 750813746

6-MCDONALDS CORP 42 137
% WN ENTERPRISES
PO BOX 182571
COLUMBUS, OH 43218-2571

7-MNK KNK NORTH TEXAS LLC
1508 COTTONWOOD VALLEY CIR N
IRVING, TX 75038-5930

8-SM NEWCO RICHARDSON LP
% URBAN RETAIL PROPERTIES LLC
404 WYMAN ST STE 365
WALTHAM, MA 02451-1264

9-TWIN RIVERS RES LLC
%MIKE THOMPSON
201 S GLENVILLE DR APT 350
RICHARDSON, TX 75081-4545

10-NATIONSBANK OF TX NA
%HOWARD A COMPTON JR
901 MAIN ST FL 20
DALLAS, TX 75202-3738

11-RICHARDSON RYRAMID INV
INC
6545 CROWN FOREST DR
PLANO, TX 75024-7489

12-CHEUNG KAM FAAT &
OI MUI CHEUNG
2733 TIMBER BROOK DR
PLANO, TX 75074-2037

13-NCNB TEXAS
TRUST REAL EST 6 ODC
PO BOX 831500
DALLAS, TX 75283-1500

14-FIRST INTERNATIONAL BIBLE CHUR
301 COMMERCE ST 131
FORT WORTH, TX 76102-4140

15-EBLR LLC
700 FRONT ST, STE 2302
SAN DIEGO, CA 92101-6013

LESLIE FORD
ROGUE ARCHITECTS
513 MAIN STREET STE 300
FORT WORTH, TX 76102

PATRICK PIEHL
MCDONALD'S CORPORATION
511 E CARPENTER FRWY STE 375
IRVING, TX 75062

ZF 16-06

15-LG PLANO BELTLINE LLC
2311 CEDAR SPRINGS RD STE 100
DALLAS, TX 75201-7816

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

Mr. Chip Izard, Vice Chair, called a regular meeting of the Sign Control Board to order at 6:28 p.m. on Wednesday, April 6, 2016, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: CHIP IZARD, VICE CHAIR
 MUHAMMAD Z. IKRAM, MEMBER
 ALICIA MARSHALL, MEMBER
 SEBRENA BOHNSACK, ALTERNATE

MEMBERS ABSENT: DORTHY MCKEARIN, CHAIR
 CHARLES WARNER, MEMBER
 SCOTT PETTY, ALTERNATE

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

Mr. Izard stated there is a quorum present.

Mr. Ikram made a motion to approve the minutes of the March 9, 2016 meeting. The motion was seconded by Ms. Marshall and it carried unanimously.

SCB CASE #16-03 TO CONSIDER THE REQUEST OF SPRING VALLEY GAS AND MORE FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23)(B)(3)(ii) AND CHAPTER 18, ARTICLE III, SECTION 18-96(23)(5) TO ALLOW FOR A 35 FOOT TALL POLE SIGN, 252 SQ.FT. IN AREA, WITHOUT CLADDING AROUND THE POLE IN A LOCAL RETAIL ZONED DISTRICT ON THE PROPERTY AT 701 W. SPRING VALLEY RD.; AND TAKE APPROPRIATE ACTION.

Mr. Izard opened the Public Hearing and Ms. Jackson introduced the request of Spring Valley Gas and More for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(23)(B)(3)(ii) and Chapter 18, Article III, Section 18-96(23)(5) to allow for a 35 foot tall pole sign, 252 sq.ft. in area, without cladding around the pole in a local retail zoned district on the property at 701 W. Spring Valley Rd.; A power point presentation was shown for review.

Mr. Izard stated that the variance request was for a 252 sq.ft. sign, but the sign depicted in the staff presentation was for a 145 sq.ft. sign. Mr. Izard asked City staff if the request by Spring Valley Gas and More had been altered. Ms. Jackson stated that that the applicant altered their request and submitted revised renderings for a 35 foot tall pole sign, 145 sq.ft. in area.

Mr. Izard asked if a representative of Spring Valley Gas and More was present.

Mr. Maxwell Fisher, 900 Jackson St. Ste 640, Dallas, TX 75202, the representative of Masterplan provided a power point presentation. Mr. Fisher stated that the property's new ownership is investing in improvements, including additional uses. Mr. Fisher stated that the owner is attempting to purchase the neighboring muffler shop and wants to expand and improve the overall surrounding area in a way which would complement improvements currently underway made in the area.

Mr. Fisher stated that a variance was approved in 1997 for this property to have a 35 foot tall pole sign, 120 sq.ft. in area when it was owned by Texaco. Mr. Fisher stated that the new owner will be rebranding the property under a franchise agreement with Chevron. Mr. Fisher stated that Happy's Market and Trompos Tacos will also be added to the rebranding of Spring Valley Gas and More.

Mr. Fisher stated that owner planned to update the building with some of the same architectural design of the Richardson Restaurant Park, another client of Masterplan, in order to give some cohesion to this area along the Central Expy Corridor.

Mr. Fisher stated that the reason for the increase of 25 square feet of area for the sign, from 120 sq.ft. to 145 sq.ft., was needed because his client is adding Happy's Market and Trompos Tacos signage. Mr. Fisher stated that the proposed sign will have to be approved by Chevron and they will not allow the additional signs to be larger than the Chevron sign. Mr. Fisher stated that it was important to have the additional area so that these signs will be legible. Mr. Fisher stated that owner is requesting to keep the sign variance at the existing 35 foot height to maintain visibility from Central Expy. Mr. Fisher provided examples of signs of similar height in the area that are also over 20 foot in height.

Mr. Ikram asked why a sign graphic in Mr. Fisher's presentation was different from the one provided by City staff. Mr. Fisher stated that he was providing this as an alternative design in case the Board was not happy with his proposed signage, but that this alternative was not his client's preference.

Ms. Marshall asked if the proposed sign was back lit. Mr. Fisher stated that the sign cabinets would be more back lit.

Mr. IZARD asked how Chevron's approval or disapproval of the proposed sign would affect the variance. Mr. Fisher stated that his client owns a number of gas stations and is familiar with Chevron's preferences. Mr. Fisher stated that his client is confident that the proposed sign will be approved. Mr. IZARD asked whether his client believed that the additional Happy's Market and Trompos Tacos signs will also be approved by Chevron. Mr. Fisher stated that Chevron has already given approval for these signs to be the same size as the Chevron sign. Mr. Fisher stated that the only issue is if the City limits the sign area overall then Chevron may require the Happy's Market and Trompos signs to be smaller.

Mr. Ikram stated that the proposed sign is 25 sq.ft. larger than the existing sign, but there would be new content on the sign. Mr. Ikram asked if Mr. Fisher would be comfortable with the legibility of the new sign as proposed. Mr. Fisher stated that he was comfortable with the legibility of the sign at 145 sq.ft in area.

Mr. IZARD closed the public hearing and asked for questions or comments from the Board.

Mr. Ikram moved to approve SCB Case #16-03. Ms. Bohnsack seconded the motion and it passed unanimously.

SCB CASE #16-05 TO CONSIDER THE REQUEST OF THE DALRICH SHOPPING CENTER FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(18)(B)(2) TO ALLOW FOR A 12 FOOT TALL MONUMENT SIGN IN A COMMERCIAL ZONED DISTRICT ON THE PROPERTY AT 101 S. COIT RD.; AND TAKE APPROPRIATE ACTION.

Mr. IZARD opened the Public Hearing and Ms. JACKSON introduced the request of the Dalrich Shopping Center for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(18)(B)(2) to allow for a 12 foot tall monument sign in a commercial zoned district on the property at 101 S. Coit Rd.; A power point presentation was shown for review.

Mr. IZARD asked if a representative of Dalrich Shopping Center was present.

Mr. Rick Robertson, 5105 California Pkwy, Fort Worth, TX 76119, the representative of Global Signs, Inc. provided the Board with a revised rendering of the proposed sign. Mr. Robertson stated that the reason for the request was due to the location of a utility easement that placed the sign behind existing landscaping. Mr. Robertson stated that the proposed sign would be taller in order to be visible over the 4 foot tall bushes.

Mr. Robertson stated his client has undergone renovations recently and the occupancy of their suites has increased so that there is more demand from the tenants for signage. Mr. Robertson stated that his client wants to put all of the restaurant tenants' signage on the proposed sign and the remaining tenants' signage on the existing pole signs at the property. Mr. Robertson stated that the proposed sign is also similar in design to the existing pole signs to match the existing architecture.

Ms. Marshall asked if the name of the shopping center has changed. Mr. Robertson stated that the name of the shopping center changed to Dal-Rich Towne Square and that the existing pole signs have already been refaced to reflect this change.

Mr. IZARD closed the public hearing and asked for questions or comments from the Board.

Ms. Bohnsack moved to approve SCB Case #16-05. Ms. Marshall seconded the motion and it passed unanimously.

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

There being no other business before the Board, the meeting was adjourned at 6:56 p.m.

DORTHY MCKEARIN, CHAIR

ORDINANCE NO. 4156

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A TEMPORARY OPEN AIR MARKET ON A 12.7-ACRE TRACT ZONED C-M COMMERCIAL, LOCATED AT THE SOUTHEAST CORNER OF COIT ROAD AND BELT LINE ROAD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 16-03).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, so as to grant a change in zoning to grant a special permit with conditions for a temporary open air market on a 12.7-acre tract of land zoned C-M Commercial, located at the southeast corner of Coit Road and Belt Line Road, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for a temporary open air market is hereby conditionally granted subject to the following special conditions:

1. A temporary open air market shall be allowed and limited to the area shown on the concept plan, attached as Exhibit "B" ("Concept Plan") and made a part thereof. Food concessions, including food trucks are allowed within the area marked as "vendors" as shown on the Concept Plan in conjunction with the temporary open air market, provided they are properly licensed and the appropriate permits are issued.

2. The temporary open air market shall be allowed to only operate on Sundays from 9:00 a.m. to 3:00 p.m.
3. The maximum number of vendors allowed to operate shall be forty-eight (48) during the permitted hours of operation, of which, no less than forty percent (40%) of the total number of vendors shall be comprised of temporary open air market food vendors.
4. The location of vendor spaces, concession areas, and food trucks shall be limited as shown on the Concept Plan.
5. During the operation of the temporary open air market, barricades shall be placed as shown on the Concept Plan for traffic control.
6. The Special Permit is conditionally granted for a temporary open air market and is limited to Vincent Hirth. No other person, company, business or legal entity may operate a temporary open air market on the property other than Vincent Hirth. The Special Permit automatically terminates upon the change in ownership or operator, or change in the business name, in accordance with Article XXII-A, Section 7, of the Comprehensive Zoning Ordinance, as amended.

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

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

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

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

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

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 11th day of April, 2016.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:3-31-16:TM 76243)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 16-03

BEING a 12.7-acre tract of land situated in the W.W. Wallace Survey, Abstract No. 1601, Dallas County, Texas; said tract being all of Lot 1A, Block A, Dal-Rich Shopping Center, an addition to the City of Richardson, Texas according to the plat recorded in Volume 98122, Page 59 of the Map Records of Dallas County, Texas.

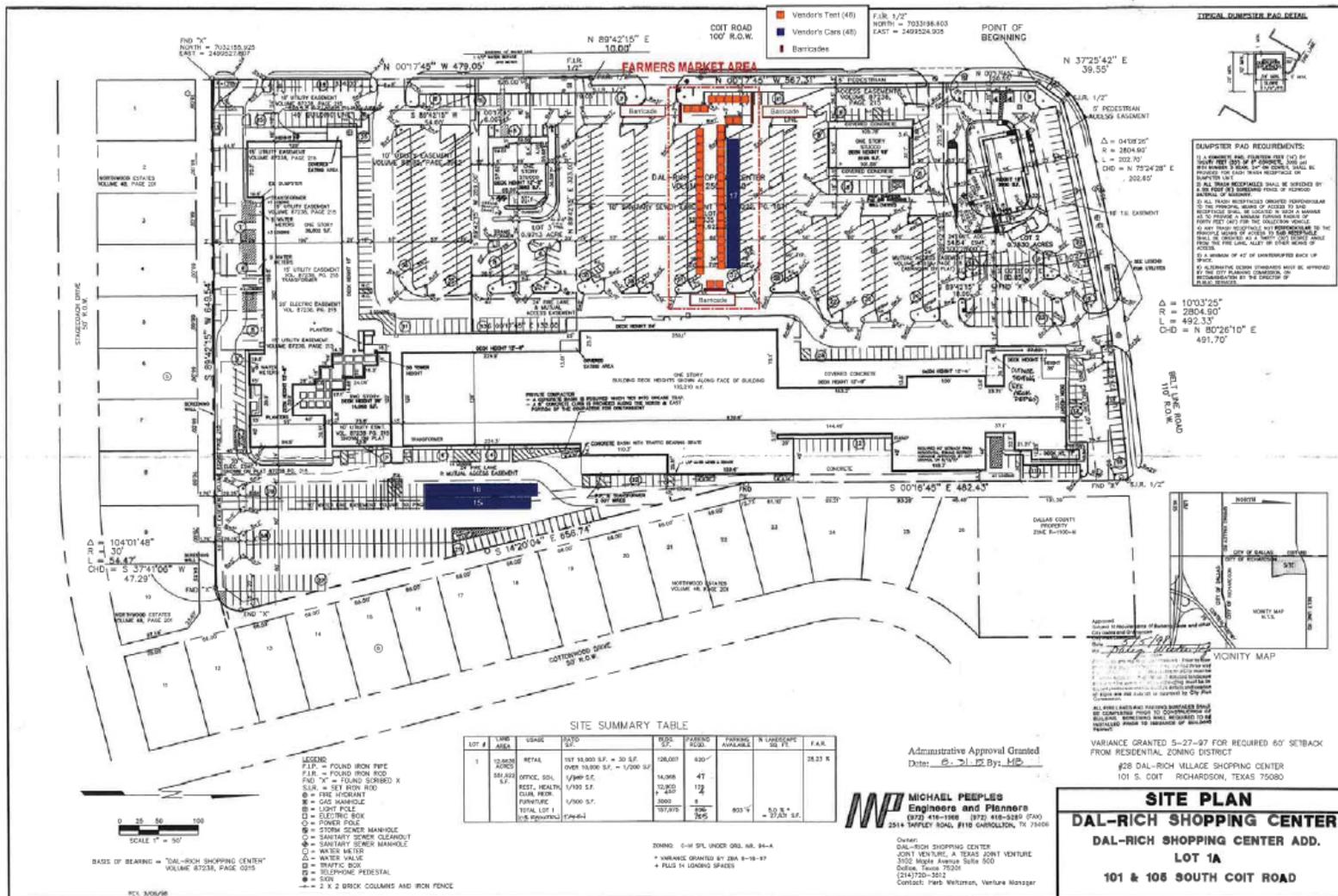


Exhibit B - Part of Ordinance

ORDINANCE NO. 4157

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 2, ARTICLE VII, UPDATING THE RECORDS MANAGEMENT PROGRAM; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 6, subtitle C, Texas Local Government Code (Local Government Records Act) provides that a municipal government must establish by ordinance an active and continuing records management program to be administered by a Records Management Officer; and

WHEREAS, the City of Richardson desires to update the city policies and procedures consistent with the Local Government Records Act and in the interests of cost-effective and efficient recordkeeping; **NOW, THEREFORE**,

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

SECTION 1. That the Code of Ordinances of the City of Richardson, Texas, be and the same is hereby amended by amending Chapter 2, Article VII, to read as follows:

“Sec. 2-161. Definition of city records.

All documents, papers, letters, books, maps, photographs, sound or video recordings, microfilm, magnetic tape, electronic media, or other information recording media, regardless of physical form or characteristic and regardless of whether public access to it is open or restricted under the laws of the state, created or received by the City of Richardson or any of its officers or employees pursuant to law or in the transaction of public business are hereby declared to be the records of the City of Richardson and shall be created, maintained, and disposed of in accordance with the provisions of this article or procedures authorized by it and in no other manner.”

Sec. 2-162. Additional definitions.

- (1) “Department director” means the officer who by ordinance, order, or administrative policy is in charge of an office of the city that creates or receives records.
- (2) “Essential record” or “vital record” means any record of the city necessary to the resumption or continuation of operations of the city in an emergency or disaster, to the recreation of the legal and financial status of the city, or to the protection and fulfillment of obligations to the people of the state.

- (3) “Permanent record” means any record of the city for which the retention period on a records control schedule is given as permanent.
- (4) “Records control schedule” means a document prepared by or under the authority of the records management officer listing the records maintained by the city, their retention periods, and other records disposition information that the records management program may require.
- (5) “Records management” means the application of management techniques to the creation, use, maintenance, retention, preservation, and disposal of records for the purposes of reducing the costs and improving the efficiency of recordkeeping. The term includes the development of records control schedules, the management of filing and information retrieval systems, the protection of essential and permanent records, the economical and space-effective storage of inactive records, control over the creation and distribution of forms, reports, and correspondence, and the management of micrographics and electronic and other records storage systems.
- (6) “Records liaison officers” mean the persons designated under Section 2-169.
- (7) “Records management officer” means the person designated in Section 2-165.
- (8) “Records management plan” means the plan developed under Section 2-166.
- (9) “Retention period” means the minimum time that must pass after the creation, recording, or receipt of a record, or the fulfillment of certain actions associated with a record, before it is eligible for destruction.”

Sec. 2-163. City records declared public property.

All city records as defined in Section 2-161 are hereby declared to be the property of the City of Richardson. No city official or employee has, by virtue of such person’s position, any personal or property right to such records even though such person may have developed or compiled them. The unauthorized destruction, removal from files, or use of such records is prohibited.

Sec. 2-164. Policy.

It is hereby declared to be the policy of the City of Richardson to provide for efficient, economical, and effective controls over the creation, distribution, organization, maintenance, use, and disposition of all city records through a comprehensive system of integrated procedures for the management of records from their creation to their ultimate disposition, consistent with the requirements of the Local Government Records Act and accepted records management practice.

Sec. 2-165. Designation of records management officer.

The city secretary, and the successive holders of said office, shall serve as records management officer for the city. As provided by state law, each successive holder of the office shall file such person's name with the director and librarian of the Texas State Library within thirty days of the initial designation or of taking up the office, as applicable.

Sec. 2-166. Records management plan to be developed; authority of plan.

- (a) The records management officer shall develop a records management plan for the city in accordance with city policy and state law. The plan must contain policies and procedures designed to reduce the costs and improve the efficiency of recordkeeping, to adequately protect the essential records of the city, and to properly preserve those records of the city that are of historical value. The plan must be designed to enable the records management officer to carry out his or her duties prescribed by state law and this article effectively.
- (b) The records management plan shall be binding on all offices, departments, divisions, programs, commissions, bureaus, boards, committees, or similar entities of the city and records shall be created, maintained, stored, microfilmed, or disposed of in accordance with the plan.
- (c) State law relating to the duties, other responsibilities, or recordkeeping requirements of a department director do not exempt the department director or the records in the department director's care from the application of this article and the records management plan adopted under it and may not be used by the department director as a basis for refusal to participate in the records management program of the city.

Sec. 2-167. Duties of records management officer.

In addition to other duties assigned in this article, the records management officer shall:

- (1) administer the records management program and provide assistance to department directors in its implementation;
- (2) plan, formulate, and prescribe records disposition policies, systems, standards, and procedures;
- (3) in cooperation with department directors identify essential records and establish a disaster plan for each city office and department to ensure maximum availability of the records in order to re-establish operations quickly and with minimum disruption and expense;

- (4) develop procedures to ensure the permanent preservation of the historically valuable records of the city;
- (5) establish standards for filing and storage equipment and for recordkeeping supplies;
- (6) provide records management advice and assistance to all city departments by preparation of a manual or manuals of procedure and policy and by on-site consultation;
- (7) monitor records retention schedules and administrative rules issued by the Texas State Library and Archives Commission to determine if the records management program and the city's records control schedules are in compliance with state regulations;
- (8) disseminate to the city and department directors information concerning state laws and administrative rules relating to local government records;
- (9) instruct records liaison officers and other personnel in policies and procedures of the records management plan and their duties in the records management program;
- (10) direct records liaison officers or other personnel in the conduct of records inventories in accordance with adopted retention schedules and policies as required by state law and this article;
- (11) ensure that the maintenance, preservation, microfilming, destruction, or other disposition of the city records is carried out in accordance with the policies and procedures of the records management program and the requirements of state law;
- (12) maintain records on the volume of records destroyed under approved records control schedules, the volume of records microfilmed or stored electronically, and the estimated cost and space savings as the result of such disposal or disposition;
- (13) report annually to the city manager, or designee on the implementation of the records management plan in each department of the city, including summaries of the statistical and fiscal data compiled under section 2-167 (12); and
- (14) bring to the attention of the city manager non-compliance by department directors or other city personnel with the policies and procedures of the records management program or the Local Government Records Act.

Sec. 2-168. Duties and responsibilities of department directors.

In addition to other duties assigned in this article, department directors shall:

- (1) cooperate with the records management officer in carrying out the policies and procedures established in the city for the efficient and economical management of records and in carrying out the requirements of this article;
- (2) adequately document the transaction of government business and the services, programs, and duties for which the department director and such person's staff are responsible; and
- (3) maintain the records in such person's care and carry out their preservation, microfilming, destruction, or other disposition only in accordance with the policies and procedures of the records management program of the city and the requirements of this article.

Sec. 2-169. Designation of records liaison officers.

Each department director shall designate a member of such department director's staff to serve as records liaison officer for the implementation of the records management program in the department.

If the records management officer determines that in the best interests of the records management program more than one records liaison officer should be designated for a department, the department director shall designate the number of records liaison officers specified by the records management officer. Persons designated as records liaison officers shall be thoroughly familiar with all the records created and maintained by the department. In the event of the resignation, retirement, dismissal, or removal by action of the department director of a person designated as a records liaison officer, the department director shall promptly designate another person to fill the vacancy. A department director may serve as records liaison officer for such department.

Sec. 2-170. Duties and responsibilities of records liaison officers.

In addition to other duties assigned in this article, records liaison officers shall:

- (a) conduct or supervise the conduct of inventories of the records of the department in accordance with adopted retention schedules and policies;
- (b) in cooperation with the records management officer coordinate and implement the policies and procedures of the records management program in their departments; and
- (c) disseminate information to department staff concerning the records management program.

Sec. 2-171. Records control schedules to be developed; approval; filing with state.

- (a) The records management officer, in cooperation with department directors and record liaison officers, shall prepare records control schedules on a department by department basis listing all records created or received by the department and the retention period for each record. Records control schedules shall also contain such other information regarding the disposition of city records as the records management plan may require. The city submitted a Declaration of Compliance with the Records Scheduling Requirement of the Local Government Records Act with the Texas State Library and Archives Commission on April 5, 2011, declaring that the city has adopted record control schedules that comply with the minimum requirements established on records retention schedules issued by the Texas State Library and Archives Commission.
- (b) Each records control schedule shall be monitored and amended as needed by the records management officer on a regular basis to ensure that it is in compliance with records retention schedules issued by the state and that it continues to reflect the recordkeeping procedures and needs of the department and the records management program of the city.

Sec. 2-172. Implementation of records control schedules, destruction of records under schedule.

- (a) A records control schedule for a department that has been approved and adopted under section 2-171 shall be implemented by department directors and records liaison officers according to the policies and procedures of the records management plan.
- (b) A record whose retention period has expired on a records control schedule shall be destroyed unless an open records request is pending on the record, the subject matter of the record is pertinent to a pending law suit, or the department director requests in writing to the records management officer that the record be retained for an additional period.
- (c) Prior to the destruction of a record under an approved records control schedule, authorization for destruction must be obtained by the records management officer

Sec. 2-173. Destruction of unscheduled records.

A record that has not yet been listed on an approved records control schedule may be destroyed if its destruction has been approved in the same manner as a record destroyed under an approved schedule and the records management officer has submitted to and received back from the director and librarian of the Texas State Library an approved destruction authorization request.

Sec. 2-174. Records center.

A records center, developed pursuant to the plan required by section 2-166, shall be under the direct control and supervision of the records management officer. Policies and procedures regulating the operations and use of the records center shall be contained in the records management plan developed under section 2-166.

Sec. 2-175. Micrographics.

All existing records that have been microfilmed but not yet converted into a scanned record shall be maintained up to the point in which they are scanned, until their retention has been met, or as is administratively valuable in accordance with Texas State Library and Archives Commission.

Sec. 2-176. Electronic storage.

Electronic records shall have the same retention and storage and ownership requirements as records of any other format. The records management plan will establish policies and procedures for the electronic storage of city records, including policies to ensure that all scanning, imaging, or electronic storage is done in accordance with standards and procedures for electronic records of local government records established in rules of the Texas State Library and Archives Commission.

Sec. 2-177. Archival storage.

Records, regardless of media that have been determined to have continuing historical value beyond the retention requirements, may be transferred to the city's archives with written approval of the records management officer. The records management plan will establish policies and procedures for archival custody of city records.

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

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

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

SECTION 4. That this Ordinance shall take effect from and after its passage as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 11th day of April, 2016.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:3-23-16 TM 76107)

RESOLUTION NO. 16-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ESTABLISHING FEES AND CHARGES FOR SHERRILL PARK GOLF COURSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to establish fees and charges for the Sherrill Park Golf Course effective May 1, 2016.

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

SECTION 1. That the City Council of the City of Richardson, Texas, hereby adopts the following fees and charges for green fees, golf cards, golf cart rentals, and driving range fees for the operation of Sherrill Park Golf Course:

1. Green Fees:

	<u>Course #1</u>	<u>Course #2</u>
Weekend/Holiday:		
Regular Rate	\$43.31	\$28.15
1 st Twilight	\$28.15	\$21.65
2 nd Twilight	\$21.65	\$17.32
Super Twilight	\$17.32	\$12.99
 Weekday:		
Regular Rate	\$30.32	\$23.82
1 st Twilight	\$21.65	\$17.32
2 nd Twilight	\$19.49	\$15.16
Super Twilight	\$15.16	\$10.83
Sr./Jr.	\$19.49	\$17.32
Sr. (60 & over) / Jr. (17 & under)		

2. Richardson resident golf cards issued on or after May 1, 2016:

- a. 55 and over and 17 and under:
Weekdays only \$108.25 per card
- b. All players, weekdays, weekends, and holidays: \$216.50 per card

3. Golf cart rental is:
 - a. \$14.07 per person for 18 holes;
 - b. \$9.74 per person for 9 holes.
4. Driving Range:
 - a. Small Bucket (30 balls) - \$5.00;
 - b. Medium Bucket (60 balls) - \$7.00;
 - c. Large Bucket (90 balls) - \$9.00.
5. Notwithstanding Section 1 of this Resolution, the City Manager, or designee, is authorized to provide promotional green fees and rates at times when deemed necessary to encourage use of Sherrill Park Golf Course; and to establish the hours of “twilight” for twilight green fees.

SECTION 2. That fees and charges established herein shall be posted at said Sherrill Park Golf Course and filed with the City Secretary, and shall become effective May 1, 2016.

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 this Resolution shall become effective immediately from and after its passage, except that the fees and charges set forth herein shall become effective on May 1, 2016.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 11th day of April, 2016.

CITY OF RICHARDSON, TEXAS

MAYOR

APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY
(PGS:4-6-16:TM 76291)

CITY SECRETARY

CITY OF RICHARDSON

TO: Dan Johnson – City Manager
THRU: Keith Dagen – Director of Finance
FROM: Todd Gastorf – Purchasing Supervisor
SUBJECT: Bid Initiation Request 54-16
DATE: April 5, 2016

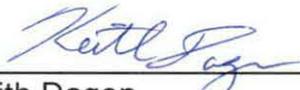
Request Council approval to initiate bid for the following:

Rebid of Grant Drive and Merrie Circle Waterline

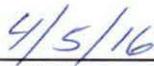
Proposed Council approval date: April 11, 2016
Proposed advertising dates: April 13, 2016 & April 20, 2016
Proposed bid due date: April 28, 2016 – 2:00 p.m.
Proposed bid opening date: April 28, 2016 – 2:30 p.m.
Engineer's estimated total cost: \$700,000.00
Account: 549-5710-585-7524, Project #WS1502
235-2011-581-7524, Project #CP1501



Todd Gastorf
Purchasing Supervisor



Keith Dagen
Director of Finance



Date

Approved: _____
Dan Johnson
City Manager

Date



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager
FROM: Steve Spanos, P.E., Director of Engineering 
SUBJECT: Permission to Advertise Rebid of Grant Drive and Merrie Circle Waterline Bid #54-16
DATE: April 1, 2016

ACTION REQUESTED:

Authorization to advertise Bid #54-16 and approval of plans and contract documents for the Rebid of Grant Drive and Merrie Circle Waterline. Bids to be received until Thursday, April 28, 2016 at 2:00 p.m. and read aloud 30 minutes later.

BACKGROUND INFORMATION:

The Rebid of Grant Drive and Merrie Circle Water Line project will replace the 8-inch water line in Grant Drive from Arapaho Road to Sara Lane and in Merrie Circle. This project will include full-width street improvements in Grant Drive from Arapaho Road to Stacey Court, and removal and replacement of 4,200 SY of 6-inch concrete street paving, 4,150 LF of concrete curb, 2,530 LF of 8-inch PVC water line and all appurtenances in the 1000-1300 block of Grant Drive and Merrie Circle. Also included is an alternate bid to replace 275 FL of 8-inch PVC waterline and 352 SY of 6-inch concrete street paving in Grant Drive from Sara Lane to Blake Drive, as well as another alternate to make a waterline connection in Arapaho by bore.

This project was originally bid as "Grant Drive and Merrie Circle Waterline" Bid #07-16. Two bids were received on October 30, 2015. Both bids exceeded the budget and unit cost for the primary components for this project were unusually high. The scope of the base bid has been reduced and the remaining components from the original project have been included as the alternates.

FUNDING:

Funding is provided from 2015 C.O. Supplement and Water and Sewer C.O.

SCHEDULE:

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

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

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**REBID OF GRANT DRIVE AND MERRIE CIRCLE WATERLINE
BID #54-16**

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, April 28, 2016 at 2:00 pm** and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

The Rebid of Grant Drive and Merrie Circle Water Line project will replace the 8-inch water line in Grant Drive from Arapaho Road to Sara Lane and in Merrie Circle. This project will include full-width street improvements in Grant Drive from Arapaho Road to Stacey Court, and removal and replacement of 4,200 SY of 6-inch concrete street paving, 4,150 LF of concrete curb, 2,530 LF of 8-inch PVC water line and all appurtenances in the 1000-1300 block of Grant Drive and Merrie Circle. Also included is an alternate bid to replace 275 FL of 8-inch PVC waterline and 352 SY of 6-inch concrete street paving in Grant Drive from Sara Lane to Blake Drive, as well as another alternate to make a waterline connection in Arapaho by bore.

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 One Hundred Twenty(150) 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, April 12, 2016** upon a **NON-REFUNDABLE FEE OF Twenty five Dollars (\$25.00) per CD or 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 or CD per contractor.

A voluntary pre-bid conference will be held **Wednesday, April 20, 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

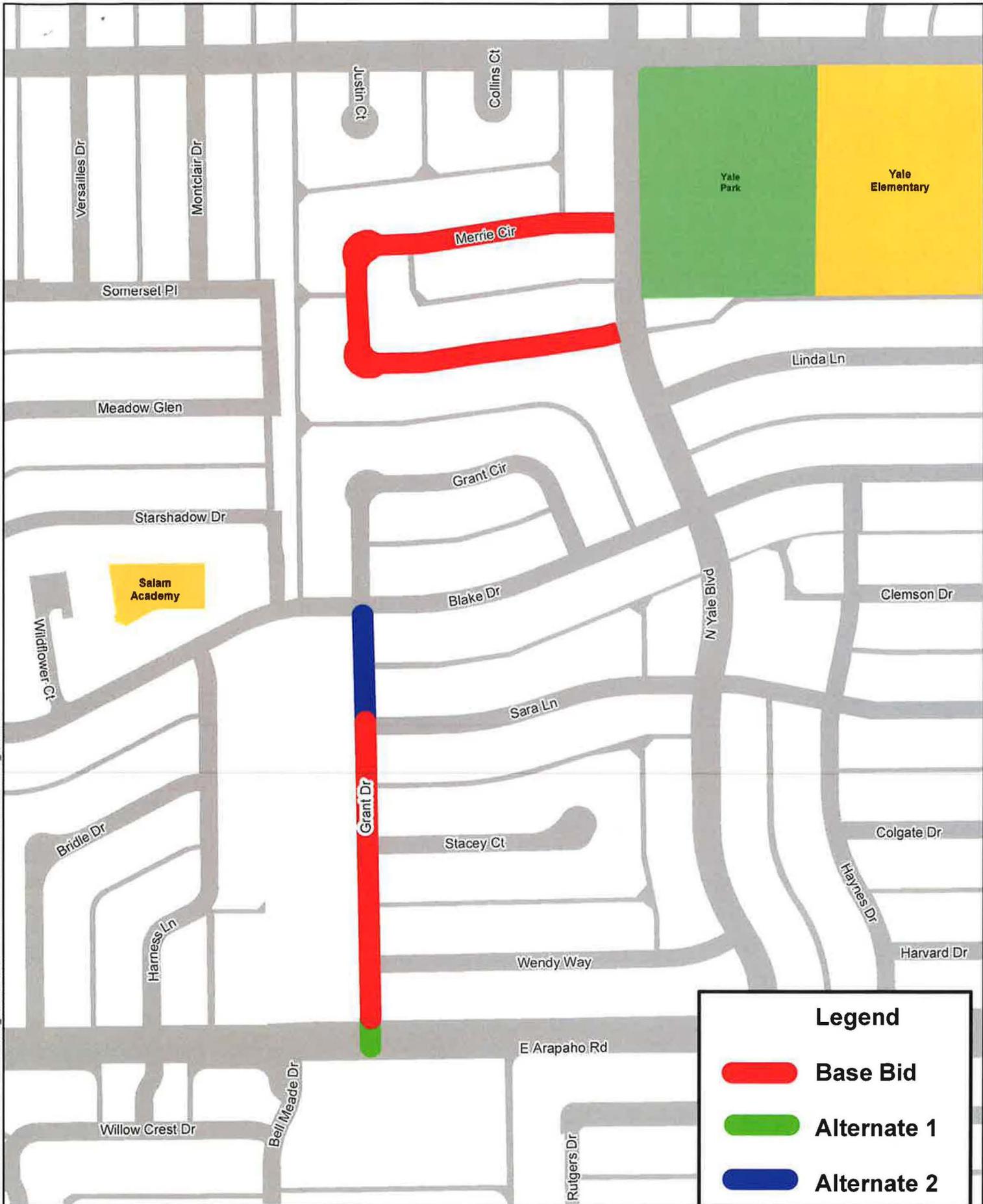
RE-BID OF GRANT DRIVE AND MERRIE CIRCLE WATERLINE

BID NO. 54-16

Agenda Paperwork to Advertise	Friday, April 1, 2016
Council Authorization to Advertise	Monday, April 11, 2016
Plans/Specs Available for Contractors	Tuesday, April 12, 2016
Advertise in Dallas Morning News 1	Wednesday, April 13, 2016
Advertise in Dallas Morning News 2	Wednesday, April 20, 2016
Pre-bid Meeting (10:00 am Room 206)	Wednesday, April 20, 2016
Bids Received & Opened (Bids due by 2:00 pm opening 2:30 pm Room 206)	Thursday, April 28, 2016
Agenda Paperwork to Award Contract	Friday, April 29, 2016
Council to Award Contract	Monday, May 9, 2016
Pre-Construction Meeting	Friday, May 27, 2016
Anticipated Project Start	June 2016
Anticipated Project Completion (150 Calendar Days)	October 2016

Project Manager: Brad Bernhard
Engineer's Estimate: \$700,000.00
Funding: Account #549-5710-585-7524 Project #WS1502
Account #235-2011-581-7524 Project #CP1501

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Legend

-  **Base Bid**
-  **Alternate 1**
-  **Alternate 2**

**Rebid of Grant Dr & Merrie Cir Waterline
April 2016**



CITY OF
RICHARDSON
TEXAS



MEMO

DATE: April 5, 2016
TO: Keith Dagen – Director of Finance
FROM: Todd Gastorf – Purchasing Supervisor *TG*
SUBJECT: Award of Bid #02-16 for the 2015 Residential Sidewalk Replacement Program Region 3 to Ken-Do Contracting, LP in the amount of \$276,535

Proposed Date of Award: April 11, 2016

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, Ken-Do Contracting, LP for the above referenced construction in the amount of \$276,535, which includes Alternate 1, as outlined in the attached memo.

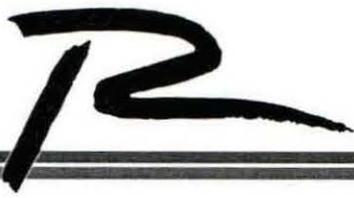
Funding is provided by 2015 G.O. Bonds and 2012 C.O.'s.

The bid was advertised in *The Dallas Morning News* on February 24, & March 2, 2016 and posted on Bidsync. A total of 736 electronic solicitations were sent and 34 vendors viewed the bid. A pre-bid conference was held on March 9, 2016 and 5 bids were received.

Concur:


Keith Dagen

ATTACHMENTS



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *cgm*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Award of Bid No.02-16 to Ken-Do Contracting, LP for the 2015 Residential Sidewalk Replacement Program Region 3 in the amount of \$276,535.00
DATE: April 1, 2016

ACTION REQUESTED:

Council to consider award of Bid No.02-16 to Ken-Do Contracting, LP for the 2015 Residential Sidewalk Replacement Program Region 3 in the amount of \$276,535.00.

BACKGROUND INFORMATION:

On March 22, 2016 the Capital Projects Department opened bids for the referenced project. The attached bid tabulation certifies the lowest base bid plus alternate 1 was submitted by Ken-Do Contracting, LP in the amount of \$276,535.00. City staff has reviewed the references and financial information submitted by the company and recommends awarding the project to Ken-Do Contracting, LP.

\$207,932.50	Base Bid
\$ 68,602.50	Alternate 1 – Additional Sidewalk and Driveway Replacement
\$276,535.00	

The 2015 Residential Sidewalk Replacement Program Region 3 encompasses the area between West Belt Line Road and West Spring Valley Road from South Coit Road extending east to South Waterview Drive. Construction will include removal and replacement of existing residential 4 foot sidewalk, alley, and driveway approach pavement as needed. Sidewalk repairs will vary in size at any particular location. The work will also include the construction of barrier free ramps and other appurtenances related to sidewalk and alley or driveway approach repairs including concrete curb, sod, water meter and manhole lid adjustments.

FUNDING:

Funding is provided by 2015 G.O. Bonds and 2012 C.O.'s.

SCHEDULE:

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

cc: Edward Witkowski, P.E. *EW*

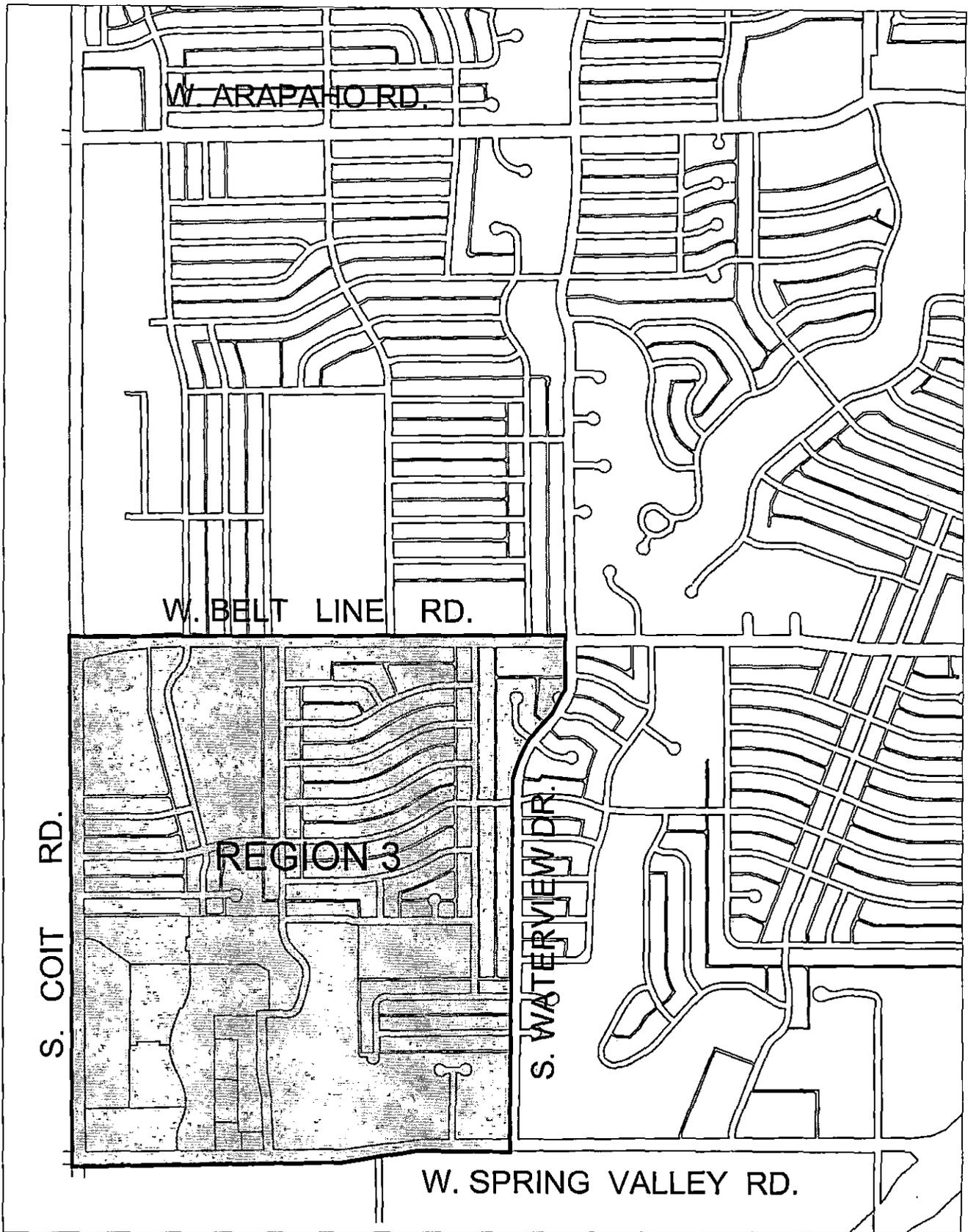
2015 RESIDENTIAL SIDEWALK REPLACEMENT PROGRAM REGION 3

Bid No.02-16

Bid Opening March 22, 2016

ITEM	DESCRIPTION	QTY.	UNIT	Ken-Do Contracting, LP		Estrada Concrete Co., LLC		3D Paving and Contracting, LLC		Macrocosm Services & Solution, LLC		Axis Contracting, Inc		AVERAGES	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BASE BID															
1	Remove & Replace - 4" Class "A" Reinforced Concrete Sidewalk	20,000	SF	\$6.25	\$125,000.00	\$8.00	\$160,000.00	\$10.00	\$200,000.00	\$9.99	\$199,800.00	\$15.00	\$300,000.00	\$9.85	\$196,960.00
2	Remove & Replace - 5" Class "A" Reinforced Concrete Driveway Pavement Including Curb	700	SF	\$6.20	\$4,340.00	\$9.00	\$6,300.00	\$8.00	\$5,600.00	\$10.49	\$7,343.00	\$16.00	\$11,200.00	\$9.94	\$6,956.60
3	Remove & Replace - 6" Class "C" Reinforced Concrete Street Pavement Including Curb	650	SF	\$8.50	\$5,525.00	\$9.00	\$5,850.00	\$9.00	\$5,850.00	\$11.06	\$7,189.00	\$18.00	\$11,700.00	\$11.11	\$7,222.80
4	Remove & Replace - 6" Class "C" Reinforced Concrete Alley Pavement Including Curb	650	SF	\$11.00	\$7,150.00	\$9.00	\$5,850.00	\$8.00	\$5,200.00	\$11.06	\$7,189.00	\$18.00	\$11,700.00	\$11.41	\$7,417.80
5	Remove & Replace - 6" Class "C" Reinforced Concrete Curb and 18" Gutter	30	LF	\$45.00	\$1,350.00	\$80.00	\$2,400.00	\$40.00	\$1,200.00	\$33.93	\$1,017.90	\$65.00	\$1,950.00	\$52.79	\$1,583.58
6	Barrier Free Ramps - Rehab (Type D)	7	EA	\$1,200.00	\$8,400.00	\$1,500.00	\$10,500.00	\$1,500.00	\$10,500.00	\$1,600.00	\$11,200.00	\$2,200.00	\$15,400.00	\$1,600.00	\$11,200.00
7	Barrier Free Ramps - Rehab (Types E&F)	1	EA	\$1,050.00	\$1,050.00	\$1,500.00	\$1,500.00	\$950.00	\$950.00	\$1,600.00	\$1,600.00	\$2,200.00	\$2,200.00	\$1,460.00	\$1,460.00
8	Barrier Free Ramps - Rehab (Type G)	13	EA	\$950.00	\$12,350.00	\$1,500.00	\$19,500.00	\$1,800.00	\$23,400.00	\$1,400.00	\$18,200.00	\$2,200.00	\$28,600.00	\$1,570.00	\$20,410.00
9	Compacted Clean Fill - Furnish & Install	10	CY	\$30.00	\$300.00	\$200.00	\$2,000.00	\$25.00	\$250.00	\$170.00	\$1,700.00	\$150.00	\$1,500.00	\$115.00	\$1,150.00
10	4" Topsoil with Block Sod to Match Existing	6,350	SF	\$0.75	\$4,762.50	\$2.75	\$17,462.50	\$1.00	\$6,350.00	\$1.70	\$10,795.00	\$7.00	\$44,450.00	\$2.64	\$16,764.00
11	Utility / Water Meter Box Adjustment	4	EA	\$200.00	\$800.00	\$1,000.00	\$4,000.00	\$250.00	\$1,000.00	\$470.00	\$1,880.00	\$1,100.00	\$4,400.00	\$604.00	\$2,416.00
12	Water Meter Relocation including Meter Box	3	EA	\$750.00	\$2,250.00	\$1,200.00	\$3,600.00	\$350.00	\$1,050.00	\$1,150.00	\$3,450.00	\$1,100.00	\$3,300.00	\$910.00	\$2,730.00
13	Adjust Manhole Lids to Grade	2	EA	\$800.00	\$1,600.00	\$1,000.00	\$2,000.00	\$500.00	\$1,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,060.00	\$2,120.00
14	Traffic Control For High Volume Streets	3	EA	\$2,500.00	\$7,500.00	\$3,000.00	\$9,000.00	\$1,500.00	\$4,500.00	\$4,700.00	\$14,100.00	\$5,500.00	\$16,500.00	\$3,440.00	\$10,320.00
15	Remove & Replace - Asphalt to Match Existing	200	SF	\$10.50	\$2,100.00	\$15.00	\$3,000.00	\$10.00	\$2,000.00	\$11.20	\$2,240.00	\$50.00	\$10,000.00	\$19.34	\$3,868.00
16	Remove & Replace - 4" Exposed Aggregate Class "A" Reinforced Concrete Sidewalk to Match Existing	25	SF	\$35.00	\$875.00	\$20.00	\$500.00	\$13.00	\$325.00	\$40.95	\$1,023.75	\$70.00	\$1,750.00	\$35.79	\$894.75
17	Irrigation Lowering / Relocation	1	EA	\$1,000.00	\$1,000.00	\$800.00	\$800.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$6,500.00	\$6,500.00	\$1,960.00	\$1,960.00
18	Address Number Replacement	3	EA	\$110.00	\$330.00	\$120.00	\$360.00	\$15.00	\$45.00	\$175.00	\$525.00	\$250.00	\$750.00	\$134.00	\$402.00
19	New 4" Class "A" Reinforced Concrete Sidewalk - Including Clearing, Excavation & Haul Off	10	SF	\$20.00	\$200.00	\$12.00	\$120.00	\$20.00	\$200.00	\$130.00	\$1,300.00	\$25.00	\$250.00	\$41.40	\$414.00
20	Sidewalk Curb	100	LF	\$9.00	\$900.00	\$15.00	\$1,500.00	\$6.00	\$600.00	\$15.00	\$1,500.00	\$65.00	\$6,500.00	\$22.00	\$2,200.00
21	Class "A" Reinforced Concrete Sidewalk Retaining Wall 8" Thick	25	SFF	\$100.00	\$2,500.00	\$250.00	\$6,250.00	\$40.00	\$1,000.00	\$30.00	\$750.00	\$105.00	\$2,625.00	\$105.00	\$2,625.00
22	Mitsap Stone Facing or Capstone, 4" Thick on Concrete Sidewalk Retaining Wall	25	SFF	\$150.00	\$3,750.00	\$250.00	\$6,250.00	\$40.00	\$1,000.00	\$30.00	\$750.00	\$200.00	\$5,000.00	\$134.00	\$3,350.00
23	Project Signs	2	SF	\$700.00	\$1,400.00	\$900.00	\$1,800.00	\$500.00	\$1,000.00	\$750.00	\$1,500.00	\$1,500.00	\$3,000.00	\$870.00	\$1,740.00
24	Erosion Controls Install & Maintain	1	LS	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$7,500.00	\$7,500.00	\$3,600.00	\$3,600.00
25	Construction Contingency	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
TOTAL BASE BID					\$207,932.50		\$283,042.50		\$286,020.00		\$312,052.65		\$509,775.00		\$319,764.53
CONTRACTORS BID				SAME		SAME		SAME		\$319,701.53		SAME		SAME	
ALTERNATE BID															
A1	Remove & Replace - 4" Class "A" Reinforced Concrete Sidewalk	10,000	SF	\$6.50	\$65,000.00	\$8.00	\$80,000.00	\$10.00	\$100,000.00	\$9.99	\$99,900.00	\$15.00	\$150,000.00	\$9.60	\$98,980.00
A2	Remove & Replace - 5" Class "A" Reinforced Concrete Driveway Pavement Including Curb	200	SF	\$6.20	\$1,240.00	\$9.00	\$1,800.00	\$8.00	\$1,600.00	\$1.49	\$298.00	\$10.00	\$2,000.00	\$6.94	\$1,387.60
A10	4" Topsoil with Block Sod to Match Existing	3,150	SF	\$0.75	\$2,362.50	\$2.75	\$8,662.50	\$1.00	\$3,150.00	\$1.70	\$5,355.00	\$7.00	\$22,050.00	\$2.64	\$8,316.00
TOTAL ALTERNATE BID					\$68,602.50		\$90,462.50		\$104,750.00		\$105,553.00		\$174,050.00		\$108,683.60
CONTRACTORS BID				SAME		\$18,462.50		SAME		\$107,353.98		SAME		SAME	
TOTAL BASE + ALTERNATE BID					\$276,535.00		\$373,505.00		\$390,770.00		\$417,605.65		\$683,825.00		\$428,448.13

Certified By: 
 Steve Spanos, P.E., Director of Engineering



2015 RESIDENTIAL SIDEWALK REPLACEMENT PROGRAM
REGION 3
MAY 2016 BID No. 02-16


 NORTH
 1" = 1000'



CITY OF
 RICHARDSON
 TEXAS



MEMO

DATE: April 5, 2016
TO: Keith Dagen – Director of Finance
FROM: Todd Gastorf – Purchasing Supervisor *TJG*
SUBJECT: Award of Bid #52-16 for the cooperative purchase of replacement carpeting for Hill Performance Hall and the Bank of America Theatre in the Eisemann Center in the amount of \$93,423.04 to Shaw Industries, Inc. through the National Joint Powers Alliance® (“NJPA”) Contract #022712-SII

Proposed Date of Award: April 11, 2016

I concur with the recommendation of Bill Fox – Eisemann Center Technical & Operations Manager and Bruce MacPherson – Eisemann Center Managing Director, and request permission to issue a purchase order to Shaw Industries, Inc. in the amount of \$93,423.04, as per the attached quotations.

Hill Performance Hall	\$ 61,483.55
Bank of America Theatre	<u>31,939.49</u>
Total Award	\$ 93,423.04

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

The NJPA Contract #022712-SII is effective March 20, 2012 thru March 20, 2017.

Funding for this expenditure is available in the Facility Maintenance Fund account 314-9714-583.74-31, Project EC1606.

Concur:


Keith Dagen

ATTACHMENTS

APPROVED
3-28-16
[Signature]

MEMO

DATE: March 25, 2016
TO: Bruce MacPherson, Managing Director
FROM: Bill Fox, Operations Manager

SUBJ: Recommendation for approval of replacement carpet for both auditoriums

Synopsis:

This is a request to replace carpeting in the Hill Performance Hall and the Bank of America Theatre. The carpet is original to the building and has seen 14 years of service. In working with the Purchasing Department we have found a suitable replacement in Shaw carpet squares. By buying them through the NJPA national contract, we are able to purchase these directly from the manufacture at the contract price without going to formal bid.

The proposals were as follows:	Hill Performance Hall	\$61,485.00
	Bank of America Theatre	\$31,940.00
	Total	\$93,425.00

Background:

Both Halls have been slated for new carpeting since 2010. The addition of funds from the Facility Maintenance Fund now makes it possible to cover this cost. We selected two different carpets to enhance the colors in each hall. Safety is a big issue and improving visibility was a consideration. Besides more definition in the carpet, new silver stair moldings, and stair risers, will increase visibility even in low light.

Recommendation:

Our recommendation is to accept the bids from Shaw Contract Group as proposed and issue a purchase order for delivery in June and installation during our maintenance period in August.

A total in the amount of \$93,425.00 is available in the Facility Maintenance Fund **314-9714-583.74-31** as Project #EC1006.

1606 *[Signature]*

We respectfully request Purchasing accept this recommendation and submit this to City Council as soon as possible for approval.



A Berkshire Hathaway Company

Proposal Submitted To City of Richardson		Attention Bill Fox		Phone (972) 744-4600		Fax (972) 744-5823		Date 03/24/16	
Proposal Name Hill Performance Hall				Job Name The Eisemann Center-Hill Performance				Job # 61527	
Street 2351 Performance Drive				Job Street 2351 Performance Drive				Proposal ID 69865	
City, State and Zip Richardson, TX 75082		Architect NJPA	Date of Plans	Add #	Job City, State and Zip RICHARDSON, TX 75082		Customer Job # 41986	Customer PO None	

We hereby submit specifications and estimates for:

<u>Item Description</u>	<u>Color</u>	<u>Qty</u>	<u>UOM</u>	<u>Unit Price</u>	<u>Extended Price</u>
Filter EW24. S/N 5T074. 186 cartons.	TBS/To Be Selected	992.00	SY	\$25.38	\$25,176.97
Filter EW24. S/N 5T074. 10 cartons	TBS/To Be Selected	53.33	SY	\$25.38	\$1,353.59
Shaw 5100 Pressure Sensitive Adhesive (Tile)		10.00	4 Gal	\$68.87	\$688.70
Carpet Removal of existing broadloom		987.00	SY	\$2.75	\$2,714.25
Carpet Tile Installation		1,012.70	SY	\$5.25	\$5,316.68
Open Market - Remove and Re-install Seating Rows		1.00	Each	\$4,575.00	\$4,575.00
Open Market - Furnish of Johnsonite SLN-69-C, Slim Line Stair Nosing, 12' pieces, Sterling Silver		960.00	Each	\$3.18	\$3,054.55
Open Market - Installation of Johnsonite SLN-69-C, Slim Line Stair Nosing, 12' pieces, Sterling Silver		960.00	Each	\$3.18	\$3,054.55
Open Market - Furnish Johnsonite DC-178, 4" Rubber Cove Coil Base, Ironstone		960.00	Each	\$0.65	\$621.82
Open Market - Install Johnsonite DC-178, 4" Rubber Cove Coil Base, Ironstone		960.00	Each	\$0.57	\$545.45
Open Market - Furnish Johnsonite VBG-69-C, Flexible Vinyl Corner Guard, 8 Pieces, Sterling Silver		360.00	Each	\$0.97	\$347.73
Open Market - Install Johnsonite VBG-69-C, Flexible Vinyl Corner Guard, 8 Pieces, Sterling Silver		360.00	Each	\$1.42	\$511.36
Open Market - Furnish Johnsonite EG-40-W, Edge Guard, 3/8" to Floor, 12' pieces, Black		420.00	Each	\$1.42	\$596.59
Open Market - Install Johnsonite EG-40-W, Edge Guard, 3/8" to Floor, 12' pieces, Black		420.00	Each	\$1.42	\$596.59
Freight		1.00	Each	\$1,031.76	\$1,031.76
Supplemental Benefits		257.00	Each	\$25.00	\$6,425.00
Project Management Fee		1.00	Each	\$4,872.96	\$4,872.96
Base Bid Total:					\$61,483.55

Proposal Inclusions and Exclusions:

1. NJPA Contract# 022712-SII
2. Local contact: Alison Holen.
3. Proposal does not include removal of any materials containing asbestos.
4. Price is based on a consecutive installation period without delays and is based on the customer allowing installation crews access to work a minimum of 8 consecutive hours a day until completion. Delays other than "acts of God" will result in charges for down-time.



A Berkshire Hathaway Company

Proposal Inclusions and Exclusions:

5. Exclusions: attic stock, major floor prep, furniture moving unless specified in proposal, disconnecting and moving of computers and electronic equipment, vacuuming and protection of finished products.
6. Extensive floor prep is not included in the price but may be necessary due to unforeseen conditions of the sub-floor. This work may include, but is not limited to, leveling or grinding, encapsulation or sealing, or extensive scraping of the sub-floor. Should extensive floor prep be required, you will be notified and a price estimate for the completion of the additional work will be prepared.
7. All pricing is based on work being completed during normal working hours.
8. Price includes work as specifically stated in the above description for the quantities stated. Any circumstances that require additional labor will be handled through the change order process.
9. Material title and risk of loss passes to the purchaser at the time of material delivery to owner provided address
10. Please fax your Purchase Order to Shaw Integrated Solutions at fax # 706-428-3293 to initiate the order process. A purchase order is required before materials can be shipped.

We PROPOSE to perform the work complete in accordance with the specifications and as described above for the SUM of:

Signature: Teresa Taylor Teresa Taylor \$61,483.55
 Email: teresa.taylor@shawinc.com

Conditions of Proposal:

1. This proposal may be withdrawn if not accepted within 30 days of its issuance. Shaw will consider reasonable requests to engage in negotiations for revisions to this Proposal, including signing a subcontract that incorporates the terms of this Proposal.
2. This proposal is subject to credit review and approval. Payment terms are net 30. Past due invoices are subject to service charges of 1.5% per month (18% per annum). In the case of any default, Customer shall pay Shaw's reasonable attorney fees and costs, including those on any appeal, even if no suit or action is filed.
3. All work shall be performed in a workmanlike manner according to industry standards. Areas to receive flooring shall be free and clear of debris. Any changes to the work shall be performed only after execution of a written change order.
4. Prior to commencement of Shaw's work: (a) Customer shall test all concrete sub floors receiving flooring for vapor emission levels and alkalinity per manufacturers' recommendations utilizing ASTM F2170 and/or F1869 and provide written results to Spectra, including a list of any sealers applied to the concrete sub floor; (b) If Customer does not provide such reports at least 10 days prior to commencement of Shaw's work, then Customer shall provide Spectra with access to all concrete sub floors for appropriate testing and Customer shall be responsible for the costs of such testing; and (c) Any concrete sub floors not meeting manufacturers' requirements for installation will require correction or the execution of a separate waiver agreement.
5. All work is contingent upon strikes, accidents or delays beyond Shaw's control. Customer shall carry insurance for all hazards, including fire. Shaw's workers are fully covered by Worker's Compensation and Liability Insurance.
6. Customer represents and warrants that: (a) the project site contains no hazardous or other dangerous substances, either exposed or concealed; or (b) Customer has given written notice to Shaw of all such substances and their location(s). To the fullest extent permitted by law, Customer shall indemnify, defend and hold Shaw harmless from any damage, claim, loss, expense and attorney fees related to Shaw's liability, if any, including any federal or state statute related to hazardous or other dangerous substances.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby ACCEPTED. You are authorized to do the work as specified.

Customer: City of Richardson Signed: _____ Date: _____



A Berkshire Hathaway Company

Proposal Submitted To City of Richardson		Attention Bill Fox		Phone (972) 744-4600		Fax (972) 744-5823		Date 03/24/16	
Proposal Name BOA Theater				Job Name The Eisemann Center - BOA Theater				Job # 61522	
Street 2351 Performance Drive				Job Street 2351 Performance Drive				Proposal ID 69858	
City, State and Zip Richardson, TX 75082		Architect NJPA	Date of Plans	Add #	Job City, State and Zip RICHARDSON, TX 75082		Customer Job # 41986	Customer PO None	

We hereby submit specifications and estimates for:

Item Description	Color	Qty	UOM	Unit Price	Extended Price
Fine Point. S/N 5T113. 101 cartons	13496/ink	505.00	SY	\$23.76	\$11,998.80
Fine Point. S/N 5T113. 5 cartons Attic Stock	13496/ink	25.00	SY	\$23.76	\$594.00
Shaw 5100 Pressure Sensitive Adhesive (Tile)		6.00	4 Gal	\$68.87	\$413.22
Carpet Removal of existing broadloom		485.00	SY	\$2.75	\$1,333.75
Carpet Tile Installation		501.02	SY	\$5.25	\$2,630.36
Open Market - Furnish of Johnsonite SLN-69-C, Slim Line Stair Nosing, 12' pieces, Sterling Silver		720.00	Each	\$3.18	\$2,289.60
Open Market - Installation of Johnsonite SLN-69-C, Slim Line Stair Nosing, 12' pieces, Sterling Silver		720.00	Each	\$3.18	\$2,289.60
Open Market - Furnish Johnsonite DC-178, 4" Rubber Cove Coil Base, Ironstone		720.00	Each	\$0.65	\$468.00
Open Market - Install Johnsonite DC-178, 4" Rubber Cove Coil Base, Ironstone		720.00	Each	\$0.57	\$410.40
Open Market - Furnish Johnsonite VBG-69-C, Flexible Vinyl Corner Guard, 8 Pieces, Sterling Silver		200.00	Each	\$0.97	\$194.00
Open Market - Install Johnsonite VBG-69-C, Flexible Vinyl Corner Guard, 8 Pieces, Sterling Silver		200.00	Each	\$1.42	\$284.00
Open Market - Furnish Johnsonite EG-40-W, Edge Guard, 3/8" to Floor, 12' pieces, Black		120.00	Each	\$1.42	\$170.40
Open Market - Install Johnsonite EG-40-W, Edge Guard, 3/8" to Floor, 12' pieces, Black		120.00	Each	\$1.42	\$170.40
Open Market - Remove and Re-install Seating Rows		1.00	Each	\$2,275.00	\$2,275.00
Supplemental Benefits		143.00	Each	\$25.00	\$3,575.00
Freight		1.00	Each	\$530.00	\$530.00
Project Management Fee		1.00	Each	\$2,312.96	\$2,312.96
Base Bid Total:					\$31,939.49

Proposal Inclusions and Exclusions:

1. NJPA Contract# 022712-SII
2. Local contact: Alison Holen.
3. Proposal does not include removal of any materials containing asbestos.
4. Price is based on a consecutive installation period without delays and is based on the customer allowing installation crews access to work a minimum of 8 consecutive hours a day until completion. Delays other than "acts of God" will result in charges for down-time.



A Berkshire Hathaway Company

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9. Material title and risk of loss passes to the purchaser at the time of material delivery to owner provided address
10. Please fax your Purchase Order to Shaw Integrated Solutions at fax # 706-428-3293 to initiate the order process. A purchase order is required before materials can be shipped.

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Signature: Teresa Taylor Teresa Taylor \$31,939.49
Email: teresa.taylor@shawinc.com

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2. This proposal is subject to credit review and approval. Payment terms are net 30. Past due invoices are subject to service charges of 1.5% per month (18% per annum). In the case of any default, Customer shall pay Shaw's reasonable attorney fees and costs, including those on any appeal, even if no suit or action is filed.
3. All work shall be performed in a workmanlike manner according to industry standards. Areas to receive flooring shall be free and clear of debris. Any changes to the work shall be performed only after execution of a written change order.
4. Prior to commencement of Shaw's work: (a) Customer shall test all concrete sub floors receiving flooring for vapor emission levels and alkalinity per manufacturers' recommendations utilizing ASTM F2170 and/or F1869 and provide written results to Spectra, including a list of any sealers applied to the concrete sub floor; (b) If Customer does not provide such reports at least 10 days prior to commencement of Shaw's work, then Customer shall provide Spectra with access to all concrete sub floors for appropriate testing and Customer shall be responsible for the costs of such testing; and (c) Any concrete sub floors not meeting manufacturers' requirements for installation will require correction or the execution of a separate waiver agreement.
5. All work is contingent upon strikes, accidents or delays beyond Shaw's control. Customer shall carry insurance for all hazards, including fire. Shaw's workers are fully covered by Worker's Compensation and Liability Insurance.
6. Customer represents and warrants that: (a) the project site contains no hazardous or other dangerous substances, either exposed or concealed; or (b) Customer has given written notice to Shaw of all such substances and their location(s). To the fullest extent permitted by law, Customer shall indemnify, defend and hold Shaw harmless from any damage, claim, loss, expense and attorney fees related to Shaw's liability, if any, including any federal or state statute related to hazardous or other dangerous substances.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby ACCEPTED. You are authorized to do the work as specified.

Customer: City of Richardson Signed: _____ Date: _____