

**RICHARDSON CITY COUNCIL  
MONDAY, SEPTEMBER 12, 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, September 12, 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 NATIONAL PREPAREDNESS MONTH AND 2016 EMERGENCY MANAGEMENT BRIEFING**

**C. REPORT ON ITEMS OF COMMUNITY INTEREST**

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

**COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS**

**1. INVOCATION – MARTA GÓMEZ FREY**

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

**3. MINUTES OF THE AUGUST 29, 2016 MEETING**

**4. VISITORS**

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

**PUBLIC HEARING ITEM:**

5. PUBLIC HEARING, ZONING FILE 16-18, A REQUEST BY CALVIN JAMISON, REPRESENTING UNIVERSITY OF TEXAS AT DALLAS, FOR A CHANGE IN ZONING FROM TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A UNIVERSITY/TRANSIT ORIENTED DEVELOPMENT ALLOWING A MIX OF USES ON APPROXIMATELY 51.64 ACRES OF LAND LOCATED WEST OF THE KCS RAILROAD, SOUTH OF WATERVIEW PARKWAY, NORTH OF SYNERGY PARK BOULEVARD, AND EAST OF THE PROPOSED EXTENSION OF RUTFORD AVENUE. THE PROPERTY IS CURRENTLY ZONED TO-M TECHNICAL OFFICE.

**BUDGET ACTION ITEMS:**

6. CONSIDER ORDINANCE NO. 4177, APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017.
7. CONSIDER ORDINANCE NO. 4178, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2016 (FISCAL YEAR 2016-2017) AT A RATE OF \$0.62516 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF RICHARDSON AS OF JANUARY 1, 2016.
8. CONSIDER RATIFYING THE PROPERTY TAX INCREASE IN THE ADOPTED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017.

**9. BUDGET CONSENT AGENDA:**

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

**A. ADOPTION OF THE FOLLOWING ORDINANCES:**

1. ORDINANCE NO. 4179, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING SECTION 23-168 TO ESTABLISH RATES TO BE CHARGED FOR SEWER SERVICES FURNISHED BY THE CITY.
2. ORDINANCE NO. 4180, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING SECTION 23-98 TO ESTABLISH RATES TO BE CHARGED FOR WATER SERVICES FURNISHED BY THE CITY.

**B. CONSIDER THE FOLLOWING RESOLUTIONS:**

1. RESOLUTION NO. 16-21, AMENDING FEES AND CHARGES FOR THE OPERATION OF FOOD ESTABLISHMENTS, AND ANNUAL INSPECTION FEES FOR PUBLIC AND SEMI-PUBLIC SWIMMING POOLS.
2. RESOLUTION NO. 16-22, ESTABLISHING REVISED FEES AND CHARGES FOR THE REMOVAL OF GARBAGE AND REFUSE WITHIN THE CITY.
3. RESOLUTION NO. 16-23, AMENDING VARIOUS DEVELOPMENT SERVICES FEES.
4. RESOLUTION NO. 16-24, ESTABLISHING THE CONSTRUCTION INSPECTION OVERTIME FEE.

**10. CONSENT AGENDA:**

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

A. CONSIDER THE FOLLOWING RESOLUTIONS:

1. RESOLUTION NO. 16-25, ADOPTING THE CITY OF RICHARDSON INVESTMENT POLICY, DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT THE POLICY RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES.
2. RESOLUTION NO. 16-26, APPROVING THE TERMS AND CONDITIONS OF THE 2016 HOMELAND SECURITY GRANT PROGRAM FUNDS; AND AUTHORIZING THE EMERGENCY MANAGEMENT COORDINATOR TO SERVE AS THE AUTHORIZED OFFICIAL FOR GRANT MANAGEMENT PURPOSES.

B. AUTHORIZE THE ADVERTISEMENT OF THE FOLLOWING BIDS:

1. BID #79-16 – ELEVATOR ALTERATION AND MODERNIZATION FOR LIBRARY STAFF ELEVATOR. BIDS TO BE RECEIVED BY FRIDAY, OCTOBER 7, 2016 AT 2:00 P.M.
2. BID #01-17 – GOLF COURSE ROOF REPLACEMENT: PRO SHOP AND PAVILION. BIDS TO BE RECEIVED BY THURSDAY, SEPTEMBER 29, 2016 AT 2:00 P.M.
3. BID #02-17 – ASPHALT SHINGLE ROOF REPLACEMENT. BIDS TO BE RECEIVED BY THURSDAY, SEPTEMBER 29, 2016 AT 3:00 P.M.

---

• **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, SEPTEMBER 9, 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, September 12, 2016

**Agenda Item:** Review and Discuss National Preparedness Month and 2016 Emergency Management Briefing

**Staff Resource:** Mistie Gardner, Emergency Management Coordinator

**Summary:** Provide information regarding current initiatives and recent accomplishments to enhance City of Richardson Preparedness. Discuss public outreach efforts and focus for National Preparedness Month and America's PrepareAthon, encouraging citizens to take action to become more prepared.

**Board/Commission Action:** N/A

**Action Proposed:** N/A

---

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION AND COUNCIL MEETING**  
**AUGUST 29, 2016**

• **Call to Order**

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

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

The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Lough	Assistant to the City Manager
Keith Dagen	Director of Finance
Cara Copley	Treasurer and Revenue Manager
Dave Carter	Assistant Director of Development Services
Lori Smeby	Director of Parks and Recreation
Dan Baker	Assistant Director of Parks and Recreation
Kurt Beilharz	Superintendent of Park Planning

**WORK SESSION – 6:00 PM, RICHARDSON ROOM**

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

Dan Johnson, City Manager, explained the budget process and second required public hearing.

**B. REVIEW AND DISCUSS THE WEST CAMPBELL ROAD AUXILIARY LANE PROJECT**

Dave Carter, Assistant Director of Development Services, reviewed road improvement projects for Campbell Road from US 75 to Collins Blvd.

**C. REVIEW AND DISCUSS THE INVESTMENT POLICY**

Cara Copley, Treasurer and Revenue Manager, reviewed the City's Investment Policy and explained that there are no changes required or recommended to the policy.

**D. REVIEW AND DISCUSS UPDATE ON CITYLINE PARK AND COLLINS PARK**

Kurt Beilharz, Superintendent of Park Planning, provided an update on the status of CityLine Park and Collins Park.

## **E. REPORT ON ITEMS OF COMMUNITY INTEREST**

Councilmember Mitchell reported on the Retail Committee Meeting stating that shopping center vacancies are down. He stated that a presentation would be scheduled for City Council soon.

Mr. Johnson recognized the service and retirement of Fire Chief Alan Palomba and announced that Ed Hotz would serve as the interim.

### **COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS**

- 1. INVOCATION – MABEL SIMPSON**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MABEL SIMPSON**
- 3. MINUTES OF THE AUGUST 22, 2016 MEETING**

#### **Council Action**

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

#### **4. VISITORS**

There were no visitors comments submitted.

#### **PUBLIC HEARING:**

- 5. SECOND PUBLIC HEARING FOR PROPOSED TAX RATE OF \$0.63516 PER \$100 VALUATION FOR FISCAL YEAR 2016-2017.**

#### **Public Hearing**

The Public Hearing was held. No public comments were submitted. Councilmember Mitchell moved to close the Public Hearing, seconded by Councilmember Dunn, and approved unanimously.

#### **6. CONSENT AGENDA:**

- A. CONSIDER AWARD OF BID #69-16 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO STADIUM PEOPLE DBA INNOVATIVE SOLUTION ADVISORS, LLC, FOR SECURITY GUARD & USHERING SERVICES AT THE CHARLES W. EISEMANN CENTER PURSUANT TO UNIT PRICES.**

#### **Council Action**

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

#### **EXECUTIVE SESSION**

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

- Deliberation Regarding Real Property

- Property Considerations in the U.S. 75/W. Arapaho Rd. Area

**Council Action**

Council convened into Executive Session at 7:12 p.m.

**RECONVENE INTO REGULAR SESSION**

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

**Council Action**

Council reconvened into Regular Session at 7:47 p.m. There was no action as a result of the Executive Session.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:47 p.m.

---

MAYOR

ATTEST:

---

CITY SECRETARY



# MEMO

**DATE:** September 8, 2016  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 16-18 – UT Dallas TOD PD Planned Development

---

## REQUEST

William Dahlstrom, Jackson Walker, L.L.P., representing the University of Texas, and the University of Texas at Dallas (UTD) is requesting a change in zoning from TO-M Technical Office to PD Planned Development for 51.64 acres located west of the KCS Railroad, south of Waterview Parkway, north of Synergy Park Boulevard, and east of the proposed extension of Rutford Avenue. The requested zoning is intended to accommodate development of a mixed-use neighborhood comprising up to 2,000 housing units, 19,200 square feet of retail space, 519,000 square feet of office space and an approximate 296,000 square foot event center.

## BACKGROUND

In 2008, UTD, the City of Richardson, and Dallas Area Rapid Transit (DART) collaborated on the development of a conceptual master plan designed to integrate expansion of the UTD campus with the future DART Cotton Belt station north of Synergy Park Boulevard. The final report, *UTD North Campus Transit Oriented Development Phase 1 Project Report*, was issued in June 2009. This request represents the subsequent phase of development within the geographic area addressed by the master plan and incorporates fundamental elements identified in the master plan such as mixed-use residential and retail uses, and the first leg of a pedestrian mall/street linkage leading to the platform of the proposed DART Cotton Belt Station.

The proposed zoning is consistent with the City of Richardson Comprehensive Plan and the preferred land use plan concept presented in the UTD master plan. The traffic impact analysis (TIA) associated with this request determined that additional traffic/roadway mitigation elements would be necessary on Waterview Parkway to address future traffic conditions, that Synergy Park Boulevard would not be adversely impacted; however, the TIA did not include traffic impacts which might be generated by a large event center thus the commendation that a revised TIA be submitted in conjunction with a future event center.

Because the zoning request includes uses that would potentially sell alcoholic beverages and the UTD campus constitutes a public school relative to the Texas Alcoholic Beverage Code, City Council must grant a variance to the 300-foot alcohol-free zone requirement to allow for alcohol sales on the subject property. Such variance may be included with Council's consideration of the zoning request.

The Commission held a lengthy discussion regarding an option that would result with rezoning the property south of the Cotton Belt Rail Line, while setting aside rezoning of the north tract to a future date to allow for a better understanding of the impacts associated with an event center, the office intensity, the proposed DART station and the proposed at grade crossing of Rutford Avenue across the Cotton Belt Rail Line. At the conclusion of their discussion, the Commission recommended approval of the request as presented which includes rezoning of the north and south tracts, on a vote of 4-3.

The President of the Cottonwood Creek Civic Association (CCCA) spoke at the City Plan Commission (CPC) hearing and stated support for the zoning request but asked that consideration be given to additional assessment of traffic impacts. Other citizens also spoke at the CPC hearing, stating opposition to the zoning change primarily due to the increase in multi-family units and adverse traffic impacts.

**PLAN COMMISSION RECOMMENDATION**

The City Plan Commission, on a vote of 4-3, recommends approval of the request with amended conditions. If the City Council decides to approve the request, the motion should include reference to granting a variance to the 300-foot alcohol-free zone regulation.

**ATTACHMENTS**

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| Special Conditions                   | Concept Plan (Exhibit “C”)           |
| CC Public Hearing Notice             | Street Cross Sections (Exhibit “D”)  |
| Draft CPC Minutes (2016-09-06)       | Site Photo (Phase 1 – UTD Northside) |
| Staff Report                         | Applicant’s Statement                |
| Zoning Map                           | CPC Notice of Public Hearing         |
| Aerial Map                           | Notification List                    |
| UTD Conceptual Master Plan           | Correspondence                       |
| Proposed PD Conditions (Exhibit “B”) |                                      |

**ZF 16-18 Special Conditions, as amended (amended language in *bold*)**

1. The subject property shall be zoned PD Planned Development District, UT Dallas TOD and shall be developed in accordance with the development standards attached hereto as Exhibit “B”, in general accordance with the Conceptual Site Plan attached thereto as Exhibit “C” and Public Access Cross Section attached hereto as Exhibit “D”.
  
2. ***With the exception of the construction of temporary surface commuter rail parking and associated access drives***, the following traffic mitigation elements shall be required and constructed by the owner/developer, at the time of development of the property located north of the Cotton Belt Rail Line:
  - a. Construction of dual left-turn lanes on southbound Waterview Parkway at the median opening located across from Street Type A,
  - b. Construction of a three (3) outbound approach on Street Type A, which includes 2 left-turn lanes and 1 shared through and right-turn lane, and
  - c. Installation of a traffic signal for the Street Type A/Waterview Parkway median opening ***at the time the intersection meets signal warrants***.

# DMNmedia

Remit Payments (with Acct Number) to: The Dallas Morning News, P.O. BOX 66040, DALLAS, TX 75266-0040

## Order Confirmation

**Customer:** CITY OF RICHARDSON  
**Customer Account:** 100010162  
**Ad Order #:** 0001552149  
**PO Number:** CPN 6077  
**Sales Rep:** Lynda Black  
**Order Taker:** Lynda Black

<b>Net Amount:</b>	\$131.25	<b>Tax Amount:</b>	\$0.00	<b>Total Amount:</b>	\$131.25
<b>Payment Method:</b>	Check/Money Order	<b>Payment Amount:</b>	\$0.00	<b>Amount Due:</b>	<b>\$131.25</b>

**Ad Order #:** 0001552149

**Ad Number:** 0001552149-01

**Color:** **Ad Size:** 1 X 55 li

### Ad Content

City of Richardson  
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 7:00p.m. on Monday, September 12, 2016, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 16-18  
A request by Calvin Jamison, representing University of Texas at Dallas, for a change in zoning from TO-M Technical Office to PD Planned Development for the development of a university/transit oriented development allowing a mix of uses on approximately 51.64 acres of land located west of the KCS Railroad, south of Waterview Parkway, north of Synergy Park Boulevard, and east of the proposed extension of Rufford Avenue. The property is currently zoned TO-M Technical Office.

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

CPN 6077 Pub. 08/26/2016

**APPROVED**  
*By Aimee Nemer at 2:08 pm, Aug 24, 2016*

Run Dates	Product	Placement/Classification - Position
Publish Date: 08/26/2016    Stop Date: 08/26/2016	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 08/26/2016    Stop Date: 09/01/2016	DallasNews.com	Legals Bids Notices - LN Legal Notices

**EXCERPT**  
**CITY OF RICHARDSON**  
**CITY PLAN COMMISSION MINUTES –SEPTEMBER 6, 2016**

**PUBLIC HEARING**

1. **Zoning File 16-18 – UTD Transit Oriented Development (continued from August 16, 2016 meeting):** Consider and take necessary action on a request for a change in zoning from TO-M Technical Office to PD Planned Development for a university/transit oriented development allowing a mix of uses. The 51.64-acre site is located west of the KCS Railroad, south of Waterview Parkway, north of Synergy Park Boulevard, and east of the proposed extension of Rutford Avenue.

Mr. Chavez gave a brief history of the project including the 2009 Master Plan and proposed changes to the Concept Plan for the University of Texas at Dallas (UTD). He added that Phase II would cover property south of the railroad line, while Phase III would pertain to property north of the railroad line including a 296,000-square foot event center.

Mr. Chavez also highlighted the proposed uses, development standards, and the Traffic Impact Analysis (TIA), which indicated future traffic mitigation elements that would have to occur at the time Phase III was developed. In addition, he underscored the northern extension of Rutford Avenue, the proposed Cotton Belt rail line station, and the continuation of the Cottonwood Trail.

Regarding the proposed event center, Mr. Chavez said there was language in the PD that said if the event center was privately developed, a Special Permit would be required along with a revised TIA and both would have to come before the Commission. However, if the center was developed publicly or by UTD, a TIA would still be required, but a Special Permit would not and neither would come before the Commission.

Mr. Chavez concluded his presentation by reporting that street cross sections A through G were identical to those approved for Phase I with the exception of the build to zone, and street cross sections F and G were new. He also presented a photograph of a Phase I street (Northside at UTD) to illustrate the type of street that would extend north to the railroad line.

Commissioner DePuy asked staff if a surface parking lot in Phase III would trigger the requirement for traffic mitigation. She also wanted to know who would be financially responsible for any traffic mitigation.

Mr. Chavez replied it was his understanding that a surface parking lot would not trigger the traffic mitigation, but suggested that the traffic mitigation elements begin when there is square footage development as opposed to just a surface parking lot. He added that any mitigation costs would be covered by the property owner or developer.

Commissioner Maxwell pointed out the proposed plan did not have the architectural images usually available in previous PDs but only contained verbiage “*Building facades shall include architectural details and ornament to create variety and interest*”, and asked staff if

they had any concerns. He also wanted to know if elevations were required when a PD was being submitted.

Mr. Chavez said the statement was the same that was included in Phase I and the language allowed staff the flexibility to review the materials being used.

Regarding having elevations submitted with a PD, Mr. Chavez stated that developers usually know the design and materials they want at the beginning of the PD process, but because the property in question will be developed in the future by a private developer, the language in the PD leaves room for flexibility and staff will monitor the design and materials as it did for Phase 1.

Chairman Bright asked staff to address the parking for the multifamily and why it was different from the usual City standard.

Mr. Chavez replied that in TOD developments the parking for multifamily is reduced because of its adjacency to public transportation.

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

Mr. Bill Dahlstrom, Partner at Jackson Walker, 2323 Ross Avenue, Dallas, Texas, representing UTD, thanked staff for their presentation and stated the proposed PD would basically be an extension of the first phase and was intended to be a transit oriented development. He added that planning for the project included working with the City, UTD and Dallas Area Rapid Transit authority (DART).

Mr. Dahlstrom concluded his presentation by stating the proposed PD was also consistent with the City's Comprehensive Plan that labels the area as a transit village with uses including medium to high density residential, retail, entertainment, hospitality and offices, which was exactly what was being proposed.

Dr. Calvin Jamison, Vice President of Administration, University of Texas at Dallas, 800 W. Campbell Road, Richardson, Texas, said work began with the City years ago to plan for a transit oriented development that would handle the ever increasing enrollment at the university, and the proposed PD would give UTD the flexibility to partner with outside developers to achieve the goal of creating a place where anyone could live, work, play and study.

Dr. Jamison concluded his presentation by stating the university was cognizance of the impact it had in the City and felt the great partnership and open communication with the City and surrounding neighborhoods was integral to their decision making process.

Commissioner Roland asked if it had always been the university's goal to ground lease the property in question as opposed to using it for academic pursuits.

Dr. Jamison replied that one of the advantages of a PD were the options it provided to allow UTD to have in place the appropriate zoning to handle any need. He added there was additional land for a research park west of Waterview Parkway.

Commissioner Ferrell asked why UTD was partnering with outside developers as opposed to building their own dormitory buildings.

Dr. Jamison said when he arrived in 2007, there were approximately 2,500 beds on campus and 2,200 beds have been added in residence halls since that time, but there is currently a 2,000 person waiting list for on campus housing. He added that the university will build some of the halls and allow the market to take care of the rest, but wanted to reserve their debt capacity for academic buildings.

Dr. Jamison noted that in addition to the increase in housing, the university had taken a multi-modal approach with the addition of six buses to move people in and around the campus and community.

Commissioner Southard asked if the university had economic plans for an event center.

Dr. Jamison replied that if the event center was built it would benefit not only the university with large gatherings such as graduations, but will provide a venue for surrounding school districts during the graduation season. He also acknowledged that if planning started as soon as possible on the center, it would take approximately five years to complete.

Commissioner DePuy asked what the impact would be on the overall plan if Phase III was removed from consideration based in part on the amount of traffic it would bring to an already busy Waterview Drive.

Dr. Jamison replied that outside developers like to know that appropriate zoning was in place as opposed to waiting for zoning to be approved, which a PD for the two remaining phases would provide.

Commissioner Roland asked the applicant to talk about the shuttle service provided and whether that service is helping with traffic congestion and concerns expressed by surrounding neighborhoods about the increase in traffic.

Dr. Jamsion said six buses were running routes that moved approximately 1.3 million riders from areas such as CityLine and the McCallum area to the university, which in turn keeps vehicles off the city streets. He added that an agreement had been signed with DART where they will take over the service and provide even larger buses to transport riders and possibly increase the ridership.

Mr. John Geeslin, 1133 Bull Run, Richardson, Texas, President of Cottonwood Creek Civic Association, stated he had been authorized by the Board of Directors to express support for Phase II, but they had concerns about traffic especially along Floyd Road. He added that assurances had previously been made by the City regarding traffic mitigation elements, but had not been fulfilled as yet.

Mr. Geeslin noted that Phase I traffic had not been fully realized since Certificates of Occupancy (CO) are still being issued and questioned how a TIA could be accurate.

Mr. Geeslin concluded his statement by asking the Commission to consider the long-term implications of approving 1,500 additional multifamily units to the area without further traffic enforcement and analysis.

Chairman Bright called for any comments in opposition.

Mr. Mike Flynn, 1138 Brandy Station, Richardson, Texas, question whether UTD had the right to build anything that did not support student studies or housing as listed in the original land deed. He also expressed concerns over traffic, parking and wondered how the proposed retail or business buildings would benefit the students.

Mr. Eric Pate, 1137 Bull Run, Richardson, Texas, prefaced his statement by stating he appreciated the direction UTD was taking with the PD, but took exception with putting Phase II and III together in one PD.

Mr. Pate noted that during the public hearings for Phase I, Cottonwood Creek voiced concern over the possibility of increased traffic, which has become a reality, but also asked that each element of the future development be independently reviewed and Phase I should not set the precedent for the remaining phases. He added that if Phase II and III were approved, it was not taking into account the increased traffic south of the railroad line and the impact on the neighborhood.

Mr. Pate questioned the accuracy of the PD document pointing out errors in size of streets, omission of current traffic counts, and the fact the CO for Phase I had yet to be issued so the total impact of that phase was not known. He said that to approve a development that was roughly two to three times larger than Phase I was irresponsible and asked to have Phase III removed from the current proposal.

Chairman Bright called for any comments in rebuttal.

Mr. Dahlstrom replied that the 2009 Comprehensive Plan showed many of the residential or hotel activities on the south side of the railroad line and the proposed PD would move those to the north side and direct the traffic flow towards Waterview Parkway. He added that the residential units would not only house students, but also staff, faculty and administration.

Regarding taking into consideration the Light Rail station parking, Mr. Dahlstrom said UTD would work with DART on a temporary parking facility while the station is being constructed and then long term parking plans to provide permanent parking on the north side of the railroad line, again directing the flow of traffic toward Waterview Parkway.

Dr. Jamison highlighted some of the new academic buildings at UTD including the new Collier Center, new bio-engineering science building, and they are in the process of constructing a new math and science building. He added they had received the CO on block 2 of Phase I and currently all but 17 units were occupied.

Dr. Jamison concluded by reviewing some of the existing traffic mitigation elements.

Commissioner Roland asked about the closure of the Loop Road on campus and if that was a temporary closure. He also wanted to know if the proposed DART Rail station would be considered a commuter station or used more for the neighborhood and UTD students.

Dr. Jamison replied it was a temporary closure due to the construction of student housing at Tatum Street and Waterview Parkway and the widening of Drive A.

Regarding the DART Rail station, Dr. Jamison said the station would be used by both the UTD students and anyone who wanted to ride the Rail, but it was a Commuter Rail station, and the university had made available approximately 150 parking spaces for the rail station.

Commissioner Ferrell asked if there had been any discussions on widening Floyd Road.

Dr. Jamison replied that if Floyd Road was widened it might encourage more traffic between Lookout Drive and Campbell Road; however, a new parking facility had been built at the southwest corner of the campus to encourage people to use the Waterview entrance as opposed to Floyd Road.

In closing, Dr. Jamison said UTD was excited about all the changes coming to the campus, but at the same time was sensitive to the concerns of the community.

Commissioner Springs asked if the traffic engineer for UTD had any comments to share.

Mr. Scott Johnson, Kimley-Horn and Associates, 12750 Merit Drive, Dallas, Texas, said the traffic assumptions for Northside were made with the best information available at the time, but noted the current estimates were based on a suburban model and did not contain reductions for pedestrian and bicycle traffic so the numbers were “conservatively high”.

Mr. Johnson pointed out that moving the event center, hotel and business tower to the north side of the railroad track oriented traffic to Waterview Parkway, away from Synergy Park Boulevard and the northern portion of the campus.

Regarding future traffic prediction, Mr. Johnson said that to figure the compound growth rate on Waterview Parkway based solely on a model would be simplistic and not take into consideration the changing nature of driving (i.e., driverless vehicles, less driving more rail or bus commuting, etc.).

Commissioner Springs asked what assumptions were used for Phase III and how those assumptions influenced the TIA.

Mr. Johnson replied that the full value for an isolated/suburban office use was applied, but it did not apply any values associated with the event center.

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

Commissioner DePuy stated she was not opposed with the southern portion of Phase II and felt most of the traffic would be internal to the site and felt the DART rail station would help pick up some of the extra traffic, but was still uncertain as to how she would vote.

Commissioner Roland said he could not imagine living in the proposed development and using Floyd Road to Campbell Road to get to U.S. 75 when they could use President George Bush Turnpike (PGBT) on the north side of UTD. He added community input was made available as of 2009, and concerns were expressed about traffic at that time, but there was agreement on the desire for UTD to be an outstanding center for higher education and the proposed development was part of the changes that would have to take place towards that goal.

Regarding the question on deed restrictions from Mr. Flynn, Commissioner Roland said that when the restrictions were put in place over 50 to 60 years ago, they did not take into consideration future changes to the campus or surrounding community. He added that he thought it was a good plan and would vote in favor.

Chairman Bright stated he agreed with Mr. Roland and although there were questions about the event center, he felt there were safe guards built into the PD to cover those concerns.

Mr. Chavez stated the PD was established similar to other TODs in the city where all development plans would be administratively approved.

Chairman Bright stated he did support the proposed PD as presented with the addition that a TIA would not be triggered until development started in Phase III.

Commissioner DePuy said she originally thought a TIA would be triggered when a parking lot was built; however, staff clarified that traffic mitigation would start once buildings were built on the property.

Mr. Chavez read from the proposed PD – *“at the time of development of the property located north of the Cotton Belt rail line, the following shall be required”*, which would be the traffic mitigation elements. He suggested that if the Commission wanted to be more specific they could provide a definition for development (i.e., “does not include surface parking for DART commuter rail service).

Mr. Chavez also noted that installation of traffic signals would have to meet traffic warrants so he suggested that Item 2G should contain language similar to “installation of a traffic signal for Type A, Waterview Parkway median, would be at the time of traffic warrant.”

Commissioner Springs said he thought the proposals for Phase II made sense, and pointed out the applicant’s own traffic engineer acknowledged the traffic study was based on broad assumptions and some missing pieces which were enough unknowns for Phase III for him to suggest separating the Phase II and III.

Commissioner Ferrell agreed with Mr. Springs and felt the southern portion could be done by right, but he was not in favor of Phase III moving forward as currently planned.

Commissioner Maxwell said he also agreed with Mr. Springs and Mr. Ferrell and would be in favor of removing Phase III from consideration based on the unknowns and assumptions.

Vice Chair Taylor said he would prefer to support to Phase II and have Phase III come back at a future date when more information about traffic issues would be available. He complimented Dr. Jamison and UTD on their planning, but did not think that separating Phase II and III would cause any undue hardship to the university, but would be acting conservatively and acknowledging local citizens' concerns for traffic flow.

Commissioner DePuy asked staff if there would be any adverse effects on the Concept Plan if the PD was approved as presented and not developed for 20 years.

Mr. Chavez replied that if the property was rezoned under the proposed conditions it would retain its zoning entitlements until the property owner requests a rezoning of the site in the future.

Commissioner DePuy asked if the proposed PD was approved and in the future changes to the structures, such as a smaller office tower, were requested would that be allowed.

Mr. Chavez said that under the proposed PD conditions, a maximum of 519,000 square feet of office could be constructed, so they could build something smaller, but nothing exceeding 519,000 square feet.

Chairman Bright stated he was not in favor of separating the two phases and mentioned that other projects brought before the Commission had unknowns and turned out to be great projects, and based on past experience and the level of trust between the City and UTD, he did not have any concerns and thought the flexibility granted by the PD would provide a good development.

Commissioner Roland said that every Master Plan presented by the university had some type of event center, whether north or south of the railroad lines, and thought if the office building was labeled for a university administrative office or classrooms the concerns would be limited.

Commissioner Ferrell asked staff what could be built in the Phase III section now if the zoning was not changed and if it was an office building why was a zoning change being proposed.

Mr. Chavez replied they could build an office building under the current zoning and it was the other uses – hotel, event center and multifamily that had triggered the need for rezoning. He added that if the event center was developed by UTD, a zoning change was not required, but if not, a rezoning request was required.

Commissioner Ferrell said he did not think removing Phase III from the PD would cause any harm to the university.

Commissioner DePuy asked if the Phase III was removed and the university built the event center and office building, would they have to initiate traffic mitigation on Waterview Parkway.

Mr. Chavez replied the City was responsible for a safe and efficient roadway system so we would be involved in the planning.

Commissioner DePuy said the tenant mix in the office building did not cause any concerns for her and thought the event center was important not only to the university but also for the community.

Commissioner Springs asked if the property already had zoning in place for 500,000 square feet of office space and, if so, he did not think removing Phase III would restrict the university. He said he was interested in hearing from the applicant on the debate among the Commissioners.

Before bringing the applicant back for comments, Mr. Chavez replied that constructing an office building would depend on the maximum F.A. R., but if the space was developed as additional classrooms the City would have no purview over the project.

Chairman Bright said that he felt that allowing more flexibility would allow for a better development.

Dr. Jamison stated that by requesting a PD it would provide options for the university, and reiterated that by right UTD could do the projects under discussion, but by design had chosen to work with the City to make a better development.

Commissioner Roland asked the Commission if the event center or office building was not the issue, was the hotel or multifamily causing the concerns.

Commissioner Ferrell said that for him it was the unknown of the traffic impact and thought it was not the best idea to approve something that even with mitigation would cause more traffic congestion.

Commissioner Roland asked if the office building was moved to another tract would that be acceptable and Mr. Ferrell replied that he thought making it smaller would be a possibility as long as the impact on traffic was mitigated.

Commissioner Roland asked staff for the current traffic grade on Waterview Parkway.

Mr. Johnson said he did not have an analysis of the existing year in the current TIA, but was looking at the long term analysis. He added that most of the intersections were considered "D" or "E" with 24,000 vehicles per day on Waterview Parkway, with most of the congestion coming at peak hour times.

Commissioner Maxwell said he did not have a problem with any of the uses or layout for Phase III, but was more concerned with the impact those uses would bring to the traffic on Waterview Parkway. He acknowledged that UTD could do a development for university use by right, but by going through the zoning process any developer opens themselves up to review by the Commission.

Commissioner Springs stated his confidence in the quality of the proposed development; however, but the cumulative effect of all the unknowns was causing him concern.

Commissioner DePuy stated that after listening to the discussion she was in favor of the proposed PD and explained that Phase III could not come to fruition for many years and by that time more people would most likely be using public transportation.

Commissioner Southard said that if were voting, he would vote to approve, but it would be an uneasy approval based on the unknowns associated with the future of the Cotton Belt.

Chairman Bright pointed out there were unknowns with every project and no one could predict the future.

Mr. Dahlstrom stated it was important to have the zoning in place which would allow them to start a project much quicker after going through the university's processes. He pointed out that the Commission took major leaps of faith for the CityLine project and that project turned out to be an outstanding development. In addition, with the integrity of UTD backing the development of a transit oriented village and accompanying amenities, he asked the Commission to look at the plan in its entirety and not individual pieces.

Mr. Dahlstrom also noted commitments made in the PD by UTD to continue to work with the City on the TIA as well as the commitment to work with DART to provide parking at the Rail station.

Vice Chair Taylor said that with respect to those in attendance who spoke in opposition, and after listening to the comments from the Commission, he did not want to stand in way of progress and growth and would rely on staff and UTD to address any issues.

**Motion:** Commissioner Roland made a motion to recommend approval of Zoning File 16-18 as presented with the addition of two caveats that the construction of a DART commuter lot would not necessitate the traffic abatement listed in Item 2, and that the installation of a traffic signal when traffic warrants at Type A street and Waterview Drive; second by Commissioner DePuy. Motion approved 4-3 with Commissioners Ferrell, Maxwell and Springs opposed.



## Staff Report

**TO:** City Council  
**THROUGH:** Michael Spicer, Director of Development Services **MS**  
**FROM:** Sam Chavez, Assistance Director of Development Services **SC**  
**DATE:** September 8, 2016  
**RE:** **Zoning File 16-18: UT Dallas TOD – Planned Development (PD)**

### REQUEST:

Rezone approximately 51.64 acres of land from TO-M Technical Office to PD Planned Development for the development of university/transit-oriented mixed-use development located west of the KCS Railroad, south of Waterview Parkway, north of Synergy Park Boulevard, and east of the proposed extension of Rutford Avenue. (See applicant's statement for further explanation.)

### APPLICANT / PROPERTY OWNER:

Calvin Jamison, University of Texas at Dallas / UTD, University of Texas System, Board of Regents of the University of Texas System and University of Texas

### EXISTING DEVELOPMENT:

The site is undeveloped.

### ADJACENT ROADWAYS:

**Synergy Park Boulevard:** Six-lane, divided major collector; 7,800 vehicles per day on all lanes, eastbound and westbound, between Waterview Parkway and Floyd Road (April 2014).

**Floyd Road:** Six-lane, divided minor collector; no traffic counts available.

**Waterview Parkway:** Six-lane, divided arterial, 24,200 vehicles per day on all lanes, northbound and southbound between Synergy Park Boulevard and SH 190 (April 2014).

### SURROUNDING LAND USE AND ZONING:

**North:** Office - TO-M Technical Office  
**South:** Mixed-Use - PD and Public/Institutional/School - R-2000-M Residential  
**East:** Vacant - TO-M Technical Office  
**West:** Office - TO-M Technical Office, Mixed-Use - PD and Industrial - TO-M Technical Office

**FUTURE LAND USE PLAN:**

**Transit Village**

*Mixed or multiple land uses built around small-scale pedestrian blocks located at the City’s rail stations. Uses include medium- to high-density residential, retail, entertainment, hospitality and offices.*

**Future Land Uses of Surrounding Area:**

North: Transit Village  
 South: Public/Semi-Public/School  
 East: Transit Village  
 West: Regional Employment

**EXISTING ZONING:**

TO-M Technical Office (Ordinance Numbers 2493 and 3228).

**TRAFFIC IMPACTS:**

A Traffic Impact Analysis (TIA) was submitted by the applicant as part of the rezoning application requirements. The TIA was conducted by Kimley-Horn & Associates, Inc., a traffic engineering and planning consulting firm hired by the applicant. The purpose of the TIA is to evaluate the impact of the development on the roadway system.

The applicant’s consultant met with City staff to determine the extent of the TIA guidelines required for this site. As part of the study, updated traffic counts were provided by the City. Several signalized intersections and all proposed development driveways along Synergy and Waterview were studied as described below.

To assess traffic impacts associated with the proposed development, basic land use assumptions were established by the applicant for the next two phases being rezoned. The tables below depict new automobile trip generations associated with the proposed development. For clarity, the TIA studied the following phases:

- Phase 1 (2016) includes the development which is just now opened with the new school year.
- Phase 2 (2020) includes the remaining development south of the Cotton Belt Rail Line
- Phase 3 (2030) includes the remaining development north of the Cotton Belt Rail Line

**Table 1. Site-Generated Traffic - Phase 1**

Land Uses Phase 1	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Apartment (zoning max)	384	Units	220	2,451	38	154	192	149	80	229
Residential Townhouse	16	Units	230	131	2	10	12	9	4	13
Retail/Shopping Center	50,000	SF	820	2,135	30	18	48	89	97	186
<i>Unmodified Trip Generation Total:</i>				<b>4,717</b>	<b>70</b>	<b>182</b>	<b>252</b>	<b>247</b>	<b>181</b>	<b>428</b>

**Table 2. Site-Generated Traffic – Phase 2**

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
<b>Multifamily</b>	1,500	DU	220	9,975	161	604	765	605	325	930
Internal Capture Trips:				295	1	6	7	13	16	29
<b>Multifamily Net New External Trips:</b>				<b>9,680</b>	<b>160</b>	<b>598</b>	<b>758</b>	<b>592</b>	<b>309</b>	<b>901</b>
<b>Development Totals</b>										
<b>Raw Trip Generation Total:</b>				11,796	299	628	927	667	498	1,165
<b>Internal Capture Total:</b>				882	13	13	26	33	33	66
<b>Total Net New External Trips:</b>				10,914	286	615	901	634	465	1,099

Trip Generation rates based on ITE's *Trip Generation Manual*, 9th Edition.

Internal Capture procedure from ITE Trip Generation Handbook, 3rd Edition (2014).

**Table 3. Site-Generated Traffic – Phase 3**

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
<b>Multifamily</b>	500	DU	220	3,325	54	201	255	202	108	310
Internal Capture Trips:				68	0	4	4	7	4	11
<b>Multifamily Net New External Trips:</b>				<b>3,257</b>	<b>54</b>	<b>197</b>	<b>251</b>	<b>195</b>	<b>104</b>	<b>299</b>
<b>Development Totals</b>										
<b>Raw Trip Generation Total:</b>				7,436	704	340	1,044	396	713	1,109
<b>Internal Capture Total:</b>				232	5	5	10	18	18	36
<b>Total Net New External Trips:</b>				9,557	699	335	1,034	378	695	1,073

Trip Generation rates based on ITE's *Trip Generation Manual*, 9th Edition.

Internal Capture procedure from ITE Trip Generation Handbook, 3rd Edition (2014).

Based on the findings of the TIA, several roadway improvements are recommended as mitigation measures to be implemented by either UTD or the developer to accommodate future traffic conditions.

**Synergy Park Blvd at Rutford Avenue**

1. The northbound approach of Rutford Avenue on the south side of Synergy should be widened to allow for 2 northbound lanes.

### **Synergy Park Blvd at other Site Driveways**

1. Traffic signal warrant studies were conducted and determined that a new traffic signal would not be warranted at the driveways on Synergy based on vehicular traffic volumes. However; UTD and/or the developer may want to evaluate and consider installing a traffic signal for pedestrian traffic crossing Synergy if the pedestrians cannot be adequately controlled and directed to the signalized crosswalk at Rutford.

### **Waterview at Main driveway with median opening**

1. At the time of the development, UTD and/or the developer will need to install a new traffic signal on Waterview at the main driveway median opening. The warrant study in the TIA determined that a traffic signal would be necessary because of the high density of office development proposed on such a small site with only one primary entrance.
2. The outbound approach of the main drive must have 3 lanes (2 left-turn lanes and 1 shared through and right-turn lane)
3. The high southbound left-turn volume necessitates dual left-turn lanes on Waterview into the site that must be constructed as long as possible. This will require shifting of the roadway alignment to widen the median to accommodate 2 southbound left turn lanes.

### **Waterview at other Site Driveways**

1. Right-Turn deceleration bays should be constructed at all driveways.

After a thorough review of the TIA and its recommendations, City staff was able to conclude that there will be significant delay and congestion along Waterview at several intersections including this Development's main driveway. The TIA did not include any traffic which might be generated by a large "event center". It is highly recommended that a more thorough traffic study that is acceptable to both the City and UTD be conducted in the future if UTD decides to build an event center.

### **STAFF COMMENTS:**

#### **Background:**

In 2008, the University of Texas at Dallas (UTD), the City of Richardson, and Dallas Area Rapid Transit (DART) began collaborating on the development of a conceptual master plan designed to integrate expansion of the UTD campus with the future DART Cotton Belt station. The final report, entitled the *UTD North Campus Transit Oriented Development Phase 1 Project Report* was issued in June 2009.

Key aspects of the UTD North Campus master plan provided for in the proposed zoning include provision of mixed-use residential and retail uses and a pedestrian mall/street linkage from the University to the North Campus leading eventually to the platform of the future DART Cotton Belt Station.

The proposed zoning is consistent with both the City of Richardson Comprehensive Plan and the preferred land use plan concept presented in the 2009 *UTD North Campus Transit Oriented Development Phase 1 Project Report* (see attached UTD Conceptual Master Plan).

**Applicant's Request:**

The applicant is proposing to develop the subject 51.64 acres as the 2<sup>nd</sup> and 3<sup>rd</sup> phase of a mixed-use neighborhood intended to primarily serve UTD students, faculty and staff.

The zoning request does not reference any standard base zoning district; development standards tailored specifically for the desired development, supplemented by a Conceptual Site Plan and Public Access Cross Sections, have been proposed instead. Phase 2 of the development is the property south of the DART Rail Line and Phase 3 is the property located north of the DART Rail Line.

**Conceptual Site Plan (Exhibit "C")**

Phase 2 (south of the Cotton Belt Rail Line) provides for 1,500 apartment units, 70,000 square feet of office and 19,200 square feet of retail.

Phase 3 (north of the Cotton Belt Rail Line) provides for 500 apartment units, a 288 room hotel, 449,000 square feet of office and a future event center.

Lot coverage as proposed is about 71%.

Landscaping, including hardscape materials and planted areas is about 17%.

A total of 5,466 parking spaces are provided and are included within five (5) parking garages containing a total of 5,082 spaces, with 384 on/off-street spaces.

The proposed zoning would allow the following:

- A maximum of 2,000 multi-family units (approximately 1,500 units in Phase 2 and 500 units in Phase 3).
- 19,200 square feet of retail (in Phase 2), with the allowance for additional square footage upon a reassessment of a revised Traffic Impact Analysis.
- 519,000 square feet of office (approximately 70,000 square feet in Phase 2 and 449,000 square feet in Phase 3),
- 288 room hotel (in Phase 3), and
- An event center (in Phase 3), with the ultimate square footage to be determined subject to a revised traffic impact analysis in the future. The submitted Traffic Impact Analysis study utilized a 296,000 square foot event center for the purpose of the study.

Because the zoning request includes uses that would potentially sell alcoholic beverages and the UTD campus constitutes a public school relative to the Texas Alcoholic Beverage Code, City Council must grant a variance to the 300-foot alcohol-free zone requirement in order to allow for alcohol sales. The variance should be predicated on a finding by the Council that enforcement of the regulation in this particular instance is not in the best interest of the public; constitutes waste or inefficient use of land or other resources; creates an undue hardship on the applicant for a license or permit; does not serve its intended purpose; is not effective or necessary; or for any other reason; and, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

**Proposed Development Standards (Exhibit “B”):**

Building materials: Facades fronting Streets: A minimum of 80% of the exterior cladding materials must be masonry, which includes stucco, curtain glass, glass and architectural metal panels.

Facades not fronting on Streets: Allows for materials that are compatible with style, colors, materials and details to establish continuity with the street facing facades.

Accent Materials: Non-masonry limited to 20% and include wood, concrete block, cementitious board or tile.

EFIS; however, is only allowed on upper floors along parking and service areas.

Landscaping: At least 15% of the gross area of the property must be landscaped.

Setbacks: 20 feet from perimeter property lines  
Interior setbacks per Building Code

Lot Coverage: 80%

Height: South of the DART Rail Line – 80 feet.  
North of the DART Rail Line - 250 feet .

Parking: Residential - 1 space for 1 and 2 bedroom unites  
1.5 spaces for 3 or more bedroom units.  
Non-residential - 1 space per 300 square feet

Signs: Signage may either be provided in conformance with the City standard sign regulations or through approval of a Master Sign Plan approved by the City Plan Commission.

**Streets (Exhibit “D”):**

The Conceptual Site Plan specifies seven (7) street cross-section designs (i.e., Type A thru G). Street types A thru E are identical to the street types approved for UTD Northside. Street types F and G represent the only two (2) new street types proposed.

All streets provide for public travel but are placed within public access easements, not public street rights-of-way. This condition is consistent with other public streets on the UTD campus and within Northside UTD, which was approved in 2014 and is currently nearing completion.

Street types A, C and D provide on-street, parallel parking, broad sidewalks and street trees. Street Type A is also referred to as the Central Spine, which also serves as the development’s centerpiece public space - flanked by 15 foot wide sidewalks 15 feet and divided by a median/amenity zone 32 feet in width that includes special pavement, landscaping and street furniture.

Street type B specifies the parking lot design for the surface lot fronting Synergy Park Boulevard and the parking lot design for the surface lot fronting along Waterview Parkway.

Street type E, which is the north extension of Rutford Avenue along the west property line and across the Cotton Belt Rail Line and the Bus, Emergency & Service roadway, does not provide for on-street parking and does not have street trees, but does include eight (8) foot wide sidewalks on either side of the roadway with 30 feet of roadway pavement.

Street type F, located on the property south of the Cotton Belt Rail Road, along the east property line provides on-street parallel parking on one side of the street, a fourteen (14) foot wide sidewalk and two (2) travel lanes.

Street type G, located on the property south of the Cotton Belt Rail Road and running parallel south of the Cotton Belt Rail Line provides angled, head-in parking, flanked by sixteen (16) foot sidewalks on both sides of the roadway.

### Multi-Family Comparison

The table below provides a comparison of select components of the proposed zoning related to multi-family with those of the approved UTD Eastside PD.

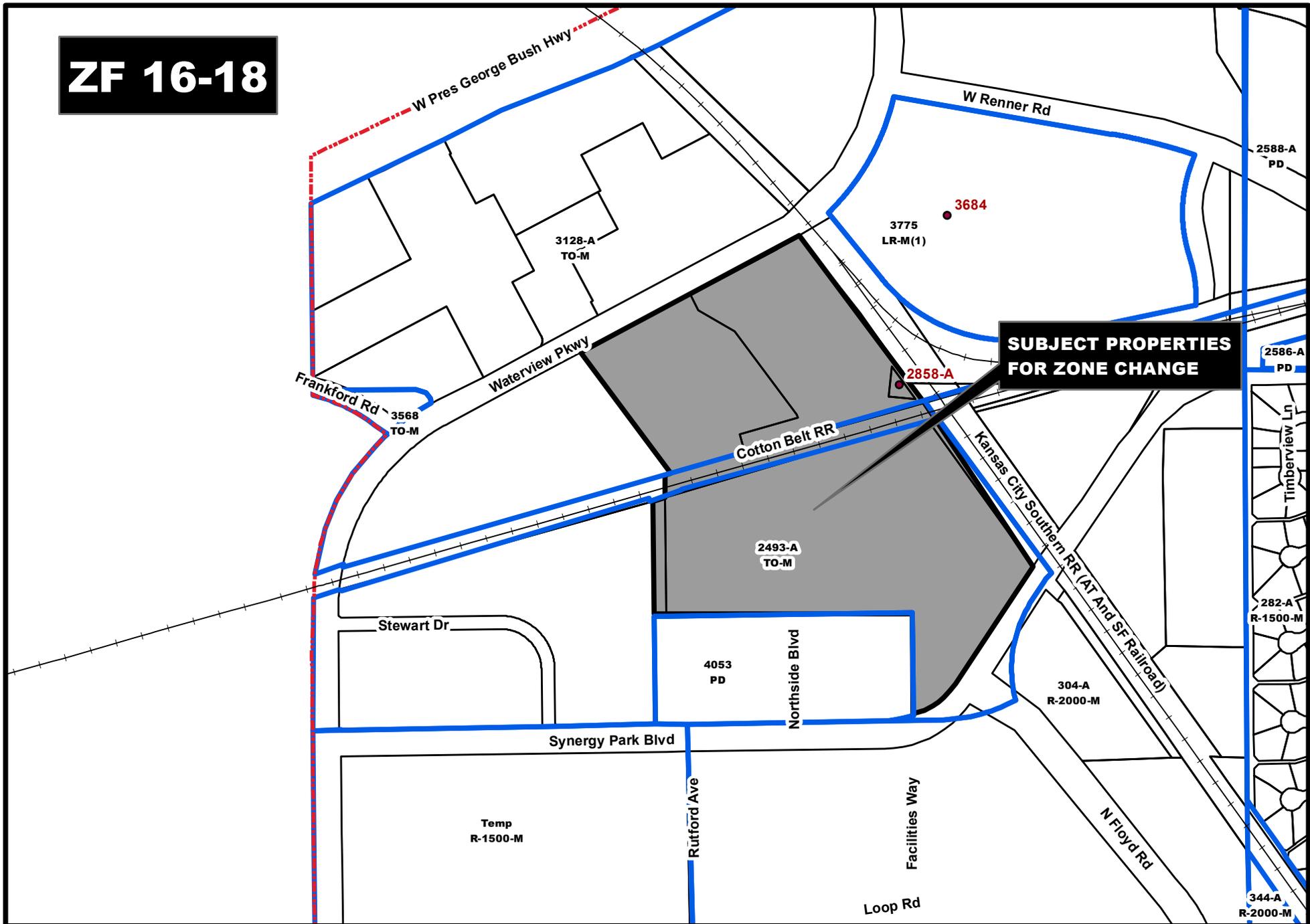
Regulation	Proposed Zoning (ZF 16-18)	UTD Northside
<b>Min. Floor Area per Unit</b>	500 s.f.	500 s.f.  Overall average > 750 s.f.
<b>Maximum Number of Units</b>	2,000 units	400
<b>Building Materials</b>	Min. 80% masonry (includes 3-step stucco, and architectural metal panels)  (Non-street facing exterior walls) - Compatible with style, colors, materials and details to establish continuity with the street facing facades	Min. 80% masonry (includes 3-step stucco)  (Exterior walls facing courtyard areas) - Min. 25% masonry
<b>Parking Ratio</b>	1 space for 1 and 2 bedroom units  1.5 parking space for 3 of more bedroom units	1.0 space/ bedroom
<b>Max. Height</b>	80 feet south of the Cotton Belt Rail Line  250 feet north of the Cotton Belt Rail Line	70 feet

**Correspondence:** As of this date, one (1) letter in support has been received.

**Motion:** On September 6, 2016, the City Plan Commission recommended approval of the applicant's request on a vote of 4-3 (Maxwell, Ferrell and Springs opposed), subject to the following conditions as amended (amended language in **bold**):

1. The subject property shall be zoned PD Planned Development District, UT Dallas TOD and shall be developed in accordance with the development standards attached hereto as Exhibit "B", in general accordance with the Conceptual Site Plan attached thereto as Exhibit "C" and Public Access Cross Section attached hereto as Exhibit "D".
2. ***With the exception of the construction of temporary surface commuter rail parking and associated access drives***, the following traffic mitigation elements shall be required and constructed by the owner/developer, at the time of development of the property located north of the Cotton Belt Rail Line:
  - a. Construction of dual left-turn lanes on southbound Waterview Parkway at the median opening located across from Street Type A,
  - b. Construction of a three (3) outbound approach on Street Type A, which includes 2 left-turn lanes and 1 shared through and right-turn lane, and
  - c. Installation of a traffic signal for the Street Type A/Waterview Parkway median opening ***at the time the intersection meets signal warrants***.

# ZF 16-18



## ZF 16-18 Zoning Map

Updated By: shacklett, Update Date: August 2, 2016  
File: DSI\Mapping\Cases\Z\2016\ZF1618\ZF1618 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 16-18



SUBJECT PROPERTIES  
FOR ZONE CHANGE

## ZF 16-18 Aerial Map

Updated By: shacklett, Update Date: August 2, 2016  
File: DSI\Mapping\Cases\Z\2016\ZF1618\ZF1618 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.



## Enlarged Plan Overview

- New northern gateway street
- Pedestrian mall/street linkage from the University to the North Campus
- UTD passenger station
- Mezzanine signature canopy across the rail corridor
- Multiple residential options including mixed – use buildings
- Retail fronting the pedestrian mall/street and Waterview Parkway
- Hotel and shared - use parking garage north of the rail corridor
- Event center south of the station
- Possible location for cultural facility
- Office/research development along PGBT



## Exhibit “B”

### UT DALLAS TOD PLANNED DEVELOPMENT District Standards

1. **Purpose and Intent:** The purpose of the UT DALLAS - TOD PLANNED DEVELOPMENT DISTRICT is to create a vibrant pedestrian friendly, transit-oriented development that promotes a university-oriented urban destination. This development shall be vehicle/bicycle accessible, with a collegiate flavor, and provide a gathering place for students, faculty, and the neighborhood by offering a fully-active live-work-play experience. The development is to be centrally oriented towards the future rail station at the Cottonbelt Commuter Rail Line and be contiguous with the existing university campus to the south.
2. **Conceptual Plan:** The conceptual site plan (Exhibit “C” of this PD) shall indicate the general location of buildings, circulation (vehicular and pedestrian), parking areas, open spaces, and other major elements of the proposed development. At Development Plan, the location of the street network, public spaces and buildings may be relocated within the general framework of the Conceptual Plan as long as the overall function, feel and character are maintained consistent with Section 9 of this PD.
3. **Architectural Image:** Building facades shall include architectural details and ornament to create variety and interest. At Development Plan submittal, Building elevation design and materials shall be submitted for review and approval by the City Manager or designee for compliance with the following:
  - a. Buildings shall generally maintain a façade rhythm along all streets. This rhythm may be expressed by changing materials or color, or by using design elements such as columns and pilasters, or by varying the setback of portions of the building façade.
  - b. Buildings shall generally maintain the alignment of horizontal elements along the block.
  - c. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate.
  - d. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.
  - e. Porches, stoops, eaves, and balconies may be added along the front of residential facades to add pedestrian interest along street.
  - f. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures. Storefront windows shall have be transparent (Visual Transmittance shall conform with the Energy Code) and cover no less than 50% of the ground floor facade
  - g. Corner emphasizing architectural features, pediment or gabled parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.

4. **Use Regulations:**

- a. In the UT DALLAS - TOD PLANNED DEVELOPMENT DISTRICT, no land shall be used and no building shall be erected for or converted to any use other than:

*Retail Uses:*

- Retail Sales and Service. Excluded from this category are retail sales and service establishments geared towards the automobile (such as gas stations, auto-service stations, etc.). Sale of alcoholic beverages shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances; provided however, the City Council finds that prohibiting the sale of alcoholic beverages by a dealer whose place of business is within: (1) 300 feet of a church, public or private school, or public hospital; (2) 1,000 feet of a public school, if the commissioners court or the governing body receives a request from the board of trustees of a school district under Section 38.007, Education Code; or (3) 1,000 feet of a private school if the City Council receives a request from the governing body of the private school, is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community to allow a variance to such regulations in Chapter 4 of the Code of Ordinances, as amended. .
- Personal service uses: This category includes a range of personal service establishments such as laundry, hair care, nail salon, etc. It shall exclude tattoo parlors.
- Art, antique, furniture or electronics gallery or studio (retail, repair, or fabrication)
- Business associations and professional membership organizations.
- Food service uses such as full-service restaurants, cafeterias, bakeries, and snack bars; included in this category is café seating within a public or private sidewalk area with a minimum of 6 (six) foot wide clear pedestrian sidewalk. Also included in food service with and without drive-thru service is the sale of alcoholic beverages which shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances; provided however, the City Council finds that prohibiting the sale of alcoholic beverages by a dealer whose place of business is within: (1) 300 feet of a church, public or private school, or public hospital; (2) 1,000 feet of a public school, if the commissioners court or the governing body receives a request from the board of trustees of a school district under Section 38.007, Education Code; or (3) 1,000 feet of a private school if the City Council receives a request from the governing body of the private school, is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community to allow a

variance to such regulations in Chapter 4 of the Code of Ordinances, as amended.

- Health club or Private recreation club
- Incidental outdoor display (shall be limited to the sidewalk area in front of the business so long as a minimum of 6 feet clear sidewalk passage is maintained for pedestrian movement).
- Martial arts school.
- Pet sales and grooming.
- Print shop, minor.
- Sales from kiosks

*Office Uses:*

- Corporate headquarters
- Finance, insurance and real estate establishments including banks, credit unions, real estate, and property management services (excludes check cashing, pay day loan and similar uses).
- Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, dentists, etc.
- Veterinary office (subject to Article XXII-E)
- Research laboratory headquarters, laboratories and associated facilities
- Business support service establishments

*Residential Uses:*

- Residential uses, including townhomes, and apartments

*Other uses:*

- Antennas, including cell, accessory and mounted on top of buildings, subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance.
- Colleges, universities, civic, and related uses.
- Community garden.
- Hospitals.
- Hotels.
- Churches or Religious institutions.
- Child daycare and preschools, subject to the supplemental regulations in article XXII-E and excluding night-time operations.
- Construction field office.
- Event center/convention center with meeting rooms and exhibition space - (in accordance with Section 9.d or 9.e)
- Museums and other special purpose recreational institutions
- Parking, structured.
- Parking, surface (temporary only)
- Private parks, greens, plazas, squares, and playgrounds.
- Public buildings excluding a vehicle impoundment lot, field service center, jail or detention facility.
- Rail station.

- Radio, recording or television studio.
- Social and fraternal organizations
- Social services and philanthropic organizations
- Theater, cinema, dance, music, or other entertainment establishment

b. Any use with a drive through facility shall require a Special Permit pursuant to Article XXII-A Comprehensive Zoning Ordinance, as amended.

## 5. Building Regulations

Exterior building façade materials shall include:

a. Street Fronting Facades:

- i. A minimum of 80% of each building's façade (excluding doors and windows) along all streets (public and private) shall be finished in one of the following materials: brick, stone, stucco utilizing a three-step process, vertically and/or horizontally articulated architectural pre-cast concrete panels, architectural metal panels, cast stone, rock, marble, granite, curtain glass, or glass block.
- ii. No more than 20% of each façade along all streets shall use accent materials such as wood, split-face concrete block, cementitious board, or tile.
- iii. Alternate materials may be proposed by the applicant and may be approved by the City Manager or designee as long as the proposed material is of similar quality and durability.

b. Non-Street Fronting Facades:

- i. All other non-street facing facades shall be compatible with the style, colors, materials, and details only to the extent that they establish continuity with the street facing facades.
- ii. Windows need not be provided at the ground level of building facades along service and parking areas.
- iii. EIFS may be permitted as an exterior building material on upper floors of façades along parking and service areas only.

## 6. Area Regulations

General – For the purposes of determining area regulations within the UT DALLAS - TOD PLANNED DEVELOPMENT DISTRICT the portion of the PD north of the rail line shall be considered as one lot and the portion of the PD south of the rail line shall be considered as one lot.

a. Building Height:

- i. Building heights south of the Cottonbelt TexRail line shall be limited to 80 feet.
- ii. Building heights north of the Cottonbelt TexRail line shall be limited to 250 feet.
- iii. Architectural features such as towers and turrets in addition to other features set forth in the definition of "height" in the Comprehensive Zoning Ordinance, provided

that such features shall not exceed the maximum building height by no more than 10 feet and respect the scale of the building, subject to Development Plan approval.

b. **Density:**

- i. **Maximum retail/restaurant square footage:** 19,200 sq. ft. by right with an allowed an increase above 19,200 sq. ft. with an amended traffic impact analysis.
- ii. **Maximum Residential Density:** 2,000 units of which no more than 30% shall be three and four bedroom apartments. Minimum unit size shall be 500 sq. ft.
- iii. **Maximum office square footage:** 519,000 sq. ft.
- iv. **Maximum Hotel Density:** 288 rooms
- v. **Maximum event center square footage:** Square footage maximum subject to Sections 9.d and 9.e .

c. **Setbacks:**

i. Interior Street Build-to-zone:

1. Minimum and maximum setbacks along interior streets shall be per street section attached as Exhibit D.
  2. A minimum of 70% of a building's façade shall be built within the build-to zone along any interior street; however, that portion of the building's façade located beyond the build-to-zone may be used to satisfy the 70% when located adjacent to public accessible useable open space.
- ii. Encroachments may be permitted up to three (3) feet beyond any required setback as long as a minimum of six (6) feet of un-obstructed sidewalk is provided and a minimum vertical clearance of 10' is maintained under the encroachment. No encroachments shall be allowed over any parking or travel lane.
  - iii. As depicted on the Concept Plan (Exhibit C), any parking and/or drive-aisle allowed in front of buildings along Waterview Parkway and Synergy Park Boulevard shall be limited to that shown on Exhibit C.

d. **Lot Coverage:** Eighty-five (85) percent.

e. **Landscaping:** Landscaping shall be provided at fifteen (15) percent of the gross land area of the PD. Landscaping shall include areas with plant materials including grass, enhanced paving areas, landscape islands, and open space areas including the median in the central spine and interior courtyards. A landscape buffer of a minimum of ten (10) feet in width shall be provided adjacent to Synergy Park Boulevard and Waterview Parkway. Within the ten-foot landscape strip, the developer shall install (and all subsequent owners shall maintain) plant materials as follows:

- i. Minimum of one canopy tree and one ornamental tree shall be required for every 50 lineal feet of street frontage. Each tree shall be a minimum of 3 inch caliper size and a minimum of 12 feet in height at planting. Street tree wells and grates shall be no smaller than 5 feet by 5 feet.

- f. **Floor Area Ratio:** None.
7. **Parking:**
- a. Non-residential parking shall be provided at 1 parking space for every 300 square feet of gross floor.
  - b. Residential parking shall be provided at 1 parking space per residential unit for all 1 and 2 bedroom units and 1.5 parking spaces per unit for 3 or more bedroom units.
  - c. Hotel parking shall be provided at 0.75 parking spaces per room.
  - d. For purposes of applying the parking regulations within this planned development, the portion of the PD north of the rail line shall be considered as one lot and the portion of the PD south of the rail line shall be considered as one lot. All required residential parking shall be provided on the development site as the residential building.
  - e. Bicycle parking shall be provided at rate of a minimum of 5% of the required automobile parking.
8. **Signage:** All signage shall comply with Chapter 18 (Sign Regulations) of the Code of Ordinances; however, the applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Master Sign Plans” by the City Manager or designee and are subject to approval by the City Plan Commission. In evaluating a Master Sign Plan, the City Plan Commission shall consider the extent to which the application meets the following goals:
- a. Promotes consistency among signs within the TOD and adjoining university campus thus creating visual harmony between signs, buildings, and other components of the property;
  - b. Enhances the compatibility of signs with the architectural and site design features within a development;
  - c. Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
  - d. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunctions with development standards.
9. **Administration:**
- a. The development standards under Articles XIII-A thru XVI and Article XXI-C of the City of Richardson Comprehensive Zoning Ordinance, as amended, shall not apply to the UT DALLAS – TOD PLANNED DEVELOPMENT DISTRICT except as specifically referenced herein. Development standards not addressed in this ordinance shall be governed by the City of Richardson Comprehensive Zoning Ordinance to the extent they are not in conflict with the intent or text of this PD.
  - b. Development within this PD that complies with the provisions of this Ordinance shall follow the City’s development process as outlined in Chapter 21; Article II of the City of

Richardson's Code of Ordinances, except as otherwise modified herein, and shall be approved by the City Manager or designee. In addition to complying with applicable City regulations that are not in conflict with this Ordinance, the applicant shall provide the information required to adequately show compliance with this PD.

- c. Standard for Approval of development plans: If a development plan conforms to the standards set forth in this PD, the conceptual plan, and applicable City regulations not in conflict with this PD, the development plan shall be approved. Upon request by an applicant, the City Manager or designee shall certify the reason(s) for an action taken on a development plan.
- d. A privately developed event center shall require approval of a Special Permit. At the time of submittal for the Special Permit a revised Traffic Impact Study shall be submitted to reassess traffic impacts associated with the Special Permit request.
- e. A publicly or university developed event center shall not require approval of a Special Permit, however, a Joint Transportation Improvement Plan, which at a minimum includes a revised Traffic Impact Analysis, traffic control plan and a multi-modal transportation plan, shall be submitted at the time of development plan submittal.
- f. The City Manager or designee shall be responsible for the following:
  - i. Reviewing development plan applications for compliance with the requirements of this PD.
  - ii. Approving development plan applications that are in compliance with the requirements of this PD.
  - iii. Making determinations on the applications and interpretations of standards in this PD.
  - iv. Approving revisions to previously approved development plans that comply with this PD and all applicable city ordinances.
  - v. Approving any minor modifications to the Concept Plan and PD standards per Section (g, below).
- g. Minor Modifications to the UTD TOD PD: The City Manager or designee shall have the authority to approve a request for minor modifications to this PD and conceptual site plan that:
  - i. Does not materially change the circulation and building location on the site unless as needed to accommodate any changes to DART circulation and bus stops which includes combining any two adjoining blocks;
  - ii. Does not change the relationship between the buildings and the street per the conceptual site plan in the PD;
  - iii. Refines street cross sections based on current or future needs with the approval of the City Manager or designee;
  - iv. Does not allow a use not otherwise authorized in this PD; or
  - v. Accommodates any required changes to DART access and park-and-ride.

10. **Open Space:** See landscaping standards.

11. **Screening:**

- a. All above-ground structured parking having any frontage along streets shall be screened in such a way that car bumpers on all levels are fully concealed and the façade shall incorporate full or partial louvered, solid or perforated screening elements.

- b. Any surface parking lots or loading/unloading areas shall be screened per standards in Chapter 21-47.
12. **Modifications to Chapter 21:** The City Council in its judgment finds that the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be harmed and having received a recommendation by the City Plan Commission, the Council authorizes variances to the regulations in Chapter 21 of the Code of Ordinances in order to permit reasonable development and improvement of the subject property because the literal enforcement of these regulations would result in an unnecessary hardship. Chapter 21 of the Code of Ordinances, as amended, is modified as follows:
- a. Driving aisles shall be a minimum of 22 feet and ten inches (22'-10") for two-way and 15 feet for one-way traffic and shall be designed to accommodate garbage and trash collection services and emergency vehicles. Fire lanes shall be a minimum of twenty-four (24) feet in width.
  - b. Multi-family communities shall not be required to be enclosed by a perimeter fence.
  - c. Multi-family communities shall not be required to be physically separated by means of a fence.
  - d. No setbacks or screening shall be required for non-residential uses adjacent to residential uses.
  - e. Loading docks, refuse storage containers, and utility accessories shall be screened to reduce their visual impact from adjoining properties and public rights-of-way and shall be located to the rear or side of buildings where possible.
  - f. Generally, streets in the UT DALLAS - TOD PLANNED DEVELOPMENT DISTRICT are intended to support the overall goal of a mixed use, compact, pedestrian-oriented district. The standards for the new streets and the surface parking lots adjacent to Waterview Parkway and Synergy Park Boulevard shall be established by the attached street cross section exhibits (Exhibit D). The standards for new streets and parking may be adjusted to fit existing or future contexts with approval of the City Engineer.
13. **Enhanced Pavement** - Enhanced street paving shall be provided at appropriate locations throughout the development to emphasize pedestrian crossings, key intersections, and driveways entrances.
14. **Transit Oriented Development-** The proposed development intended by this planned development is to provide for a transit-oriented development to serve the University of Texas at Dallas.
- a. In order to provide the transit-oriented development, land area, located on the north side of the rail line, shall be made available to accommodate the following amenities:
    - i. Designated parking for the proposed rail station; which accommodates a minimum of 150 parking spaces for rail station commuters may be accommodated in any area designated for parking (surface or structured) on

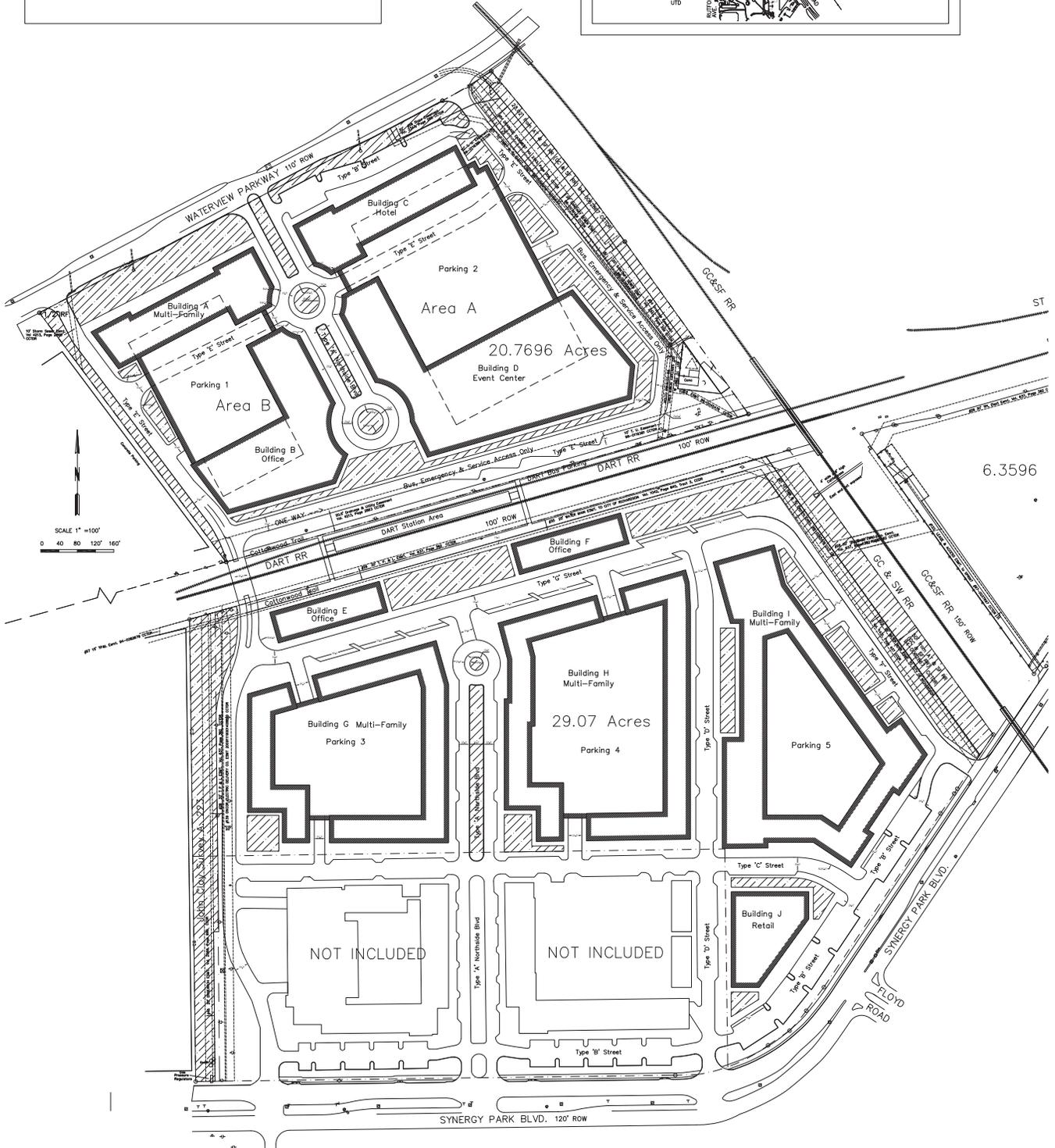
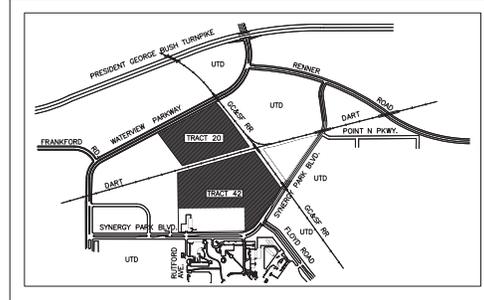
the Concept Plan. This designated rail station parking may be surface or structured parking. In addition, UTD shall develop a shared parking plan in conjunction with DART to periodically review the number of rail station spaces and develop an appropriate plan to meet future parking needs.

- ii. Rail station located approximately midway between the extension of Rutford Avenue on the western boundary of the Property and the Kansas City Southern Rail right-of-way on the eastern boundary of the Property;
- iii. Circulation for vehicular/bus traffic from Synergy Drive to the future rail station via the extension of Rutford Avenue as shown on the Exhibit C; and,
- iv. Circulation for vehicular/bus traffic from the existing median opening on Waterview Parkway to the future rail station as shown on Exhibit C.

**15. State Use Exemption-** None of these standards shall waive the sovereign rights of the State of Texas or any of its agencies. Notwithstanding that the owner of the property is a State agency, the zoning rights granted to the property by the City of Richardson shall apply only for private use. No zoning, site plan approval, platting, or other municipal regulation shall apply to the use of State property for State purposes.

Site Data Table

Total Land – 49.8396 AC  
 Open Space – 8.785 AC (382,657 SF)  
 Open Space – 17.63%  
 Area A allows Office, Residential, Hotel, Event Center  
 Area B allows Office, Residential, Hotel, Event Center  
 Total Building Coverage – 35.34 AC (1,539,500 SF)  
 Total Building Coverage – 71%  
 Total Building Area – 5,804,500 SF  
 Total Building FAR – 2.67



6.3596





# Exhibit D: UT Dallas TOD PD Cross Sections

49.8396 Acres in Richardson, Texas

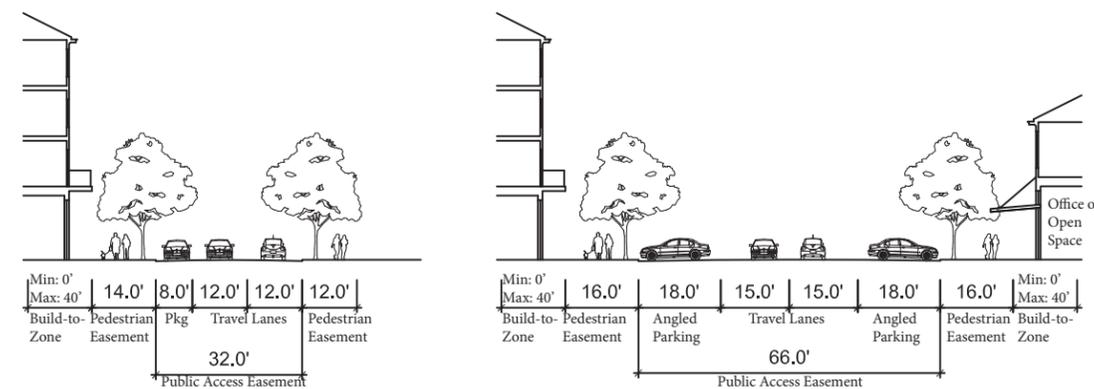
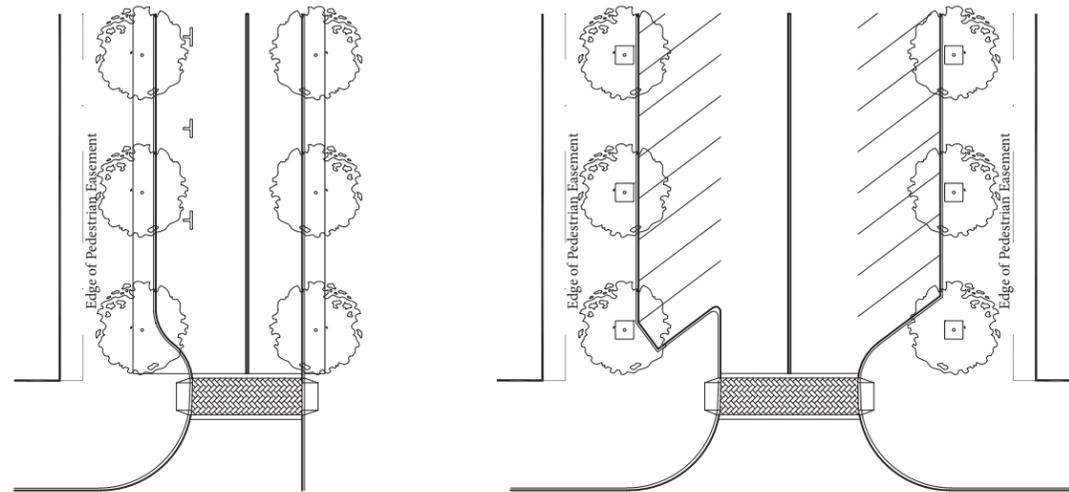
Prepared on August 2, 2016; Revised September 2, 2016

Applicant: University of Texas at Dallas

Calvin Jamison, 800 West Campbell Road, AD 204

Richardson, Texas 75080, (972) 883-2213

NEW STREET CROSS SECTIONS: Types A through E Cross Sections are consistent with the Northside UTD PD



Type 'F' Street      Type 'G' Street

SCALE 1" = 40'



# SITE PHOTO

PHASE 1 (UTD Northside)



Looking north from Synergy Park Boulevard (Central Spine Road/Street Type A)

## **LAND USE STATEMENT**

**(Approx. 51.64 Acres of Land northwest of the intersection of Synergy Park Blvd and Floyd Road)**

### **I. PURPOSE OF REQUEST:**

The purpose of this request is to request a planned development district for a university/transit oriented development district permitting mixed uses.

### **II. EXISTING LAND USE:**

The Property is currently vacant.

### **III. ADJACENT PROPERTY USES:**

The subject property is bounded on the South by Synergy Park Boulevard, on the north by Waterview Parkway, on the east by the Kansas City Southern Railroad, and on the west by existing university facilities and office buildings and parking lots. The property is also traversed by the Cotton Belt Railroad right-of-way.

The area of request is adjacent to a planned development district for a multi-family development that is currently being developed to the south, as well as the University of Texas at Dallas campus. The properties to the west and northwest contain office buildings and parking structures. The properties to the east and northeast are vacant. The Point North Park is to the southeast across Synergy Park Boulevard and the Kansas City Southern Railroad.

### **IV. PROPOSED USE OF THE REQUEST AREA:**

The proposed development will consist of mixed uses aimed at providing symbiotic support uses with the University of Texas at Dallas, including an event center, hotel uses, office uses, multi-family uses, retail, and a transit plaza. This development is intended to create a pedestrian friendly, transit-oriented environment oriented toward the future rail station at Waterview Parkway. The proximity of the development to the University of Texas at Dallas creates a unique opportunity to provide a gathering place for students, faculty, university employees and the neighborhood through a fully-active live-learn-work-play experience.



# 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 16-18 / UTD TOD (Transit-Oriented Development)  
**Property Owner:** UTD, University of Texas System, Board of Regents of the University of Texas System and University of Texas  
**Applicant:** Calvin Jamison / University of Texas at Dallas  
**Location:** West of the KCS Railroad, south of Waterview Parkway, north of Synergy Park Boulevard, and east of the proposed extension of Rufford Avenue. (See map on reverse side)  
**Current Zoning:** TO-M Technical Office District  
**Request:** A request for a change in zoning from TO-M Technical Office to PD Planned Development for the development of university/transit-oriented mixed-use development on approximately 51.64 acres.

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

**TUESDAY, AUGUST 16, 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.

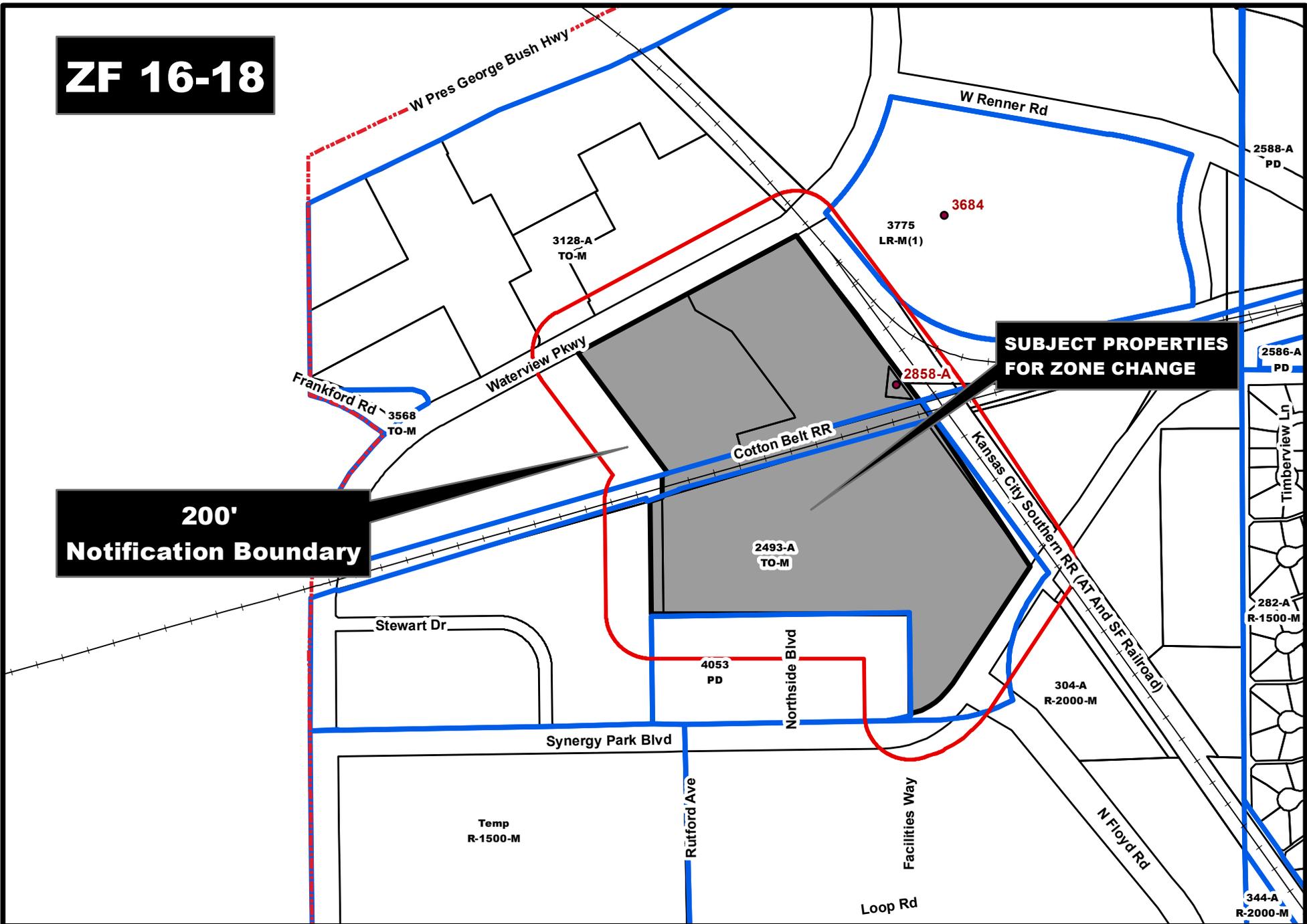
*The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.*

**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 16-18.

Date Posted and Mailed: 08/05/2016

# ZF 16-18



## ZF 16-18 Notification Map

Updated By: shacklett, Update Date: August 2, 2016  
File: DSI\Mapping\Cases\Z\2016\ZF1618\ZF1618 notification.mxd

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



ATCHISON TOPEKA & SANTA FE  
PROPERTY TAX DEPT.  
P.O. BOX 961034  
FORT WORTH, TX 76161-0034

DALLAS AREA RAPID TRANSIT  
1401 PACIFIC AVENUE  
DALLAS, TX 75202-2732

KANSAS CITY SOUTHERN RAILROAD CO  
KSNDS CITY SOUTHERN LINES  
P.O. BOX 219335  
KANSAS CITY, MO 64121-9335

UNIVERSITY OF TEXAS  
P.O. BOX 830688  
RICHARDSON, TX 75083-0688

BOARD OF REGENTS OF THE  
UNIVERSITY OF TEXAS SYSTEM  
REAL ESTATE OFFICE UT SYS ADMIN  
201 W. 7<sup>TH</sup> ST., STE. 416  
AUSTIN, TX 78701-2902

GI DC RICHARDSON LLC  
C/O GI PARTNERS  
188 THE EMBARCADERO STE 700  
SAN FRANCISCO, CA 94105-1247

SRC WATERVIEW OWNER LP  
898 N SEPULVEDA BLVD STE 500  
EL SEGUNDO, CA 90245-2738

SUPERINTENDENT OF SCHOOLS  
PLANO ISD  
2700 W 15<sup>TH</sup> STREET  
PLANO TX 75075-7524

CIO 190 LIMITED PARTNERSHIP  
8150 N CENTRAL EXPY STE 1255  
DALLAS, TX 75026-1985

GRANITE 190 CENTER LTD  
5601 GRANITE PKWY STE 800  
PLANO, TX 75024-6682

UNIV OF TEX AT DALLAS  
2601 N. FLOYD ROAD  
RICHARDSON, TX 75080-1407

**ZF 16-018**

U T D  
2601 N FLOYD RD  
RICHARDSON, TX 750801407



From The Cottonwood Creek Civic Association Board of Directors

Richardson, Texas

Sept 6<sup>th</sup>, 2016

To COR PLANNING COMMITTEE:

My name is John Geeslin. I live at 1133 Bull Run, Richardson, TX.

I am president of the Cottonwood Creek Civic Association. Cottonwood Creek is formed of 300+ homes located at adjacent of UTD, stretching along Floyd Road north of Campbell Road.

One of the goals of the Cottonwood Creek Civic Association is to ensure the residential character of the neighborhood remains, while at the same time, encouraging AND supporting the growth and development of UTD and the City of Richardson.

I have been authorized by the Cottonwood Creek Board of Directors to express support for the UTD Phase II, however we do have traffic concerns:

- We have multiple egress constrained cul-de-sacs and alleys along Floyd which is a unique traffic concern.
- Assurances have been made to Cottonwood Creek by COR; but haven't been executed due to various reasons. This includes cross walk flash beacons, Campbell Road turn lane improvements at University Drive, and the Loop Road reducing Floyd traffic.
- Loop Road is currently closed due to another construction project at the SW corner of Campbell and Waterview, further increasing congestion. It's alarming after so much effort to create the loop road, to see it closed off of Waterview. (See picture below)
- Phase I traffic hasn't fully been realized as Certificate of Occupancies still are in the process of being issued. So, how would a traffic study

AFTER a fully occupied Phase I compare to the 2014 traffic impact study? No one has this information.

- The laws regarding traffic enforcement at Floyd and Lookout during evening peak traffic hours are not being enforced.
- Why is there less bedroom parking for Phase II, compared to Phase I? Where will those students park if the guidelines are 1 student per bedroom?

We ask the Planning Commission to fully realize the long-term implications of approving 1500 additional apartments to the area without further traffic enforcement and analysis.

We believe that COR and UTD will both continue to work with Cottonwood Creek in addressing issues that arise when non-residential projects have impact on residential areas.

We appreciate the opportunity to give public input on this project that will have significant impact across the Richardson area.

THANK YOU.

John Geeslin, President, CCCA

214.395.0615

[johngeeslin@gmail.com](mailto:johngeeslin@gmail.com)





City of Richardson  
City Council Worksession  
Agenda Item Summary



**Worksession Meeting Date:** Monday, September 12, 2016

**Agenda Item:** Consider Ordinance No. 4177, approving and adopting a budget for the Fiscal Year beginning October 1, 2016 and ending September 30, 2017.

**Staff Resource:** Dan Johnson, City Manager

**Summary:** On July 19 and 20, 2016, the Richardson City Council held a Budget Retreat at which City Staff provided the City Council with a status report on the current 2015-2016 revenues and expenditures and reviewed the City Council preliminary revenue and expenditure projections for the 2016-2017 Fiscal Year.

The City Manager filed a Proposed Budget for the Fiscal Year 2016-2017 on Friday, August 5, 2016 in accordance with the City Charter and State Law. The Proposed Budget was presented in detail by the City Manager during an August 8, 2016 Worksession. A copy of the Proposed Budget and the Worksession presentation is available online.

The City Council received public input on the proposed budget at a Public Hearing on Monday, August 22, 2016. A copy of the Public Hearing presentation is also available online.

**Board/Commission Action:** N/A

**Action Proposed:** Consider Ordinance No. 4177, approving and adopting a budget for the Fiscal Year beginning October 1, 2016 and ending September 30, 2017.

**ORDINANCE NO. 4177**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF THE VARIOUS DEPARTMENTS AND FOR VARIOUS ACTIVITIES AND IMPROVEMENTS OF THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, as required by Section 11.02 of the City Charter, the City Manager has prepared and submitted to the City Council a proposed budget reflecting financial policies for the year and forecasting revenues and expenditures for conducting the affairs of the City and providing a complete financial plan for the fiscal year beginning October 1, 2016, and ending September 30, 2017; and

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

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

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

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

**SECTION 1.** That the proposed budget of the revenue and expenditures necessary for conducting the affairs of the City of Richardson, Texas, said budget being in the amount of \$251,064,930, providing a complete financial plan for the fiscal year beginning October 1, 2016, and ending September 30, 2017, as submitted to the City Council by the City Manager, a copy of which is on file in the City Secretary's Office and incorporated herein by reference, be and the same is hereby adopted and approved as the budget of the City of Richardson, Texas, for the fiscal year beginning October 1, 2016, and ending September 30, 2017.

**SECTION 2.** That the sum of \$251,064,930 is hereby appropriated for the payment of the expenditures established in the approved budget for the fiscal year beginning October 1, 2016, and ending September 30, 2017.

**SECTION 3.** That the expenditures during the fiscal year beginning October 1, 2016, and ending September 30, 2017, shall be made in accordance with the budget approved by this Ordinance unless otherwise authorized by a duly enacted ordinance of the City of Richardson, Texas.

**SECTION 4.** That all budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2015-2016 are hereby ratified, and the budget ordinance for fiscal year 2015-2016, heretofore enacted by the City Council, be and the same is hereby, amended to the extent of such transfers and amendments for all purposes.

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

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

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

**SECTION 7.** That all provisions of the Ordinances of the City of Richardson, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other

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

**SECTION 8.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

**SECTION 9.** 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 12<sup>th</sup> day of September, 2016.

APPROVED:

\_\_\_\_\_  
MAYOR

CORRECTLY ENROLLED:

\_\_\_\_\_  
CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:8-19-16:TM 78231)



City of Richardson  
City Council Worksession  
Agenda Item Summary



**Worksession Meeting Date:** Monday, September 12, 2016

**Agenda Item:** Consider Ordinance No. 4178, levying the ad valorem taxes for the year 2016 (Fiscal Year 2016-2017) at a rate of \$0.62516 per one hundred dollar (\$100) assessed valuation on all taxable property within the corporate limits of the City of Richardson as of January 1, 2016.

**Staff Resource:** Dan Johnson, City Manager

**Summary:** On July 19 and 20, 2016, the Richardson City Council held a Budget Workshop at which City Staff provided the City Council with a status report on the current 2015-2016 revenues and expenditures and reviewed the City Council preliminary revenue and expenditure projections for the 2016-2017 Fiscal Year.

The City Manager filed a Proposed Budget for the Fiscal Year 2016-2017 on Friday, August 5, 2016 in accordance with the City Charter and State Law. The Proposed Budget was presented in detail by the City Manager during an August 8, 2016 Worksession. A copy of the Proposed Budget and the Worksession presentation is available online.

On August 22 and 29, the Richardson City Council held public hearings on the Proposed Tax Rate for Fiscal Year 2016-2017.

**Board/Commission Action:** N/A

**Action Proposed:** Consider Ordinance No. 4178, levying the ad valorem taxes for the year 2016 (Fiscal Year 2016-2017) at a rate of \$0.62516 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Richardson as of January 1, 2016.

**ORDINANCE NO. 4178**

**AN ORDINANCE OF THE CITY OF RICHARDSON LEVYING THE AD VALOREM TAXES FOR THE YEAR 2016 (FISCAL YEAR 2016-2017) AT A RATE OF \$0.62516 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF RICHARDSON AS OF JANUARY 1, 2016, TO PROVIDE REVENUE FOR THE PAYMENT OF CURRENT EXPENSES; PROVIDING FOR AN INTEREST AND SINKING FUND FOR ALL OUTSTANDING DEBT OF THE CITY OF RICHARDSON; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**SECTION 1.** That there be and is hereby levied for the year 2016 on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Richardson, and not exempt by the Constitution of the State and valid State laws, a tax of \$0.62516 on each one hundred dollars (\$100) assessed valuation of taxable property, and shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenditures of the municipal government of the City of Richardson, a tax of \$0.37031 on each one hundred dollars (\$100) assessed value on all taxable property.
- (b) For the purpose of creating a sinking fund to pay the interest and principal maturities of all outstanding debt of the City of Richardson, not otherwise provided for, a tax of \$0.25485 on each one hundred dollars (\$100) assessed value of taxable property within the City of Richardson, and shall be applied to the payment of interest and maturities of all such outstanding debt.

**SECTION 2.** THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 7.0 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY (\$10.00).

**SECTION 3.** That all ad valorem taxes shall become due and payable on October 1, 2016, and all ad valorem taxes for the year shall become delinquent if not paid prior to February 1, 2017. There shall be no discount for payment of taxes prior to February 1, 2017. A delinquent tax shall incur all penalty and interest authorized by law, to wit:

- (a) A penalty of six per cent on the amount of the tax for the first calendar month it is delinquent, plus one percent for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.
- (b) Provided, however, a tax delinquent on July 1, 2017 incurs a total penalty of twelve per cent of the amount of delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest at the rate of one percent for each month or portion of a month the tax remains unpaid. Taxes for the year 2016 and taxes for all future years that become delinquent on or after February 1 but not later than May 1, that remain delinquent on July 1 of the year in which they become delinquent, incur an additional penalty in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 6.30 and 33.07, as amended. Taxes assessed against tangible personal property for the year 2016 and for all future years that become delinquent on or after February 1 of a year incur an additional penalty on the later of the date the personal property taxes become subject to the delinquent tax attorney's contract, or 60 days after the date the taxes become delinquent, such penalty to be in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 33.11. Taxes for the year 2016 and taxes for all future years that remain delinquent on or after June 1 under Texas Property Tax Code Sections 26.07(f), 26.15(e), 31.03, 31.031, 31.032 or 31.04 incur an additional penalty in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 6.30 and Section 33.08, as amended.

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

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

**SECTION 6.** That all ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed and all other provisions of the

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

**SECTION 7.** That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal or invalid.

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

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 12<sup>th</sup> day of September, 2016.

APPROVED:

\_\_\_\_\_  
MAYOR

DULY ENROLLED:

\_\_\_\_\_  
CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:8-24-16:TM 78596)



City of Richardson  
City Council Worksession  
Agenda Item Summary



**Worksession Meeting Date:** Monday, September 12, 2016

**Agenda Item:** Consider Ratifying the Property Tax Increase in the Adopted Budget for the Fiscal Year beginning October 1, 2016 and ending September 30, 2017.

**Staff Resource:** Dan Johnson, City Manager

**Summary:** On July 19 and 20, 2016, the Richardson City Council held a Budget Workshop at which City Staff provided the City Council with a status report on the current 2015-2016 revenues and expenditures and reviewed the City Council preliminary revenue and expenditure projections for the 2016-2017 Fiscal Year.

The City Manager filed a Proposed Budget for the Fiscal Year 2016-2017 on Friday, August 5, 2016 in accordance with the City Charter and State Law. The Proposed Budget was presented in detail by the City Manager during an August 8, 2016 Worksession. A copy of the Proposed Budget and the Worksession presentation is available online.

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

**Board/Commission Action:** N/A

**Action Proposed:** Consider the Ratifying Property Tax Increase Reflected in the Adopted Budget for the Fiscal Year Beginning October 1, 2016 and ending September 30, 2017.

**ORDINANCE NO. 4179**

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

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

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

**“Sec. 23-168. Sewerage rates.**

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

- (1) Any residential customer that uses water that is not discharged into the wastewater system at a rate of 98 percent may do one of the following:
  - a. any customer using water that is not discharged into the wastewater system may, at the customer’s expense, install a separate water meter for such use, and the volume of water as determined by such meter shall be excluded in calculating monthly sewer rates;
  - b. any customer using water that is discharged into the wastewater system and who also has a meter for water not discharged into the wastewater system, will be charged at the rate for 98 percent consumption for each month for the meter that discharges into the wastewater system but shall not be charged for the meter that does not discharge into the system.
  
- (2) Summary of charges:
  - a. Minimum charge.....\$8.00
  - b. Rates per 1,000 gallons and portion of metered water:
    - 0 – 11,000 gallons .....\$3.67
    - All over 11,000 gallons.....\$7.27
  - c. Apartments will be treated as commercial accounts for sewer billing purposes.

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

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

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

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

**SECTION 4.** That this Ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide; however, the sewerage rates established herein shall take effect the first billing after November 1, 2016.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 12<sup>th</sup> day of September, 2016.

**APPROVED:**

---

**MAYOR**

**CORRECTLY ENROLLED:**

---

**CITY SECRETARY**

**APPROVED AS TO FORM:**

---

**CITY ATTORNEY**  
(PGS:8-3-16:TM 78128)

**ORDINANCE NO. 4180**

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

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

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

**“Sec. 23-98 Water rates.**

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

- (1) Monthly minimum charge.....\$8.00
- (2) Water Usage:
  - (a) 0 – 11,000 gallons, per 1,000 gallons .....\$5.16
  - (b) 11,001 – 20,000 gallons, per 1,000 gallons. ....\$5.58
  - (c) 20,001 – 40,000 gallons, per 1,000 gallons. ....\$5.82
  - (d) 40,001 – 60,000 gallons, per 1,000 gallons. ....\$6.77
  - (e) All over 60,000 gallons, per 1,000 gallons. ....\$7.08
- (3) Apartments will be treated and billed as a commercial water account.
- (4) Municipal water rate (city usage), per 1,000 gallons.....\$2.53
- (5) Homeowner associations responsible for maintaining common areas in a residential subdivision may make application to the water customer service office for a discount of 40 percent of the water usage charges for water used through an irrigation meter for irrigation purposes. Such discount shall be applied to the

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

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

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

**SECTION 4.** That this Ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide; however, the water rates established herein shall take effect the first billing after November 1, 2016.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 12<sup>th</sup> day of September, 2016.

**APPROVED:**

\_\_\_\_\_  
**MAYOR**

**CORRECTLY ENROLLED:**

\_\_\_\_\_  
**CITY SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**  
(PGS:8-3-16:TM 78126)

**RESOLUTION NO. 16-21**

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

**WHEREAS**, the City Council of the City of Richardson, Texas, previously adopted Resolution No. 07-28 to establish fees and charges for the operation of food establishments, annual inspection fees for public and semi-public swimming pools, liquid waste haulers, and industrial pre-treatment permits, as further amended by Resolution 15-25; and

**WHEREAS**, the City Council of the City of Richardson, Texas, desires to amend the food establishment plan review fees, the food establishment change of ownership application fees, the food establishment-commercial childcare fees, and the public or semi-public swimming pool or spa inspection fees, as set forth herein;

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

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

“1. Annual Food Establishment Permit Fee:	
a. Establishment less than 2,000 square feet;	\$250.00
b. Establishment between 2,000 square feet and 7,500 square feet;	\$350.00
c. Establishment over 7,500 square feet.	\$450.00
2. Food Establishment Plan Review Fee.	\$200.00
3. Food Establishment Change of Ownership Application Fee.	\$100.00
4. Temporary For-Profit Food Establishment Permit Fee.	\$50.00
5. Replacement for Lost Food Handler Training DVD (per DVD).	\$30.00
6. Late Food Establishment Permit Renewal (if over 30 days late).	\$50.00
7. Food Establishment Reinspection fee (per inspection).	\$50.00
8. Food Establishment – Commercial Childcare.	\$200.00
9. Temporary Non-Profit Food Establishment Permit Fee.	Exempt
10. Independent School District Establishment Permit Fee.	Exempt
11. Mobile Food Permit Fee:	
a. Prepackaged Foods;	\$200.00
b. Hot Trucks.	\$350.00
12. Public or Semi-Public Swimming Pool or Spa Inspection Fee:	
a. Annual inspection fee;	\$200.00
b. Additional annual inspection fee for each additional public or semi-public swimming pool or spa at the same location.	\$200.00
13. Liquid Waste Hauling Permit (per truck).	\$150.00

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

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

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

**SECTION 4.** That this Resolution shall become effective immediately from and after its passage; provided, however, the fees established herein shall take effect beginning October 1, 2016.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 12<sup>th</sup> day of September, 2016.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
PETER G. SMITH, CITY ATTORNEY  
(PGS:8-23-16:TM 78451)

**RESOLUTION NO. 16-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ESTABLISHING REVISED FEES AND CHARGES FOR THE REMOVAL OF GARBAGE AND REFUSE WITHIN THE CITY; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Code of Ordinances of the City of Richardson, Texas, provides that the City Council shall by Resolution, establish fees and charges for the removal of garbage and refuse within the City, and

**WHEREAS**, the City Council has determined that it is necessary to charge the fees set forth herein for the removal of garbage and refuse within the City;

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

**SECTION 1.** That a charge of nineteen dollars and forty cents (\$19.40) per month (before sales tax) is hereby established for City removal of garbage and refuse from each residence, dwelling, duplex (each side) or apartment unit that is not a user of City-owned containers (dumpsters or similar service).

**SECTION 2.** That a charge of fourteen dollars and thirty-seven cents (\$14.37) per month (before sales tax) is hereby established for each residence, dwelling, duplex (each side) or apartment unit that is not a user of City-owned containers for customers over 65 years of age. Each customer over the age of 65 must make application to the City and provide proof of age prior to receiving the senior citizen discount.

**SECTION 3.** That the following fees and charges are hereby established for users of City-owned containers:

(a)	Frontloaders: <u>Container Size</u>	<u>Monthly Fee Based on the Number of Collections Per Week</u>					
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
	Up to 4 Cubic Yards	\$89	157	221	289	333	415
	Over 4 Cubic Yards	\$142	256	365	474	568	697

(b) That the following fees and charges are hereby established for the lease of roll-off solid waste compactors and containers.

Monthly lease:	
Compactors	\$330/month
20 yd open top	\$116/month
30 yd open top	\$138/month
40 yd open top	\$138/month
42 yd open top	\$138/month
20 yd receiver box	\$116/month
42 yd receiver box	\$138/month

(c) Hauling fees for solid waste containers, including those privately-owned:

Compactors:	
20 yd	\$347/service call
25 yd	\$370/service call
30 yd	\$405/service call
35 yd	\$474/service call
40 yd	\$531/service call
42 yd	\$531/service call
Receiver Boxes:	
20 yd	\$347/service call
42 yd	\$531/service call
Open-Top:	
20 yd	\$266/service call
30 yd	\$289/service call
40 yd	\$318/service call
42 yd	\$318/service call

(d) Temporary/special container service fees

Temporary Open Top:	
20 yd	\$242/service call
30 yd	\$263/service call
42 yd	\$289/service call
Set-up fee	\$30
Restocking fee	\$30
Blocked container	\$30

(e) Daily rental based on a 24-hour day and any portion thereof:

20 yd	\$3.50/day
30 yd	\$4.25/day
42 yd	\$4.25/day

(f) Frontloader compactor fee:

\$5.50 per cubic yd. per pick up

(g) For all commercial users, the City reserves the right to adjust charges due to various unique circumstances that arise, such as overweight containers.

**SECTION 4.** That the City shall charge each commercial user a landfill fee of 9.8 percent of the total monthly commercial refuse charge. For purposes of this Section 4, the phrase “total monthly commercial refuse charge” shall mean the total of the charges and fees invoiced to a commercial user pursuant to Section 3(a), Section 3(c), Section 3(d)(except for the amount charged for set-up fee, restocking fee, or blocked container), and Section 3(f) of this Resolution.

**SECTION 5.** That in case any user shall not timely pay for sanitation services rendered and charges otherwise due, a delinquent charge of five percent (5%) of the unpaid balance shall be assessed fifteen (15) days from the date the bill is rendered.

**SECTION 6.** That a notice of the charges established herein shall be filed with the City Secretary and shall become effective beginning with the first billing after November 1, 2016.

**SECTION 7.** 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 8.** That this Resolution shall take effect immediately from and after its passage; provided, however, the charges and rates established herein shall become effective October 1, 2016, and it is, accordingly, so resolved.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 12th day of September, 2016.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:8-25-16:TM 78562)

\_\_\_\_\_  
CITY SECRETARY

**RESOLUTION NO. 16-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, AMENDING VARIOUS DEVELOPMENT SERVICES FEES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Richardson, Texas, previously adopted Resolution No. 06-11, dated April 25, 2006, to establish fees for various zoning and development permit and application fees; and

**WHEREAS**, the City Council of the City of Richardson, Texas, previously adopted Resolution No.14-22, dated September 8, 2014, to establish fees for various zoning and development permit and application fees; and

**WHEREAS**, the City Council of the City of Richardson, Texas, previously adopted Resolution No. 14-29, dated November 10, 2014, to establish a zoning application fee for open air markets; and

**WHEREAS**, the City Council of the City of Richardson, Texas, desires to amend certain development fees;

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

**SECTION 1.** That Exhibit “A,” Zoning and Development Fee Schedule, attached hereto and made part hereof for all purposes, is hereby adopted as the fee schedule for the fees authorized for zoning and development.

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

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

**SECTION 4.** That this Resolution shall become effective immediately from and after its passage; provided, however, the fees established herein shall take effect beginning October 1, 2016.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 12<sup>th</sup> day of September, 2016.

CITY OF RICHARDSON, TEXAS

---

MAYOR

ATTEST:

---

CITY SECRETARY

APPROVED AS TO FORM:

---

PETER G. SMITH, CITY ATTORNEY  
(PGS:9-6-16:TM 78878)

**EXHIBIT "A"**

**Zoning and Development Fee Schedule**

<i>Development Review</i>	Preliminary Plat (Single-Family Residential only)	\$ 400.00 + \$25.00/Lot
	Final Plat, Amending Plat, Replat or Plat Vacation (Single-Family, Duplex or Townhome Residential)	\$ 500.00 + \$25.00/Lot
	Final Plat, Replat or Plat Vacation (Non-Residential or Apartment)	\$ 500.00 + \$35.00/Acre
	Civil Engineering Plan Review	\$ 800.00 + \$25.00/Acre
	Development Inspection Fees	4.0% of all Public Improvements
	Concept Plan	\$ 500.00
	Site Plan	\$ 600.00
	Building Elevation Plan	\$ 250.00
	Non-Residential or Apartment Landscape Plan	\$ 500.00
	Single-Family Residential Parkway and Common Area Landscape Plan and Irrigation Plan	\$ 500.00
	Administrative Site Plan Review	\$ 500.00
	Administrative Landscape Plan Review	\$ 500.00
	Property Owners Association Document	\$ 750.00
	Resubmittal Application	50% of the Original Fee
	Easement by Separate Instrument	\$ 250.00
	Right-of-Way Abandonment	\$ 500.00
	Traffic Impact Analysis without Modeling	\$ 500.00
	Traffic Impact Analysis with Modeling	\$ 1,500.00

	Annexation	\$ 1,500.00
	Utility Verification Letter	\$ 225.00
	Master Transportation Plan Amendment	\$ 500.00
<b>Zoning Request</b>	All Designations Except Planned Development (PD)	\$ 1,500.00
	Comprehensive Plan Amendment	\$ 1,500.00
	Planned Development (PD)	\$ 2,500.00
	PD Concept Plan Amendment	\$ 1,350.00
	Revisions of Special Conditions	\$ 1,000.00
	Special Permit	\$ 1,500.00
	Temporary Open Air Market	\$ 500.00
	Traffic Impact Analysis without Modeling	\$ 500.00
	Traffic Impact Analysis with Modeling	\$ 1,500.00
	Zoning Verification Letter	\$ 50.00
<b>Variations</b>	Subdivision Regulations (Chapter 21, Code of Ordinances)	\$ 250.00
	Zoning Ordinance – Non-Residential (Appendix A, Code of Ordinances)	\$ 325.00
	Zoning Ordinance – Residential (Appendix A, Code of Ordinances)	\$ 250.00

**RESOLUTION NO. 16-24**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ESTABLISHING THE CONSTRUCTION INSPECTION OVERTIME FEE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 20-41 of the Code of Ordinances provides for the establishment of development inspection fees by resolution of the City Council; and

**WHEREAS**, the City Council desires to establish a development construction inspection fee to be charged for inspections conducted weekends and after normal working hours to defray the overtime cost incurred for inspection of private development projects;

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

**SECTION 1.** That there is hereby established a development construction inspection fee of \$60 per hour with a four hour minimum charge for inspections conducted on weekends, holidays and after normal working hours.

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

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

**SECTION 4.** That this Resolution shall become effective immediately from and after its passage; provided, however, the fees established herein shall take effect beginning October 1, 2016.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 12<sup>th</sup> day of September, 2016.

CITY OF RICHARDSON, TEXAS

---

MAYOR

ATTEST:

---

CITY SECRETARY

APPROVED AS TO FORM:

---

PETER G. SMITH, CITY ATTORNEY  
(PGS:9-7-16:TM 78883)

**RESOLUTION NO. 16-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ADOPTING THE CITY OF RICHARDSON INVESTMENT POLICY ATTACHED HERETO AS EXHIBIT “A”; DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT EXHIBIT “A” RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with the Public Funds Investment Act, Chapter 2256, TEX. GOV'T CODE, the City Council of the City of Richardson, Texas, by resolution adopted an investment policy; and

**WHEREAS**, Section 2256.005, Tex. Gov't Code, requires the City Council to review the investment policies and investment strategies not less than annually and to adopt a resolution or order stating the review has been completed and recording any changes made to either the investment policies or investment strategies.

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

**SECTION 1.** That the City of Richardson Investment Policy, attached hereto as Exhibit “A,” be and the same is hereby adopted and shall govern the investment policies and investment strategies for the City, and shall define the authority of the investment official of the City from and after the effective date of this Resolution.

**SECTION 2.** That the City Council of the City of Richardson has completed its review of the investment policies and investment strategies and any changes made to either the investment policies or investment strategies are recorded in Exhibit “A” hereto.

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

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

**SECTION 5.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 12<sup>th</sup> day of September, 2016.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
PETER G. SMITH, CITY ATTORNEY  
(PGS:8-4-16:TM 78164)

## **Exhibit “A”**

### **City of Richardson Investment Policy**

#### **ARTICLE I PURPOSE AND NEED FOR POLICY**

Chapter 2256 of the Government Code, as amended from time to time by the Texas State Legislature (“Public Funds Investment Act”) requires each city to adopt rules governing its investment practices and to define the authority of the investment official. The Investment Policy addresses the methods, procedures and practices which must be exercised to ensure effective and prudent fiscal management of the City of Richardson funds.

#### **ARTICLE II SCOPE**

The Investment Policy applies to the investment and management of all funds under direct authority of the City of Richardson.

- A. These funds are accounted for in the City’s Annual Financial Report and include the following:
- (1) the General Fund;
  - (2) Special Revenue Funds;
  - (3) Capital Project Funds;
  - (4) Enterprise Funds;
  - (5) Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately;
  - (6) Debt Service Funds, including reserves and sinking funds to the extent not required by law or existing contract to be kept segregated and managed separately; and
  - (7) Any new fund created by the City unless specifically exempted from this policy by the City or by law.

This investment policy shall apply to all transactions involving the financial assets and related activity of all the foregoing funds.

- B. This policy excludes:
- 1) Employee Retirement and Pension Funds administered or sponsored by the City.
  - 2) Defeased bond funds held in trust escrow accounts.

C. Review and Amendment

The City Council is required by state statute and by this investment policy to review this investment policy and investment strategies not less than annually and to adopt a resolution or an ordinance stating the review has been completed and recording any changes made to either the policy or strategy statements.

**ARTICLE III  
PRUDENCE**

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

In determining whether an investment official has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- (1) the investment of all funds, or funds under the entity's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and
- (2) whether the investment decision was consistent with the written investment policy of the City.

All participants in the investment program will seek to act responsibly as custodians of the public trust. Investment officials will avoid any transaction that might impair public confidence in the City's ability to govern effectively. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism which is worthy of the public trust. Nevertheless, the City recognizes that in a marketable, diversified portfolio, occasional measured losses are inevitable and must be considered within the context of the overall portfolio's investment rate of return.

Investment officials, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for market price changes, provided that these deviations from expectations are reported immediately to the Director of Finance, the Chief Financial Officer, the City Manager and the City Council of the City of Richardson, and that appropriate action is taken by the investment officials and their oversight managers to control adverse developments.

**ARTICLE IV  
OBJECTIVES**

A. Preservation and Safety of Principal

Preservation of capital is the foremost objective of the City. Each investment transaction shall seek first to ensure that capital losses are avoided, whether the loss occurs from the default of a security or from erosion of market value.

B. Liquidity

The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which can be reasonably anticipated. Liquidity will be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.

C. Yield

The investment portfolio of the City shall be designed to meet or exceed the average rate of return on 91-day U.S. treasury bills throughout budgetary and economic cycles, taking into account the City's investment risk constraints and the cash flow characteristics of the portfolio. Legal constraints on debt proceeds that are not exempt from federal arbitrage regulations are limited to the arbitrage yield of the debt obligation. Investment officials will seek to maximize the yield of these funds in the same manner as all other City funds. However, if the yield achieved by the City is higher than the arbitrage yield, positive arbitrage income will be averaged over a five year period, netted against any negative arbitrage income and the net amount shall be rebated to the federal government as required by federal regulations.

**ARTICLE V  
RESPONSIBILITY AND CONTROL**

A. Delegation

Management responsibility to establish written procedures for the operation of the investment program consistent with this investment policy has been assigned to the Chief Financial Officer by the City Manager. The Chief Financial Officer has delegated this responsibility to the Director of Finance. The Director of Finance has delegated this responsibility to the Treasurer & Revenue Manager. Such procedures shall include explicit delegation of authority to persons responsible for the daily cash management operation, the execution of investment transactions, overall portfolio management and investment reporting. The Treasurer & Revenue Manager may delegate the daily investment responsibilities to either an internal investment official or an external investment advisor in combination with an internal investment official. The Treasurer & Revenue Manager and/or his/her representative(s) will be limited by conformance with all federal regulations, ordinances, and the statements of investment strategy.

B. Subordinates

All persons involved in investment activities shall be referred to as "Investment Officials." No person shall engage in an investment transaction except as provided under the terms of this policy, the procedures established by the Treasurer & Revenue Manager and the explicit authorization by the City Manager to withdraw, transfer, deposit and invest the City's funds. The City Council, by resolution, has authorized the City Manager to appoint these individuals. The Director of Finance and the Treasurer & Revenue Manager shall be responsible for all transactions undertaken, and shall establish a system of controls to regulate the activities of subordinate Investment Officials.

C. Internal Controls

Internal controls shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by investment officials. Controls deemed most important would include: control of collusion, separation of duties, third-party custodial safekeeping, avoidance of bearer-form securities, clear delegation of authority, specific limitations regarding securities losses and remedial action, written confirmation of telephone transactions, minimizing the number of authorized investment officials, and documentation of and rationale for investment transactions.

In conjunction with the annual independent audit, a compliance audit of management controls on investments and adherence to the Investment Policy and the Investment Strategy shall be performed by the City's independent auditor.

D. Ethics and Conflicts of Interest

An investment officer of the City who has a personal business relationship with a business organization offering to engage in an investment transaction with the City shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree of affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship with the Texas Ethics Commission and the City Council. For purposes of this section, an investment officer has a personal business relationship with a business organization if:

- (1) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- (2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or
- (3) the investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer.

Investment officials of the City shall refrain from personal and business activities involving any of the City's custodians, depositories, broker/dealers or investment advisors which may influence the officer's ability to conduct his duties in an unbiased manner. Investment officials will not utilize investment advice concerning specific securities or classes of securities obtained in the transaction of the City's business for personal investment decisions, will in all respects subordinate their personal investment transactions to those of the City, particularly with regard to the timing of purchase and sales and will keep all investment advice obtained on behalf of the City and all transactions contemplated and completed by the City confidential, except when disclosure is required by law.

E. Investment Training Requirements

The Director of Finance, the Treasurer & Revenue Manager, and the Investment officials shall attend at least one ten hour training session relating to their investment responsibilities within 12 months after assuming their duties. In addition to this ten hour requirement, each

investment officer shall receive not less than eight hours of instruction in their investment responsibilities at least once during each two year period that begins on October 1<sup>st</sup> and consists of the two consecutive fiscal years after that date. The investment training session shall be provided by an independent source approved by the investment committee. For purposes of this policy, an “independent source” from which investment training shall be obtained shall include a professional organization, an institute of higher learning or any other sponsor other than a Business Organization with whom the City of Richardson may engage in an investment transaction. Such training shall include education in investment controls, credit risk, market risk, investment strategies, and compliance with investment laws, including the Texas State Public Funds Investment Act. A list will be maintained of the number of hours and conferences attended for each investment official and a report of such information will be provided to the Investment Committee.

## **ARTICLE VI AUTHORIZED INVESTMENTS**

- A. Obligations, including letters of credit, of the United States or its agencies and instrumentalities.
- B. Direct obligations of the State of Texas or its agencies and instrumentalities.
- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, the State of Texas, or the United States or its instrumentalities.
- D. Obligations of states, agencies, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than “A” or its equivalent.
- E. Joint Investment Pools of political subdivisions in the State of Texas which invest in instruments and follow practices allowed by current law. A pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.
- F. Certificates of Deposit issued by a depository institution that has its main office or branch office in Texas:
  - (1) and such Certificates of Deposit are:
    - a. Guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or their successors; or
    - b. Secured by obligations described in Article VI, sections A through D above.
  - (2) or such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code (Public Funds Investment Act) as amended.

Certificates of Deposit brokered by an authorized broker/dealer that has its main office or a branch office in Texas who contractually agrees to place the funds in federally insured

depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code (Public Funds Investment Act) as amended.

- G. Fully collateralized repurchase or reverse repurchase agreements, including flexible repurchase agreements (flex repo), with a defined termination date secured by a combination of cash and obligations of the United States or its agencies and instrumentalities pledged to the City held in the City's name by a third party selected by the City. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas. The securities received for repurchase agreements must have a market value greater than or equal to 103 percent at the time funds are disbursed. All transactions shall be governed by a Master Repurchase Agreement between the City and the primary government securities dealer or financial institution initiating Repurchase Agreement transactions.

The term of any reverse security repurchase agreement may not exceed 90 days after the date the reverse security repurchase agreement is delivered. Money received under the terms of a reverse security repurchase agreement shall be used to acquire additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.

- H. No-load money market mutual funds if the mutual fund:
- (1) Is registered with and regulated by the Securities and Exchange Commission;
  - (2) Has a dollar-weighted average stated maturity of 90 days or fewer; and
  - (3) Includes in its investment objectives the maintenance of a stable net asset value of one dollar for each share.
  - (4) Provides the City with a prospectus and other information required by the SEC Act of 1934.
- I. Investment instruments not authorized for purchase by the City of Richardson include the following:
- (1) Banker's Acceptances;
  - (2) "Bond" Mutual Funds;
  - (3) Collateralized Mortgage Obligations of any type; and
  - (4) Commercial Paper, except that the City can invest in local government investment pools and money market mutual funds that have commercial paper as authorized investments. A local government investment pool or money market mutual fund that invests in commercial paper must meet the requirements of Article VI, Sections E and H above.
- J. If an investment in the City's portfolio becomes an unauthorized investment due to changes in the Investment Policy or the Public Funds Investment Act, or an authorized investment is rated in a way that causes it to become an unauthorized investment, the investment officials of the City shall review the investment and determine whether it would be more prudent to hold the investment until its maturity, or to redeem the investment. Officials shall consider the time remaining until maturity of the investment, the quality of the investment, and the quality and amounts of any collateral which may be securing the investment in determining

the appropriate steps to take. Investment officials shall monitor financial news resources to confirm ratings for each investment that is required to maintain a minimum rating, and document the current rating on a monthly basis.

## **ARTICLE VII PORTFOLIO AND INVESTMENT ASSET PARAMETERS**

### **A. Bidding Process for Investments**

It is the policy of the City to require competitive bidding for all investment transactions (securities and bank C.D.'s) except for:

- (1) transactions with money market mutual funds and local government investment pools (which are deemed to be made at prevailing market rates); and
- (2) treasury and agency securities purchased at issue through an approved broker/dealer.

At least three bids or offers must be solicited for all other investment transactions. In a situation where the exact security being offered is not offered by other dealers, offers on the closest comparable investment may be used to establish a fair market price of the security. Security swaps are allowed as long as maturity extensions, credit quality changes and profits or losses taken are within the other guidelines set forth in this policy.

### **B. Maximum Maturities**

The City of Richardson will manage its investments to meet anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than five years from the date of purchase.

### **C. Maximum Dollar-Weighted Average Maturity**

Under most market conditions, the composite portfolio will be managed to achieve a one-year or less dollar-weighted average maturity. However, under certain market conditions investment officials may need to shorten or lengthen the average life or duration of the portfolio to protect the City. The maximum dollar-weighted average maturity based on the stated final maturity, authorized by this investment policy for the composite portfolio of the City shall be three years.

### **D. Diversification**

The allocation of assets in the portfolios should be flexible depending upon the outlook for the economy and the securities markets. In establishing specific diversification strategies, the following general policies and constraints shall apply.

- (1) Portfolio maturities and call dates shall be staggered in a way that avoids undue concentration of assets in a specific sector. Maturities shall be selected which provide for stability of income and reasonable liquidity.
- (2) To attain sufficient liquidity, the City shall schedule the maturity of its investments to coincide with known disbursements. Risk of market price volatility shall be controlled through maturity diversification such that aggregate realized price losses on instruments with maturities exceeding one year shall not be greater than coupon interest and investment income received from the balance of the portfolio.

- (3) The following maximum limits, by instrument, are established for the City's total portfolio:
- U.S Treasury Notes/Bills ..... 100%
  - U.S. Government Agencies & Instrumentalities..... 100%
  - U.S. Treasury & U.S. Agency Callables..... 25%
  - Certificates of Deposit ..... 50%
  - Repurchase Agreements (*See D. (4) below*)..... 50%
  - Money Market Mutual Funds (*See D.(5) below*)..... 100%
  - Local Government Investment Pools (*See D.(5) below*)..... 100%
  - State of Texas Obligations & Agencies ..... 25%
  - Obligations of states, agencies, cities and other political subdivisions of any state ..... 25%
- (4) The City shall not invest more than 50% of the investment portfolio in repurchase agreements, excluding bond proceeds and reserves.
- (5) The City shall not invest more than 25% of the investment portfolio in any individual money market mutual fund or government investment pool.
- (6) The investment committee shall review diversification strategies and establish or confirm guidelines on at least an annual basis regarding the percentages of the total portfolio that may be invested in securities other than U.S. Government Obligations. The investment committee shall review quarterly investment reports and evaluate the probability of market and default risk in various investment sectors as part of its consideration.

**ARTICLE VIII  
AUTHORIZED BROKER/DEALERS  
AND FINANCIAL INSTITUTIONS**

- A. Investment officials will maintain a list of financial institutions and broker/dealers selected by credit worthiness, who are authorized to provide investment services to the City. These firms may include:
- (1) all primary government securities dealers; and
  - (2) those regional broker/dealers who qualify under Securities and Exchange Commission Rule 15C3-1(uniform net capital rule), and who meet other financial credit criteria standards in the industry.

The investment officials may select up to six firms from the approved list to conduct a portion of the daily City investment business. These firms will be selected based on their competitiveness, participation in agency selling groups and the experience and background of the salesperson handling the account. The approved broker/dealer list will be reviewed and approved along with this investment policy at least annually by the investment committee.

- B. All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the investment officials with the following:
- (1) Audited financial statements;
  - (2) Proof of National Association of Securities Dealers (N.A.S.D.) certification, unless it is a bank;

- (3) Resumes of all sales representatives who will represent the financial institution or broker/dealer firm in dealings with the City; and
- (4) An executed written instrument, by the qualified representative, in a form acceptable to the City and the business organization substantially to the effect that the business organization has received and reviewed the investment policy of the City and acknowledges that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

### **ARTICLE IX SAFEKEEPING AND CUSTODY OF INVESTMENT ASSETS**

All security transactions, including collateral for repurchase agreements entered into by the City shall be conducted using the delivery vs. payment (DVP) basis. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the safekeeping bank. The only exceptions to DVP settlement shall be wire transactions for money market funds and government investment pools. The safekeeping or custody bank is responsible for matching up instructions from the City's investment officials on an investment settlement with what is wired from the broker/dealer, prior to releasing the City's designated funds for a given purchase. The security shall be held in the name of the City or held on behalf of the City in a bank nominee name. Securities will be held by a third party custodian designated by the investment officials and evidenced by safekeeping receipts or statements. The safekeeping bank's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City. A safekeeping agreement must be in place which clearly defines the responsibilities of the safekeeping bank.

### **ARTICLE X COLLATERAL**

The City's depository bank shall comply with Chapter 2257 of the Government Code, Collateral for Public Funds, as required in the City's bank depository contract.

#### **A Market Value**

The Market Value of pledged Collateral must be equal to or greater than 102% of the principal and accrued interest for cash balances in excess of the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Share Insurance Fund (NCUSIF) insurance coverage. The Federal Reserve Bank and the Federal Home Loan Bank are designated as custodial agents for collateral. An authorized City representative will approve and release all pledged collateral. The securities comprising the collateral will be marked to market on a monthly basis using quotes by a recognized market pricing service quoted on the valuation date, and the City will be sent reports monthly.

**B Collateral Substitution**

Collateralized investments often require substitution of collateral. The Safekeeping bank must contact the City for approval and settlement. The substitution will be approved if its value is equal to or greater than the required collateral value.

**C Collateral Reduction**

Should the collateral's market value exceed the required amount, the Safekeeping bank may request approval from the City to reduce Collateral. Collateral reductions may be permitted only if the collateral's market value exceeds the required amount.

**D Letters of Credit**

Letters of Credit, as defined in Article VI (A), are acceptable collateral for Certificates of Deposit. Upon the discretion of the City, a Letter of Credit can be acceptable collateral for City funds held by the City's bank depository.

**ARTICLE XI  
INVESTMENT REPORTS**

**A. Reporting Requirements**

The investment officials shall prepare a quarterly investment report in compliance with section 2256.023 of the Public Funds Investment Act of the State of Texas. The report shall be submitted to the City Council and the Investment Committee within 45 days following the end of the quarter.

**B. Investment Records**

An investment official designated by the Treasurer & Revenue Manager shall be responsible for the recording of investment transactions and the maintenance of the investment records with reconciliation of the accounting records and of investments carried out by an accountant. Information to maintain the investment program and the reporting requirements, including pricing or marking to market the portfolio, may be derived from various sources such as: broker/dealer research reports, newspapers, financial on-line market quotes, direct communication with broker/dealers, market pricing services, investment software for maintenance of portfolio records, spreadsheet software, or external financial consulting services relating to investments.

**C. Auditor Review**

The City's independent external auditor must formally review the quarterly investment reports annually to insure compliance with the State of Texas Public Funds Investment Act and any other applicable State Statutes.

**ARTICLE XII  
INVESTMENT COMMITTEE**

**A. Members**

An Investment Committee, consisting of the City Manager or his designee, the Director of Finance, the Treasurer & Revenue Manager, the Controller, and an appointed investment

official, shall review the City's investment strategies and monitor the results of the investment program at least quarterly. This review can be done by reviewing the quarterly written reports and by holding committee meetings as necessary. The committee will be authorized to invite other advisors to attend meetings as needed.

**B. Scope**

The Investment Committee shall include in its deliberations such topics as economic outlook, investment strategies, portfolio diversification, maturity structure, potential risk to the City's funds, evaluation and authorization of broker/dealers, rate of return on the investment portfolio, review and approval of training providers and compliance with the investment policy. The Investment Committee will also advise the City Council of any future amendments to the investment policy that are deemed necessary or recommended.

**C. Procedures**

The investment policy shall require the Investment Committee to provide minutes of investment information discussed at any meetings held. The committee should meet at least annually to discuss the investment program and policies.

**ARTICLE XIII  
INVESTMENT STRATEGY STATEMENTS**

The City of Richardson portfolio will be structured to benefit from anticipated market conditions and to achieve a reasonable return. Relative value among asset groups shall be analyzed and pursued as part of the investment program within the restrictions set forth by the investment policy.

The City of Richardson maintains portfolios which utilize four specific investment strategy considerations designed to address the unique characteristics of the fund groups represented in the portfolios.

**A. Operating Funds**

**Suitability** - All investments authorized in the Investment Policy are suitable for Operating Funds.

**Preservation and Safety of Principal** - All investments shall be high quality securities with no perceived default risk.

**Liquidity** - Investment strategies for the pooled operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The dollar-weighted average maturity of operating funds, based on the stated final maturity date of each security, will be calculated and limited to one year or less. Constant \$1 NAV investment pools and money market mutual funds shall be an integral component in maintaining daily liquidity. Investments for these funds shall not exceed an 18-month period from date of purchase.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Operating Funds shall be the 91 day Treasury bill.

## B. Reserve and Deposit Funds

Suitability - All investments authorized in the Investment Policy are suitable for Reserve and Deposit Funds.

Preservation and Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Liquidity - Investment strategies for reserve and deposit funds shall have as the primary objective the ability to generate a dependable revenue stream to the appropriate reserve fund from investments with a low degree of volatility. Except as may be required by the bond ordinance specific to an individual issue, investments should be of high quality, with short-to-intermediate-term maturities. The dollar-weighted average maturity of reserve and deposit funds, based on the stated final maturity date of each security, will be calculated and limited to three years or less.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Reserve and Deposit Funds shall be the 91 day Treasury bill.

## C. Bond and Certificate Capital Project Funds and Special Purpose Funds

Suitability - All investments authorized in the Investment Policy are suitable for Bond and Certificate Capital Project Funds and Special Purpose Funds.

Preservation and Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Liquidity - Investment strategies for bond and certificate capital project funds, special projects and special purpose funds portfolios will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The stated final maturity dates of investments held should not exceed the estimated project completion date or a maturity of no greater than five years. The dollar-weighted average maturity of bond and certificate capital project funds and special purpose funds, based on the stated final maturity date of each security, will be calculated and limited to three years or less.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Bond and Certificate Capital Project Funds and Special Purpose Funds shall be the 91 day Treasury bill. A secondary objective of these funds is to achieve a yield equal to or greater than the arbitrage yield of the applicable bond or certificate.

#### D. Debt Service Funds

Suitability - All investments authorized in the Investment Policy are suitable for Debt Service Funds.

Preservation and Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Liquidity - Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Securities purchased shall not have a stated final maturity date which exceeds the debt service payment date. The dollar-weighted average maturity of debt service funds, based on the stated final maturity date of each security, will be calculated and limited to one year or less.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Debt Service Funds shall be the 91 day Treasury bill.

**RESOLUTION NO. 16-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE 2016 HOMELAND SECURITY GRANT PROGRAM FUNDS; AUTHORIZING THE EMERGENCY MANAGEMENT COORDINATOR TO SERVE AS THE AUTHORIZED OFFICIAL FOR GRANT MANAGEMENT PURPOSES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Richardson finds it is in the best interest of the citizens of Richardson that the SWAT Tactical Robot, CBRNE Terrorism Prevention and Response, the Law Enforcement Enhancement and the Public Works Emergency Response Team Safety and North Texas Incident Support Enhancement Part 2 projects be implemented for the 2016 grant year; and

**WHEREAS**, the City Council of the City of Richardson agrees that in the event of loss or misuse of the Homeland Security Grant Program funds administered and transferred through the Office of the Governor, the City Council of the City of Richardson assures that the funds will be returned to the Office of the Governor in full; and

**WHEREAS**, the City Council of the City of Richardson approves the Emergency Management Coordinator as the grantee's authorized official. The authorized official is responsible for application, acceptance, rejection, alteration, termination and/or all management and administration responsibilities for all grant projects implemented on behalf of the applicant agency.

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

**SECTION 1.** That the terms, provisions, and conditions of the 2016 Homeland Security Grant Program (HSGP) will be adhered to and approves submission of the grant application for the Public Works Emergency Response Team Safety and North Texas Incident Support Enhancement Part 2, SWAT Tactical Robot, CBRNE Terrorism Prevention and Response and the Law Enforcement Enhancement projects to the Office of the Governor.

**SECTION 2.** That the Emergency Management Coordinator is hereby authorized to serve as the Authorized Official for the purposes recited therein, and any further amendments necessary to the agreement on behalf of the City of Richardson, Texas.

**SECTION 3.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson,  
Texas, on this the 12<sup>th</sup> day of September, 2016.

**CITY OF RICHARDSON, TEXAS**

---

MAYOR

**ATTEST:**

---

CITY SECRETARY

**APPROVED AS TO FORM:**

---

PETER G. SMITH, CITY ATTORNEY  
(PGS:9-6-16:TM 78892)

CITY OF RICHARDSON

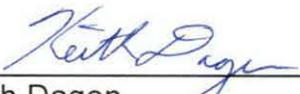
TO: Dan Johnson – City Manager  
THRU: Keith Dagen – Director of Finance  
FROM: Todd Gastorf – Purchasing Manager  
SUBJECT: Bid Initiation Request 79-16  
DATE: September 6, 2016

Request Council approval to initiate bid for the following:

Elevator Alteration and Modernization for Library Staff  
Elevator

Proposed Council approval date: September 12, 2016  
Proposed advertising dates: September 14 & 21, 2016  
Proposed bid due date: October 7, 2016 – 2:00 p.m.  
Proposed bid opening date: October 7, 2016 – 2:30 p.m.  
Engineer's estimated total cost: \$160,000.00  
Account: 2015 Bond Program & General Special Projects

  
\_\_\_\_\_  
Todd Gastorf  
Purchasing Manager

  
\_\_\_\_\_  
Keith Dagen  
Director of Finance

  
\_\_\_\_\_  
Date

Approved: \_\_\_\_\_  
Dan Johnson  
City Manager

\_\_\_\_\_  
Date



## MEMO

TO: Dan Johnson, City Manager

THROUGH: Cliff Miller, Assistant City Manager *cm*

FROM: Steve Spanos, P.E., Director of Engineering *SS*

SUBJECT: Permission to Advertise Elevator Alteration and Modernization for Library Staff Elevator - Bid #79-16

DATE: September 2, 2016

***ACTION REQUESTED:***

Authorization to advertise Bid #79-16 and approval of plans and contract documents for the Elevator Alteration and Modernization for Library Staff Elevator. Bids to be received until Friday, October 7, 2016 at 2:00 p.m. and read aloud 30 minutes later.

***BACKGROUND INFORMATION:***

The 2015 Bond Program included funding to upgrade the Library Staff Elevator. This project will enhance the performance of the elevator's operation and modernize its overall appearance and functionality through the complete replacement of all of its operating and control systems. This project will also address security issues with the addition of new access controls as well as some aesthetic items in the elevator car. All work to be performed will be specified in detailed specifications and drawings and project managed by Capital Projects.

***FUNDING:***

Funding is provided from 2015 Bond Program and General Special Projects.

***SCHEDULE:***

The Capital Projects Department plans for this project to begin construction November 2016 and be completed by January 2017.

cc: Jerry Tuggle, Superintendent of Facilities Maintenance

**NOTICE TO CONTRACTORS  
CITY OF RICHARDSON**

**ELEVATOR ALTERATION AND MODERNIZATION  
FOR LIBRARY STAFF ELEVATOR  
BID #79-16**

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 **Friday, October 7, 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:

This project will enhance the performance of the Richardson Library Staff elevator operation and modernize its overall appearance and functionality through the complete replacement of all of its operating and control systems. This project will also address security issues with the addition of new access controls as well as some aesthetic items in the elevator car.

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 Sixty (60) calendar days will be allowed for construction.**

A set of plans, specifications and bid documents will be available **beginning at 12:00 p.m. on Tuesday, September 13, 2016**, through BidSync.Com at no charge, or 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, upon a **NON-REFUNDABLE FEE OF 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.

No pre-bid conference will be held for this project.

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

# Project Schedule

## ELEVATOR ALTERATION AND MODERNIZATION FOR LIBRARY STAFF ELEVATOR BID NO. 79-16

<b>Agenda Paperwork to Advertise</b>	Friday, September 2, 2016
<b>Council Authorization to Advertise</b>	Monday, September 12, 2016
<b>Plans/Specs Available for Contractors</b>	Tuesday, September 13, 2016
<b>Advertise in Dallas Morning News 1</b>	Wednesday, September 14, 2016
<b>Advertise in Dallas Morning News 2</b>	Wednesday, September 21, 2016
<b>Pre-Proposal Meeting</b>	N/A
<b>Bids Received &amp; Opened (due by 2:00 open @ 2:30)</b>	Friday, October 7, 2016
<b>Agenda Paperwork to Award Contract</b>	Friday, October 14, 2016
<b>Council to Award Contract</b>	Monday, October 24, 2016
<b>Pre-Construction Meeting</b>	N/A
<b>Anticipated Project Start</b>	November 2016
<b>Anticipated Project Completion (60 Calendar Days)</b>	January 2017

Project Manager: Jerry Tuggle  
Engineer's Estimate: \$160,000.00

Funding: 2015 Bond Program & General Special Projects

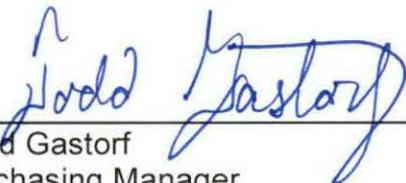
CITY OF RICHARDSON

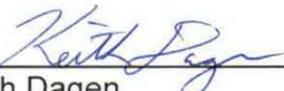
TO: Dan Johnson – City Manager  
THRU: Keith Dagen – Director of Finance  
FROM: Todd Gastorf – Purchasing Manager  
SUBJECT: Bid Initiation Request 01-17  
DATE: September 6, 2016

Request Council approval to initiate bid for the following:

Golf Course Roof Replacement: Pro Shop & Pavilion

Proposed Council approval date: September 12, 2016  
Proposed advertising dates: September 14 & 21, 2016  
Proposed bid due date: September 29, 2016 – 2:00 p.m.  
Proposed bid opening date: September 29, 2016 – 2:30 p.m.  
Engineer's estimated total cost: \$60,000.00  
Account: General Special Projects

  
\_\_\_\_\_  
Todd Gastorf  
Purchasing Manager

  
\_\_\_\_\_  
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 Golf Course Roof Replacement: Pro Shop & Pavilion - Bid #01-17  
DATE: September 2, 2016

### **ACTION REQUESTED:**

Authorization to advertise Bid #01-17 and approval of plans and contract documents for the Golf Course Roof Replacement: Pro Shop & Pavilion. Bids to be received until Thursday, September 29, 2016 at 2:00 p.m. and read aloud 30 minutes later.

### **BACKGROUND INFORMATION:**

March hail storms damaged numerous City Facilities earlier this year. The City's insurance provider worked with staff to quickly assess every City Facility and provided reimbursement for qualifying damages this summer. This project will replace hail damaged asphalt shingles and gutter systems at both the Golf Course Club House and Pavilion. The project includes contract specifications for a standing seam metal roof as an alternate for a long term cost benefit upgrade to the existing asphalt shingle roof system.

### **FUNDING:**

Funding is provided from insurance proceeds and is setup in General Special Projects.

### **SCHEDULE:**

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

Cc: Jerry Tuggle, Superintendent of Facilities Maintenance

**NOTICE TO CONTRACTORS  
CITY OF RICHARDSON**

**GOLF COURSE ROOF REPLACEMENT: PRO SHOP & PAVILION**

**BID # 01-17**

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, September 29, 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 replacement of asphalt shingle roof and gutters systems at both the Sherrill Park Golf Course Club House and Pavilion. The scope will encompass, but not be limited to, the removal and replacement of the damaged roofing material, substrate, fascia, gutters etc. at various locations totaling approximately 7,500 square feet of building space. A design to upgrade the asphalt shingles with standing seam metal roof is also included as a bid alternate.

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, 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 Sixty (60) calendar days will be allowed for construction.**

A set of plans, specifications and bid documents will be available **beginning at 12:00 p.m. on Tuesday, September 13, 2016**, through BidSync.Com at no charge, or 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, 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, September 21, 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

## Golf Course Roof Replacement: Pro Shop & Pavilion

**Bid No. 01-17**

<b>Agenda Paperwork to Advertise</b>	Friday, September 2, 2016
<b>Council Authorization to Advertise</b>	Monday, September 12, 2016
<b>Plans/Specs Available for Contractors</b>	Tuesday, September 13, 2016
<b>Advertise in Dallas Morning News 1</b>	Wednesday, September 14, 2016
<b>Advertise in Dallas Morning News 2</b>	Wednesday, September 21, 2016
<b>Pre-Proposal Meeting</b>	Wednesday, September 21, 2016
<b>Bids Received &amp; Opened</b>	Thursday, September 29, 2016
<b>Agenda Paperwork to Award Contract</b>	Friday, September 30, 2016
<b>Council to Award Contract</b>	Monday, October 10, 2016
<b>Pre-Construction Meeting</b>	October 2016
<b>Anticipated Project Start</b>	October 2016
<b>Anticipated Project Completion (60 Calendar Days)</b>	December 2016

Project Manager: Jerry Tuggle

Estimate: \$60,000

Funding: 313-9755-583-6198

CITY OF RICHARDSON

TO: Dan Johnson – City Manager  
THRU: Keith Dagen – Director of Finance  
FROM: Todd Gastorf – Purchasing Manager  
SUBJECT: Bid Initiation Request 02-17  
DATE: September 6, 2016

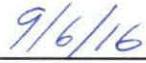
Request Council approval to initiate bid for the following:

Asphalt Shingle Roof Replacement

Proposed Council approval date: September 12, 2016  
Proposed advertising dates: September 14 & 21, 2016  
Proposed bid due date: September 29, 2016 – 3:00 p.m.  
Proposed bid opening date: September 29, 2016 – 3:30 p.m.  
Engineer's estimated total cost: \$160,000.00  
Account: General Special Projects

  
\_\_\_\_\_  
Todd Gastorf  
Purchasing Manager

  
\_\_\_\_\_  
Keith Dagen  
Director of Finance

  
\_\_\_\_\_  
Date

Approved: \_\_\_\_\_  
Dan Johnson  
City Manager

\_\_\_\_\_  
Date



## MEMO

TO: Dan Johnson, City Manager  
THROUGH: Cliff Miller, Assistant City Manager *CM*  
FROM: Steve Spanos, P.E., Director of Engineering *SS*  
SUBJECT: Permission to Advertise Asphalt Shingle Roof Replacement - Bid #02-17  
DATE: September 2, 2016

***ACTION REQUESTED:***

Authorization to advertise Bid #02-17 and approval of plans and contract documents for the Asphalt Shingle Roof Replacement project. Bids to be received until Thursday, September 29, 2016 at 3:00 p.m. and read aloud 30 minutes later.

***BACKGROUND INFORMATION:***

March hail storms damaged numerous City Facilities earlier this year. The City's insurance provider worked with staff to quickly assess every City Facility and provided reimbursement for qualifying damages this summer. This project will replace hail damaged asphalt shingles and gutter systems at Fire Station 5, Fire Station 6, Police Substation, North Side Pump Station, Cottonwood Park Pool House and Greenhouse Office/Storage/Utility totaling approximately 25,000 square feet of building space.

***FUNDING:***

Funding is provided from General Special Projects.

***SCHEDULE:***

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

cc: Jerry Tuggle, Superintendent of Facilities Maintenance

**NOTICE TO CONTRACTORS  
CITY OF RICHARDSON**

**ASPHALT SHINGLE ROOF REPLACEMENT  
BID #02-17**

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, September 29, 2016 at 3:00 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 replacement of asphalt shingle roof and gutters systems at various City of Richardson Facilities. The scope will encompass, but not be limited to, the removal and replacement of the damaged roofing material, substrate, fascia, gutters etc. at various locations totaling approximately 25,000 square feet of building space.

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 and a material and labor Payment 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 Sixty (60) calendar days will be allowed for construction.**

A set of plans, specifications and bid documents will be available **beginning at 12:00 p.m. on Tuesday, September 13, 2016**, through BidSync.Com at no charge, or 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, upon a **NON-REFUNDABLE FEE OF 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.

No pre-bid conference will be held for this project.

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

# Project Schedule

## Asphalt Shingle Roof Replacement

### Bid No. 02-17

<b>Agenda Paperwork to Advertise</b>	Friday, September 2, 2016
<b>Council Authorization to Advertise</b>	Monday, September 12, 2016
<b>Plans/Specs Available for Contractors</b>	Tuesday, September 13, 2016
<b>Advertise in Dallas Morning News 1</b>	Wednesday, September 14, 2016
<b>Advertise in Dallas Morning News 2</b>	Wednesday, September 21, 2016
<b>Pre-Bid Meeting</b>	N/A
<b>Bids Received &amp; Opened (due by 3:00 open @3:30 Rm 206)</b>	Thursday, September 29, 2016
<b>Agenda Paperwork to Award Contract</b>	Friday, September 30, 2016
<b>Council to Award Contract</b>	Monday, October 10, 2016
<b>Pre-Construction Meeting</b>	October 2016
<b>Anticipated Project Start</b>	October 2016
<b>Anticipated Project Completion (60 Calendar Days)</b>	December 2016

Project Manager: Jerry Tuggle

Estimate: \$160,000

Funding: 313-9755-583-6198

