

RICHARDSON CITY COUNCIL
FEBRUARY 13, 2012
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

1. **INVOCATION – KENDAL HARTLEY**
 2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY**
 3. **MINUTES OF THE JANUARY 23, 2012 AND JANUARY 30, 2012 MEETINGS**
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4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)
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5. CONSIDER AND TAKE ACTION TO APPOINT A CITY MANAGER EFFECTIVE JUNE 1, 2012 AND AUTHORIZE THE MAYOR TO NEGOTIATE THE TERMS OF EMPLOYMENT FOR CITY COUNCIL APPROVAL.

ACTION TAKEN:

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 11-25 AND CONSIDER ORDINANCE NO. 3852 AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON ON THE REQUEST OF JUSTIN MILANDER, REPRESENTING TOLL BROTHERS, INC., FOR AMENDMENTS TO THE EXISTING SPECIAL CONDITIONS TO ALLOW AN INCREASED NUMBER OF STUCCO HOMES, ADD REGULATIONS REGARDING ATTACHED/DETACHED CEDAR ARBORS AND SETBACKS, AND TO REVOKE THE SPECIAL PERMIT FOR AN INDEPENDENT LIVING SENIOR HOUSING FACILITY GRANTED IN ORDINANCE 3705 FOR THE DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF RENNER ROAD AND SHARP LANE, CURRENTLY ZONED PD PLANNED DEVELOPMENT FOR THE RP-1500-M PATIO HOME DISTRICT.

ACTION TAKEN:

7. PUBLIC HEARING, ZONING FILE 11-27: A REQUEST BY DIEGO GORDILLO, REPRESENTING DALLAS SOCCER CENTER LLC, FOR REVOCATION OF A SPECIAL PERMIT FOR AN INLINE HOCKEY ARENA AND APPROVAL OF A SPECIAL PERMIT FOR AN INDOOR SOCCER FACILITY WITH MODIFIED DEVELOPMENT STANDARDS AT 1000 HAMPSHIRE LANE (EAST SIDE OF HAMPSHIRE LANE, SOUTH OF ARAPAHO ROAD). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

ACTION TAKEN:

8. PUBLIC HEARING, ZONING FILE 11-29: A REQUEST BY EYAL AVNON, REPRESENTING DAVID WEEKLEY HOMES, FOR APPROVAL OF A REVISED CONCEPT PLAN AND AMENDMENT OF THE DEVELOPMENT STANDARDS FOR A PROPOSED PATIO HOME DEVELOPMENT ON A PROPERTY LOCATED AT THE NORTHWEST CORNER OF LAKE PARK WAY AND JONSSON BOULEVARD. THE PROPERTY IS CURRENTLY ZONED RP-1500-M PATIO HOME.

ACTION TAKEN:

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9. CONSIDER REQUEST OF JEFF GIBBENS WITH PRO MED SIGNS, REPRESENTING HARRINGTON CHIROPRACTIC, FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE I, SECTION 18-5(4) TO ALLOW A 13.33 SQUARE FOOT TIME AND TEMPERATURE SIGN IN ADDITION TO THE APPROVED 36 SQUARE FOOT ILLUMINATED CHANNEL BOX SIGN AT 1980 NANTUCKET DRIVE, #104.

ACTION TAKEN:

ALL ITEMS LISTED UNDER ITEM 10 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

10. CONSENT AGENDA:
- A. CONSIDER RESOLUTION NO. 12-01, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE \$7,280,000 CERTIFICATES OF OBLIGATION.
 - B. CONSIDER ADVERTISEMENT OF BID #31-12 – ALLEY PAVING PHASE I & SEWER IMPROVEMENTS. BIDS TO BE RECEIVED BY THURSDAY, MARCH 8, 2012 AT 2:00 P.M.
 - C. CONSIDER AWARD OF THE FOLLOWING BIDS:
 - 1. BID #21-12 – WE RECOMMEND THE AWARD TEGRITY CONTRACTORS, INC. FOR THE 2012 FIRE STATION MAINTENANCE AND RENOVATIONS PROJECT IN THE AMOUNT OF \$277,797.
 - 2. BID #22-12 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO SOUTHERN STAR CONCRETE FOR READY MIX CONCRETE PURSUANT TO UNIT PRICES.
 - 3. BID #32-12 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO COMMERCIAL FITNESS SOLUTIONS/COMMFIT FOR THE FITNESS EQUIPMENT FOR HEIGHTS RECREATION CENTER PURSUANT TO THE CITY OF DALLAS CONTRACT #BL1107 IN THE AMOUNT OF \$135,996.75.

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, FEBRUARY 13, 2012, IN THE RICHARDSON ROOM OF THE CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TEXAS. 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. THIS BUILDING IS WHEELCHAIR ACCESSIBLE. ANY REQUESTS FOR SIGN INTERPRETIVE SERVICES MUST BE MADE 48 HOURS AHEAD OF THE MEETING. TO MAKE ARRANGEMENTS, CALL 972-744-4000 VIA TDD OR CALL 1-800-735-2989 TO REACH 972-744-4000.

WORK SESSION – 6:00 P.M.:

- Call to Order
- A. Review and Discuss Items Listed on the City Council Meeting Agenda
- B. Review and Discuss the Selection of the Public Art Concept for the Heights Recreation Center and Aquatics Center Project

- C. Review and Discuss Characteristics of the Main Street/Central Expressway Corridor Enhancement Areas and Commencement of the Upcoming Study
- D. Report on Items of Community Interest

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, FEBRUARY 10, 2012, BY 5:00 P.M.

CITY SECRETARY

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
January 23, 2012
City of Richardson, Texas

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, January 23, 2012 with a quorum of said Council present, to-wit:

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| Bob Townsend | Mayor |
| Laura Maczka | Mayor Pro Tem |
| Mark Solomon | Council member |
| Scott Dunn | Council member |
| Kendal Hartley | Council member |
| Steve Mitchell | Council member |
| Amir Omar | Council member |

City staff present:

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|--------------------|------------------------------------------------------|
| Bill Keffler | City Manager |
| Dan Johnson | Deputy City Manager |
| Michelle Thames | Assistant City Manager Administrative Services |
| David Morgan | Assistant City Manager Community Services |
| Cliff Miller | Assistant City Manager Development Services |
| Samantha Woodmancy | Management Analyst |
| Pamela Schmidt | City Secretary |
| Michael Spicer | Director of Development Services |
| Susan Smith | Asst. Director of Development Services – Engineering |
| Kyle Potaniec | CMO Intern |

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- 1. INVOCATION – LAURA MACZKA**
 - 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – TROOP 778 FROM FIRST UNITED METHODIST CHURCH**
 - 3. MINUTES OF THE JANUARY 9, 2012 MEETING**

ACTION TAKEN: Mr. Omar moved approval of the minutes; second by Mr. Harley and the motion was approved with a unanimous vote.

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- 4. VISITORS.** (The City Council invites citizens to address the Council on any topic not already scheduled for public hearing. Prior to the meeting, please complete a “City Council Appearance Card” and present it to the City Secretary. The time limit is five minutes per speaker.)

Ms. Schmidt called on Leslie Wieler, 547 Town House Lane, who had previously submitted a speaker appearance card; Ms. Wieler was not present.

ACTION ITEMS:

5. A REQUEST BY CHRIS RAY, REPRESENTING CENTENNIAL PARK RICHARDSON, LTD., FOR APPROVAL OF A CONCEPT PLAN AND EXCEPTIONS TO THE AREA REGULATIONS AND VARIOUS STANDARDS FOR MULTI-FAMILY DEVELOPMENT FOR 77 APARTMENT UNITS IN MULTI-FAMILY BUILDINGS D AND E AT BRICK ROW. THE 3.3-ACRE SITE IS LOCATED ON THE NORTH SIDE OF BRICK ROW AT MCKAMY PARK CIRCLE AND IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.

Mr. Keffler noted that Council had previously approved zoning for the 77 apartment unit at Brick Row and the item before the Council was with regard to approval of the concept plan. He advised that the Plan Commission recommended approval of the request during the December 20, 2011 meeting. He asked Michael Spicer, Director of Development Services, to brief the Council.

Mr. Spicer stated that Items 5, 6 and 7 all pertain to the Brick Row development and began with a general overview of the development. He explained that the concept plan includes two buildings, Building D and E. Building D would be four stories in height with 59 units and Building E would be three stories in height consisting of 18 units and would have 100% surface parking. With regard to the requested exceptions, he explained that most are in response to the cul-de-sac configuration and existing conditions. The exceptions are as follows.

Exceptions:

1. Not require building E to have a primary entrance oriented towards the street.
2. Allow the pool/cabana points to count towards the required 40 on-site amenity points as it will serve the entire development.
3. Allow the tree well openings to be planted with landscaping instead of the required metal tree grate.

Building E Exceptions:

1. Increase the width of the amenity zone from 16' to 24'
2. Increase the maximum yard area along the north side of McKamy Park Circle from 12' to 38'
3. Increase the maximum yard area along the cul-de-sac from 12' to 29'
4. Increase the maximum build-to line along north side of McKamy Park Circle from 28' to 62'
5. Increase maximum build-to line along the cul-de-sac from 28' to 35'

McKamy Park Circle Cul-De-Sac Exceptions

1. Allow the amenity zone to be landscaped instead of paved
2. Allow a minimum 6' amenity zone instead of the required 16' (no on-street parking)
3. Not require a 6' sidewalk

Mr. Spicer concluded the presentation referring to conceptual building elevations and photos of the site.

Mr. Omar asked about the timeframe for receiving information about the trees as well as further Council review. Mr. Spicer stated the tree inventory information would be provided with the development plan and would be submitted to the City Plan Commission for review. He explained that the development plan will require that all trees that have a caliper of 6" or greater to be identified on the plan; and if they are to be removed, the justification must be provided.

Mr. Dunn asked if the sidewalk could be wider and Mr. Spicer stated 6 ft is the minimum requirement in the zoning district. In response to Mr. Solomon, Mr. Spicer stated the sidewalks in the development were in compliance with the 6 ft minimum. Mr. Solomon asked if there would be a crosswalk to provide for safe crossing from the new buildings to the pool and Mr. Spicer stated it could be included. In response to Mr. Solomon, Mr. Spicer explained that there would be dumpsters on site serving Buildings D and E behind the building line.

Mayor Townsend announced that this was not a public hearing and invited the applicant to the podium.

Chris Ray, 744 Brick Row, stated the tree removal plan is part of development plan submittal and is not really a time when changes can be made. He stated that the nature of the PD is to remove all existing trees on site because it is an urban development. He advised that most of the existing vegetation would be removed. With regard to the sidewalk, he noted that there was a three foot difference in grade between the end of the sidewalk at Brick Row and its connection with the trail, and therefore the finished product would look different from the plan. Mr. Ray talked about the location of the creek and the retaining wall and he stated that the parking for the site will be up against the property line. He advised that there would be a fence at the line to prohibit vehicles from rolling off into the creek and also to keep the area secure from someone entering from the creek. He stated the property would be replatted and the creek taken out of it. The trees that might be saved would likely be at very tip of the triangle and stated anything in the creek would be left natural.

Mayor Townsend opened the floor for comments from the audience and there were no speakers.

Mr. Omar stated that if there are trees to be cleared, he would like to see effort by the developer to save as many as possible and to find ways to add to the minimum requirement of trees in the other part of the development to offset the loss.

ACTION TAKEN: Mr. Mitchell moved approval of Item 5; second by Mr. Dunn and the motion was approved with a unanimous vote.

6. A REQUEST BY CHRIS RAY, REPRESENTING CENTENNIAL PARK RICHARDSON, LTD, FOR APPROVAL OF A CONCEPT PLAN AND EXCEPTIONS TO THE AREA REGULATIONS FOR A POOL AND CABANA AT BRICK ROW. THE 0.24-ACRE SITE IS LOCATED ON THE SOUTH SIDE OF BRICK ROW AT MCKAMY PARK CIRCLE AND IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.

Mr. Keffler stated this case was also a point of discussion in the latter part of 2011. He stated that the Plan Commission recommended approval of the concept plan with a unanimous vote at its December 20th meeting.

Mr. Spicer reviewed the following exceptions being requested:

1. Not require the cabana to have a primary entrance oriented towards the street
2. Not require the 16' amenity zone (no on-street parking)
3. Allow a minimum 20' build-to line instead of 24', and
4. Allow a maximum 22' yard instead of 12'

Mr. Spicer provided photos of the subject area within the development and reviewed the building elevations and associated materials.

Mr. Solomon stated he would like to see some type of markings or different brick to act as a cross walk and asked about a key entry for security purposes. Mr. Ray replied affirmatively.

Chris Ray, 744 Brick Row, stated the area was a very difficult site because of the slope of the property and was the reason for the request of the removal of the amenity zone. He asked the Council to allow the townhome owners to speak regarding the request even though it is not a public hearing. He stated that David Weekley Homes and the current townhome builder have advocated in favor of the pool and cabana amenity, and further noted that the current townhome owners don't want to use the pool. He stated the development would be paid for by the developer and the maintenance would be financed by the renters and townhome owners who want to use the amenity. He stated that the faster the townhome lots can be sold, the faster the development can be stabilized and the faster the HOA dues will be reduced because there are more homeowners paying into it.

Kevin Williams, 748 Matthew Place, stated he moved into Brick Row because there were minimal amenities and because he did not want to pay to maintain a pool or any other amenity. He stated he could not support the pool because he does not know the impact to his HOA dues. He stated that the homeowners feel it should be pay-as-you-go and homeowners should not be forced to pay.

Mr. Omar noted the desire to sell the other townhome lots as quickly as possible and felt it would be a benefit to the development.

Mr. Mitchell asked about the cost to the homeowners and Mr. Ray stated he did not have the draft operating budget and suggested he meet with the homeowners. He stated it was in everyone's best interest to keep the HOA dues as low as possible. He stated that with an approval, they would be able to move forward with developing the operating budget. A lengthy discussion was held with regard to the division of the maintenance costs and the ability of the townhome HOA to secede from the pool amenity. Mr. Ray stated there would not be any lifeguards on duty and apologized for not getting the information to the homeowners prior to the meeting. In response to Mr. Mitchell, Mr. Williams stated he could not support the request until he knows the impact on the HOA dues.

ACTION TAKEN: Mr. Omar moved to approve the request; second by Mr. Solomon and the motion was approved with a 5-2 vote with Mr. Townsend and Mr. Mitchell opposed.

7. A REQUEST BY BRUNO PASQUINELLI, REPRESENTING CB JENI HOMES, FOR APPROVAL OF REVISED BUILDING ELEVATIONS AND AN EXCEPTION TO THE MINIMUM FLOOR AREA FOR THE REMAINING UNDEVELOPED TOWNHOME LOTS WITHIN BRICK ROW. THE 9.46-ACRE SITE IS LOCATED ON THE WEST SIDE OF GREENVILLE AVENUE, NORTH OF SPRING VALLEY ROAD AND IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.

Mr. Keffler advised the Council that the applicant is requesting a reduction in the minimum square foot home from 1,500 to 1,300 sq ft., which is the typical minimum floor area in the townhome zoning district and he noted that only one of the floor plans was below 1,500 sq. ft. He also explained the applicant was also requesting relief from the David Weekly Healthy Home

Program and would provide a similar program. He advised that the Plan Commission recommended unanimous approval of the request.

Mr. Spicer reiterated that 1,300 sq ft is the minimum townhome floor area requirement in the Comprehensive Zoning ordinance. He reviewed the exceptions requested by the applicant for reduction in the minimum floor area and the release from the David Weekley Healthy Homes Program and the Centennial Park Green Building – LEED Memorandum. The noted elements are requirements of the developer and not the builder. He provided proposed front and rear elevations as well as building materials. He stated the proposed materials and color palate are comparable to the existing David Weekley homes.

Mr. Omar asked about the LEED Memorandum and Mr. Spicer replied that the memorandum speaks to pavement, the layout of the neighborhood, connectivity, walkability and reference to the David Weekley Health Homes Program. He stated that City's Building Inspection Department determined that the program presented by the applicant is a superior program. He further stated that the other elements of the Memorandum already exist. Mr. Solomon asked for confirmation that the new buildings would be 2-story and Susan Smith, Asst. Director of Development Services, replied affirmatively as did Mr. Spicer.

Mayor Townsend invited the applicant to make a presentation.

Bruno Pasquinelli, owner of CB Jeni Homes, 107 Suncreek Drive, Allen, Texas, felt that the reasons the property was not successful was the size of the homes; the product was too expensive; and felt the school district building to the north of the property was problematic. His plan was to offer homes between 1,370 sq ft to 2,000 sq ft and felt it matched the market for the homes; which are young singles with most being single females. He felt great finishes, a wall at the north end of the property and the pool amenity would help sell the property. He stated that the proposed building materials substantially conform to the existing buildings; felt their product meets or exceeds the David Weekley Healthy Home program, and asked for release from the memorandum because the product is already on the ground and established.

In response to Mr. Mitchell, the applicant stated that the price point would be close to the adjusted David Weekley price and felt the interior lots would sell at a higher price point. Mr. Pasquinelli stated he wants to sell a better house than the product that was being offered and stated the clusters would include various sizes of units, with approximately 20% being the smallest units. Mr. Pasquinelli felt that the lots facing the maintenance shed would be the toughest lots to sell and would cost approximately \$150,000 followed by those along Greenville Avenue. He also felt that the materials selected for the homes would be very comparable to the existing homes.

In response to Mr. Omar with regard to the LEED Memorandum, Ms. Smith stated that all of the elements have been incorporated except for references to David Weekley homes. Mr. Omar suggested amending the Memorandum to include reference to the applicant. Mr. Pasquinelli stated it is just good business to remove things that they have no control over. Mr. Omar noted the positives of the proposal and stated he was pleased with the proposal.

Kevin Williams, 748 Matthew Place, spoke in opposition to the minimum square footage being decreased and stated he does not want the applicant to go below 1,500 sq ft. He noted that the final sales prices were lowered by David Weekley, but they did not include laminate finishes. He felt the community was building momentum when David Weekley Homes pulled out. He

asked about the required sidewalk and benches between the buildings and voiced the desire to maintain the vision for Brick Row.

Mr. Omar asked Mr. Williams if he would have a problem with the smaller units being allowed at the north end of the property closer to the maintenance buildings and Mr. Williams replied that it could still be built at 1,500 sq ft with a price adjustment on that building, but was opposed to a smaller unit. Discussion was held regarding the price per foot. Mr. Williams felt the builder has given up before starting and reiterated that he was not in favor of the smaller units.

Mr. Pasquinelli stated he would be signing personally on loans and needs the flexibility to build a home that meets the market which he felt is 1,300 sq ft with a higher price per square foot. He noted the smaller home would be built to the same standard as the larger home and the difference would be invisible from the street. He did not feel that a smaller unit would detract from the community and it would meet the demand in the market.

Mayor Townsend asked about the total number of townhomes and Mr. Ray replied that under the PD, 150 were allowed but some lots have not been platted. In response to Ms. Maczka, Mr. Pasquinelli advised that the house would be smaller rather than a reduction in finishes. He also explained that the homes would be in clusters meaning a cluster of 4 or 5 homes would include on 1,300 sq ft home. He stated he believes in the location and stated he would raise the price with success. In response to Mr. Solomon regarding walkability, Mr. Pasquinelli advised that the site plans with David Weekley Homes provided for a sidewalk and bench between the buildings. It was his understanding that those walks had not been constructed and he felt benches and sidewalks encouraged strangers between buildings which he felt was a safety concern, particularly for the single female market. The spacing between the buildings is pursuant to the plat and would include sod and landscaping as well as irrigation.

Mr. Ray stated that Mr. Pasquinelli is very positive and acknowledged they were very lucky to get a second chance with a new builder. He felt that Bruno was the most enthusiastic and best equipped to succeed. He spoke in favor of Mr. Pasquinelli, the request and encouraged the Council to approve the proposal.

Mr. Dunn asked about the enforceability of the number of 1,300 sq ft units per building and Mr. Spicer stated it would be enforce during the permitting process. Mr. Pasquinelli stated the only reason he would add more 1,300 sq ft units would be if the larger units were not selling. He stated he makes more revenue selling the larger homes. Therefore it is not in his best interest to add more small homes unless the homes are not selling.

Mr. Mitchell asked about the building plan. Mr. Pasquinelli responded that momentum is critical; therefore he would start a model building on Matthew Place and a spec home at the school property without buyers to create the momentum. The model would be one of the largest buildings.

ACTION TAKEN: Mr. Solomon moved approval of Item 7 to approve the request of Bruno Pasquinelli representing CB Jeni Homes for approval of revised building elevations and exceptions to the minimum floor areas for the remaining undeveloped townhome lots within Brick Row, with the amendment to the LEED Memorandum to remove reference to David Weekley and insert the name Jeni Homes; second by Ms. Maczka and the motion was approved with a 6-1 vote; Mr. Dunn opposed.

8. VARIANCE 11-12: A REQUEST BY ATIF RIFIQUE, REPRESENTING BLACKSTONE CONSTRUCTION, FOR APPROVAL OF AN ALLEY WAIVER FOR SINGLE-FAMILY LOTS BACKING UP TO A DEDICATED PUBLIC RIGHT-OF-WAY. THE 1.78-ACRE SITE IS LOCATED AT THE SOUTHWEST CORNER OF BUCKINGHAM ROAD AND ABRAMS ROAD AND IS CURRENTLY ZONED R-1250-M RESIDENTIAL DISTRICT.

Mr. Keffler stated the request was reviewed by the Plan Commission on December 20 and the Plan Commission recommended approval.

Mr. Spicer stated the site is approximately 1.8 acres in area and the applicant is seeking relief from the alley requirement. He explained that the applicant proposes to develop the acreage into seven single family lots. He noted that a similar waiver was previously granted to the Rose Hill Addition on the north side of Buckingham Road and provided an image depicting the loss with inclusion of the alley.

Mr. Mitchell stated Rose Hill development was a lot different from the proposed development.

In response to Mr. Solomon, Mr. Spicer advised that the minimum dwelling unit would be 1,250 sq ft. and the maximum would depend on the amount of lot coverage allowed, which is 30% with 2-story units. He noted that requiring the alley reduces the buildable area of the lots.

Atif Rifique, owner of Blackstone Construction, 1930 LBJ, Suite 900, Dallas, stated the property has a unique shape and after working with the City staff, developed the plan before the Council. The alley would eliminate Lot 7 and make the development unviable. The price per lot would be approximately \$130,000 - \$160,000 per lot and the size of the home would be between 4,000 and 6,000 sq ft, dependent on the homebuyer.

Mr. Mitchell felt rear entry garages were more appealing and preferable for Richardson. He felt rear entry creates a cleaner look. Mr. Rifique stated his study shows that owners don't like the alley based on safety concerns with rear entry homes.

Mr. Omar stated he likes the idea of lots being sold at the stated price and liked the proposed size of the homes.

ACTION TAKEN: Mr. Omar moved approval as requested; second by Mr. Solomon and the motion was approved with a 6-1 vote, with Mr. Mitchell voting in opposition.

ALL ITEMS LISTED UNDER ITEM 9 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

9. CONSENT AGENDA:

ACTION TAKEN: Mr. Mitchell moved approval of the Consent agenda; second by Mr. Omar and the motion was approved with a unanimous vote.

A. Approve advertisement of the following Bids:

1. Bid #25-12 – Street Rehabilitation Phase III Project (Melrose/Meadow View Court). Bids to be received by Wednesday, February 15, 2012 at 2:00 p.m.
2. Bid #26-12 – Wash Bay Rehabilitation Project. Bids to be received by Tuesday, February 14, 2012 at 2:00 p.m.
3. Bid #27-12 – Hunt Branch Sanitary Sewer & 200 West Shore Drive Erosion Control. Bids to be received by Thursday, February 16, 2012 at 2:00 p.m.

B. Approve Award of the following Bids:

1. Bid #02-12 – award to Humphrey & Morton Construction Company, Inc. for the Hunt Branch Erosion Repair at Regal Drive in the amount of \$265,596.40.
2. Bid #12-12 – authorization to issue a Cooperative Annual Requirements contract to APAC Texas, Inc. and Austin Asphalt, LP, for TxDOT Item 340, Type D asphalt and high performance cold mix through the Dallas County Bid #2011-102-5731 pursuant to unit prices.
3. Bid #16-12 – award to Denali Construction Services for the 2012 City Hall Cooling Tower Replacement in the amount of \$169,146.
4. Bid #17-12 – award to Jim Bowman Construction Company, LP, for the 2010 Sidewalk Repair Program Phase III (Regions 5 & 6) in the amount of \$919,497.61.
5. Bid #18-12 – authorization to issue an Annual Requirements contract to Showmasters Production Logistics, Inc., for stage labor and technical services for the Charles W. Eisemann Center pursuant to cost per hourly rates.
6. Bid #19-12 – authorization to issue a Cooperative Annual contract to O'Reilly Auto Parts for automotive parts, supplies and equipment through the Texas Local Government Purchasing Cooperative (Buyboard) Contract #387-11 in the estimated amount of \$72,000.
7. Bid #20-12 – authorization to issue a Cooperative Annual contract to Southern Tire Mart, LLC for automotive tires and tubes through the Texas Local Government Purchasing Cooperative (Buyboard) Contract #387-11 in the estimated amount of \$160,000.
8. Bid #28-12 – award to Pictometry International Corporation Software for the upgrade of the GIS imagery and software in the amount of \$59,945.
9. Bid #29-12 – authorization to issue a purchase order to Portable Computer systems, Inc., for the 2011-12 Public Safety Mobile Data Computer Refresh through the State of Texas Department of Information Services Contract #DIR-SDD-1365 in the amount of \$380,952.19.
10. Bid #30-12 – authorization to issue a Cooperative Purchase Order to Synetra, Inc., for the 2011-12 network and radio security equipment upgrade/addition

through the Department of Information Resources Contract #DIR-SDD-1385 in the amount of \$298,314.32.

- C. Authorize the City Manager to execute Change Order to decrease and close out Purchase Order 090491 to Bluegrass Maintenance, Inc. for Fine Grading – Field Construction – Seeding of Huffhines/Breckinridge Ballfields in the amount of \$83,967.85.

10. RECEIVE SIGN CONTROL BOARD MINUTES OF THE JANUARY 11, 2012, MEETING.

Objections were raised regarding the proposed signs and several members requested the item be brought forward. Mayor Townsend stated that SCB Case 12-01, request by Harrington Chiropractic, 1980 Nantucket Drive, Suite 104, would be brought forward for consideration by Council.

ACTION TAKEN: No action taken.

Mr. Keffler introduced Kyle Potaniec, Austin College, who Richardson for his one month internship and welcomed him to the City.

Mayor Townsend announced at 10:15 p.m. that Council would convene in Executive Session as follows after a brief recess.

EXECUTIVE SESSION

- In compliance with Section 551.087 of the Texas Government Code, Council convened into a closed session at 10:20 p.m. to discuss the following:
 - Deliberation Regarding Economic Development Negotiations
 - Commercial Development – Greenville Ave./Glenville Dr. Area
- Council reconvened into open session at 11:10 p.m. to take action, if any, on matters discussed in executive session.

ACTION TAKEN: No action taken.

There being no further business, Mayor Townsend adjourned the meeting at 11:10 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES OF A WORK SESSION OF THE CITY COUNCIL
January 30, 2012
City of Richardson, Texas

A Work Session of the City Council was convened at 6:00 p.m., Monday, January 30, 2012 with a quorum of said Council present, to-wit:

| | |
|----------------|----------------|
| Bob Townsend | Mayor |
| Laura Maczka | Mayor Pro Tem |
| Mark Solomon | Council member |
| Scott Dunn | Council member |
| Kendal Hartley | Council member |
| Steve Mitchell | Council member |
| Amir Omar | Council member |

City staff present:

| | |
|--------------------|------------------------------------------------|
| Bill Keffler | City Manager |
| Dan Johnson | Deputy City Manager |
| Michelle Thames | Assistant City Manager Administrative Services |
| David Morgan | Assistant City Manager Community Services |
| Cliff Miller | Assistant City Manager Development Services |
| Samantha Woodmancy | Management Analyst |
| Pamela Schmidt | City Secretary |
| Michael Spicer | Director of Development Services |
| Michael Massey | Director of Parks and Recreation |
| Roger Scott | Asst. Dir. of Parks and Recreation |

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- **Call to Order** – Mayor Townsend called the meeting to order at 6:02 p.m.

A. Visitors

Jim Mallett, 1623 Greenhaven Drive, addressed the Council stating the various cities in the Metroplex that elect the Mayor directly and asked the Council to consider allowing the citizens to vote on the person they feel is best for the position of mayor.

Mayor Townsend acknowledged the attendance of Cub Scout Pack 262 from Aldridge Elementary.

B. Review and Discuss the Heights Recreation Center, Heights Aquatics Center and Gymnastic Center Project

Mr. Keffler referred to previous discussions with the Council regard the subject and set this item to provide Council with adequate time to discuss the changes made due to valued engineering. He asked Mr. Morgan to provide more background.

Mr. Morgan provided a chronological history reminding Council that at the time of bond passage, the site had not been determined. Based on lower initial cost estimates, the gymnastic center was expanded and enhanced; however when the bids were received, the results were over budget. He stated that since that time, the architect and staff considered cost saving measures and stated that cost estimates will be done on an ongoing basis throughout the process. He reviewed the project priorities for the recreation center, aquatics facility and the

gymnastics facility. Cost savings measures include using alternate materials that achieve the same functional and visual goals; improve efficiencies of the building footprint, alternative water circulation system redesign and simplify vending machine enclosure and pump house; reduce square footage of office area and reduce scope of the entry tower, and simplify exterior measures on the gymnastics facility. It was also suggested that the water slides be bid as alternates and stated that with the scope changes, the estimate was in line with the available funding. He reviewed the project timeline noting that January – March 2012 was slated to prepare construction documents with the hopes that the gymnastics facility would open in January 2013 and the recreation center and aquatics facility would open in May 2013. He reviewed the building design concepts and addressed questions asked during the January 23rd Work Session regarding costs and schedule impacts.

Ms. Maczka voiced caution with adding too much to the gymnastics facility because it gets less use city-wide, but she stated she would like to see the windows added back into the design and underscored the desire for the slides for the aquatics area.

Mr. Omar stated the City should strive for the same things that they would want the private sector to include, including architectural beauty. He noted that the visual impact from Arapaho Road was very important and suggested sponsorship and naming rights in order to achieve the aesthetic value desired.

Mr. Mitchell felt it's not about where the City is today but where the City wants to be in the future. It was his belief that families look at the amenities offered when deciding where they will live. He asked the city manager to address alternate funding opportunities to bridge some of the funding needs. Mr. Keffler stated that certificates of obligation are sold each year and would be brought before Council for discussion in the near future and stated Council would need to consider impacts on other projects as well.

Mr. Solomon stated appreciation for the review or valued engineering work that was completed. He stated that the Park Commission had extensive discussion. He agreed that it would be great to add the windows back in, but was concerned about other items that might be needed in the recreation center. He underscored the need to keep the timeline moving forward and stated he was ready to give staff direction to proceed.

Mr. Dunn noted that the citizens are ready for the facility now; he agreed with comments made about the window on the gymnastic facility, and with Mr. Solomon with regard to other items that might be needed with the recreation center. He was in favor of moving forward.

Mr. Hartley agreed with adding the window back in and moving forward with the other changes.

Mr. Omar was in agreement with the windows and stated his preference for metal. He stated he would like to reserve the possibility of doing something exceptional with the facility.

Ms. Maczka noted the importance of keeping in mind that the gymnastics audience is smaller and asked about the ability to expand. Mr. Morgan stated the infrastructure would be in place and there was adequate space to easily expand the facility. He stated that the building will still be the most attractive gymnastics center in the area and underscored the activity that will be visible from the roadway.

In response to Mr. Mitchell, Mr. Keffler stated that the site was sold to English Paint and the funding from the sell was placed in the City's general fund reserves. Mr. Mitchell stated it was

his understanding that the funds would be used toward the facility. He asked if the building could be built but not finished until it was needed such as was done with the library. Mr. Morgan stated the building is designed with room to grow and can be expanded when needed. Mr. Mitchell stated he was in favor of the project moving forward.

Mr. Keffler stated the staff is very aware of the desire of the community for the facilities and underscored the amount of review and work completed by staff to meet the desired timeline. Mayor Townsend stated he was also in favor of adding the windows back into the design and noted it would be a facility the City would be proud of. The consensus was to move forward.

C. Review, Discuss and Take Action to Appoint a Commission Pursuant to City Charter Section 4.03 to Review City Council District Boundaries for Election Purposes as Required by Federal Law

Mr. Keffler noted that not only is there a Federal requirement but there is also a Charter requirement for review of the Council districts. He stated that the City Attorney has explained that the Commission as defined by the Charter is a body other than the Council although the Council will have final authority on the boundaries. He asked Mr. Spicer to brief the Council.

Mr. Spicer provided a brief overview of the process to address the Council district boundaries. He referred to the requirements in the City Charter noting that the boundaries must be fixed by ordinance within six months of the commission's appointment. He reviewed the US Constitution requirements, specifically noting the maximum allowed deviation of 10% in total population between the most populous district and the least populous district. He reviewed local criteria considered in the past and that could be considered during this review. He provided maps of previous district boundaries including the current district boundaries as well as population figures.

ACTION TAKEN: Mr. Solomon moved to appoint the City Plan Commission as the City Council Redistricting Commission pursuant to City Charter Section 4.03 to review City Council District boundaries for election purposes; second by Mr. Dunn and the motion was approved with a unanimous vote.

Mr. Dunn requested that Item E be held prior to Item D due to the expected length of the discussion and there were no objections.

E. Report on Items of Community Interest

Mr. Dunn commended the Communication Department and Mayor Townsend for the State of the City Address.

Ms. Maczka stated the Fire Department banquet was inspiring and that it was an all-around great night.

D. Review and Discuss City Council Near Term Action Items Related to City Charter Review

Mr. Keffler stated the item was placed on the agenda consistent with the work plan adopted by Council in 2011 and staff was prepared to take direction from the Council in this regard.

Ms. Thames began the presentation noting the Council's goals and associated near term action items to review election versus selection of the Mayor in time for a May 2012 election and a City Charter review. She referred to Section 22.03 of the City Charter noting that the Charter can be amended no more than once every two years and provided a history of the Charter which was

originally adopted June 23, 1956. She noted that the Charter was reviewed on three separate occasions between 1960 and 1976 and while each Commission conducted extensive reviews, no elections were held. She advised that the Council appointed a 12-member Commission in 1987 which resulted in an election held on January 21, 1989 adopting a rewritten Charter.

Mr. Mitchell asked for the topics of the changes and Ms. Thames replied that there were quite a few wording changes including references to gender, redundant sections were removed reducing the length of the Charter and it also included things like keeping the library free to Richardson residents. Mr. Keffler elaborated that there were no structural changes in the operation of the City and one of the changes gave the Council members a raise from \$10 a meeting to \$50 a meeting and added the 21 age requirement as a Council qualification. Ms. Thames noted that the current process for reviewing the district boundaries was added at that time as well.

Ms. Thames explained that the most recent amendment to the Charter was in 2007 when the City Council made the decision to put forth three changes; two of which were recommended by the City Attorney and a third was added by the City Council. The three propositions pertained to Council meeting locations, Executive Session and Council term limits. She advised that it was noted that a number of other charter provisions contained grammar and punctuation errors, items superseded by State law and/or incorrect references to State law, but the items did not effect the operation of the city and were not pursued for amendment. She went on to state that the City Attorney has advised that he did not see anything in the structure of the current charter that requires amendment. Ms. Thames reviewed a calendar for a May 2012 election with a deadline for calling the election of March 5, 2012 and stated the costs would be approximately \$72,500 as long as the RISD and the Dallas County Community College participate in the joint election.

Mr. Dunn inquired about the district boundaries described in the Charter and asked if deletion of Sec. 4.01 would require an election and Ms. Schmidt responded that deletion of a section from the Charter would require an election and also explained that Sec. 4.03 provides for the boundaries to be amended by ordinance, thus not requiring an election. Ms. Thames explained that current provisions require each section identified for amendment to be listed on the ballot.

Ms. Maczka asked if the District Commission's recommendation to change the boundaries require an election and Ms. Thames responded that it would not because the Charter provides for amendment by ordinance.

Mr. Mitchell stated he would like to know how often comparable cities review their charter and how commissions are selected as well as the average time for review. In response to Mr. Mitchell about the Charter amendment of a neighboring city, Ms. Schmidt replied that the Council appointed a fairly large commission and the time for review was approximately a year and resulted in approximately 33 separate propositions. She also noted that attendance at the Commission meetings included the City Attorney, City Secretary, City Manager and other department heads as needed.

Mayor Townsend suggested the Council address the Near Term Action Item pertaining to the election of the mayor first.

Mr. Omar stated that the City has been very fortunate to have a series of really great leaders. He felt that the way citizens interact with Council now has changed dramatically since the charter was first adopted and felt citizens want to have more input. He noted that during the

election process, he felt that many people decided whether or not they would vote for him based on how he would vote for mayor. He stated he would like the citizens to have the opportunity to vote for mayor separately from those they want to serve as council members.

Ms. Maczka felt that if the city was going to look at the direct election of mayor, it should be done during a full review of the Charter rather than separately.

Mr. Dunn agreed that the selection of the mayor is a huge topic during the election season. He talked about the teamwork among the Council in comparison to some communities that don't have a good working relationship. He was opposed to changing the method of electing a mayor.

Mr. Mitchell stated the role of mayor is not ceremonial and believed that previous mayors led the City well through difficult times and felt the role of the mayor is just as powerful as those cities that have direct election of the mayor. He felt that the issue could not be separated from the Charter as whole and did not believe a review could be completed in time for a May 2012 election.

Mr. Omar felt considering direct election of the mayor could be considered separate from a full review of the Charter and referred to the amendments made in 2007. He felt the Council works well together and did not feel it is a by-product of electing the mayor from within. He felt the citizens like the idea of voting on the mayor and felt it would be very easy to change Charter Sec. 3.02 suggesting that no other duties, powers and voting rights would need to change. Mayor Townsend asked for confirmation that Mr. Omar's proposal was that there would still be seven members but one would be elected as Mayor and Mr. Omar replied affirmatively.

Mr. Solomon stated he has not heard from residents that changing to a direct election of the mayor was necessary, underscored the Council's ability to work together and felt the current method of selecting the mayor has a positive effect on government. He stated he does not see the need for a change with regard to the way the mayor is elected and stated he does not see anything in the Charter that needs to be changed. He felt the cost of an election and commission review time would be better spent in other ways.

Ms. Maczka suggested the Council vote on the Near Term Action Item regarding election v selection of the mayor on the May 2012 ballot followed by discussion of the need for review of the whole charter. She stated that she views the Council as a board of trustees and the board selects its chair.

Mr. Mitchell stated the first two items of the 2007 Charter amendment were necessary and he reiterated that it was his opinion that the method for electing the mayor should not be separate from a full review.

ACTION TAKEN: Ms. Maczka moved to cease discussion on the short term action item about election versus selection of mayor in time for May 2012 ballot consideration; second by Mr. Hartley. Mr. Omar felt strongly that if the measure was on the ballot, it would be approved overwhelmingly and he felt it was the Council's duty to run the City as the citizens would like. He felt the measure could be ready for a May or November election. Mr. Mitchell stated he has heard people express an opinion both ways and from his perspective, he did not want to consider the change separate from a full review. Mr. Dunn reiterated his agreement with comments made by Mr. Solomon and the current method of selecting the mayor. Mayor

Townsend called for the vote and stated the motion was approved with a vote of 6-1, Mr. Omar opposed.

Mayor Townsend opened the floor for discussion with regard to a review of the Charter.

Mr. Omar spoke in favor of a review of the Charter by staff or by a commission and noted it had been over 20 years since the last review.

Mr. Dunn noted that the Charter had only been changed once after a review.

Ms. Maczka stated that she read the Charter before the election and since the election and felt there were two aspects that needed to be considered, legalities and realities, and discussed her views. She felt a full review with the due diligence that would be required would be an extensive process that could take longer than a year and wanted the Council to seriously consider the process. She questioned if a review was the most pressing and important issue on the list of things to accomplish in the next 2 years.

Mr. Dunn stated that he is not in favor of a charter review except where the State overrules the Charter. He stated he would like to know what needs to be changed.

Mayor Townsend referred to the League of Women's Voters forum about the Charter when Dr. Robert Lowery, head of the Political Science Department at UTD, stated that Richardson's Charter is pretty close to the model charter.

Mr. Omar agreed that a Charter review was not the most pressing issue before the Council and agreed that it would take a lot of time to complete. He felt a compromise position is for the staff to review the Charter and return to Council with the section(s) that would need to be changed to add direct election of mayor. He felt a full Charter review was unnecessary to consider direct election of the mayor.

Mr. Mitchell noted that it has been 23 years since there has been a review of the entire Charter. He stated he does not have a philosophical problem with review of the Charter, but would like to know what would be reviewed, the amount of staff time it would take, and the cost of an election. He stated he was uncomfortable take a vote on the question until he gets the answers.

ACTION TAKEN: Mr. Solomon moved to cease the discussion relative to the Charter review and take no action at this time; second by Mr. Dunn. Mr. Mitchell asked for confirmation that the motion was to stop all discussion at this time and Mr. Solomon replied affirmatively. Mr. Mitchell agreed that it was not the most pressing issue, but would like to get answers before voting. Mr. Solomon stated that the Council could bring it back up again at another time. The motion was approved with a 5-2 vote; Mr. Omar and Mr. Mitchell in opposition.

Mayor Townsend announced that Council would take a brief recess followed by Executive Session.

EXECUTIVE SESSION

- In compliance with Section 551.072 of the Texas Government Code, Council convened into a closed session at 8:40 p.m. to discuss the following:
 - Deliberation Regarding Real Property

- Property Considerations in the Floyd Rd./U.S. 75 Area
- Council reconvened into open session at 9:40 p.m. to take action, if any, on matters discussed in executive session.

ACTION TAKEN: No action taken.

Mayor Townsend adjourned the meeting at 9:40 p.m.

MAYOR

ATTEST:

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, February 13, 2012

Agenda Item: Visitors *(The City Council invites citizens to address the Council on any topic not already scheduled for public hearing.)*

Staff Resource: Pamela Schmidt, City Secretary

Summary: Members of the public are welcome to address the City Council on any topic not already scheduled for public hearing. Speaker Appearance Cards should be submitted to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should avoid personal attacks, accusations, and characterizations.

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 resolution.

Board/Commission Action: N/A

Action Proposed: Receive comments by visitors.



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, February 13, 2012

Agenda Item: Consider and take action to appoint a city manager effective June 1, 2012 and authorize the mayor to negotiate the terms of employment for City Council approval.

Staff Resource: Bill Keffler, City Manager

Summary: Following the retirement announcement of current City Manager Bill Keffler, this item provides the City Council with the opportunity to take action to appoint a city manager to succeed Mr. Keffler and authorizes Mayor Townsend to negotiate the terms of employment subject to City Council approval.

Board/Commission Action: N/A

Action Proposed: Motion to appoint a city manager effective June 1, 2012 and authorize the mayor to negotiate the terms of employment for City Council approval.



MEMO

DATE: February 9, 2012
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 11-25, Bridgewater Crossing

REQUEST

Justin Milander, representing Toll Brothers, Inc., is requesting amendment of the development regulations established by Ordinance No. 3705 to allow additional stucco homes and stained cedar arbors in the 62-lot subdivision known as Bridgewater Crossing. The applicant is also requesting revocation of an obsolete Special Permit for an independent-living senior housing facility.

BACKGROUND

The 17-acre development is located at the southeast corner of Renner Road and Sharp Lane and is zoned RP-1500-M Patio Home. The private, gated subdivision is currently under construction, with fifteen (15) of the sixty-two (62) lots having been sold.

The proposed amendment would increase the allowed number of stucco homes from twelve (12) to twenty-five (25), providing the builder greater flexibility to respond to market demands. As proposed 40% of the lots could be constructed with stucco homes, which is consistent with the percentage of stucco homes that have already been purchased. The amendment would also allow the construction of attached or detached stained cedar arbors (i.e., accessory structures) to be located within three (3) feet of the rear lot line and three (3) feet of the side lot line when located in the rear yard. Ordinance No. 3705 currently prohibits accessory structures. The proposed amendment would afford residents the opportunity to construct an outdoor covered area, an option not currently available. Lastly, the amendment would eliminate the Special Permit granted in Ordinance No. 3705 for an independent living senior housing facility, which is no longer planned for the community.

No letters in support or in opposition of the request have been received.

PLAN COMMISSION RECOMMENDATION

On December 20, 2011, the City Plan Commission voted 7-0 to recommend approval of the request as presented.

ATTACHMENTS

| | |
|-----------------------------------------|--------------------------------------------|
| Special Conditions | Zoning Exhibit (Exhibit "B") |
| CC Public Hearing Notice | Site Photos (Exhibits "C-1" through "C-3") |
| City Plan Commission Minutes 12-20-2011 | Applicant's Statement |
| Staff Report | Applicant Photos of Existing Homes |
| Attached List of Property Owners | CPC Notice of Public Hearing |
| Zoning Map | Notification List |
| Aerial Map | Ordinance No. 3705 |
| Oblique Aerial Looking West | Draft Ordinance No. 3852 |

SPECIAL CONDITIONS ZF 11-25

1. All conditions stated in Ordinance 3705 shall be remain in full force and effect except as otherwise stated.
2. A maximum of twenty-five (25) homes may be constructed of cementitious stucco material.
3. Attached or detached stained, cedar arbors shall be allowed on residential lots. The arbors shall be allowed in the rear yard subject to a minimum 3-foot rear yard setback and a minimum 3-foot side yard setback.
4. Section 3 of Ordinance No. 3705 shall be deleted in its entirety; thereby eliminating the Special Permit for an independent living senior housing facility on the subject property.

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, February 13, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

Zoning File 11-25

A request by Justin Milander, representing Toll Brothers Inc., for amendments to the existing special conditions to allow an increased number of stucco homes, add regulations regarding attached/detached cedar arbors and setbacks, and to revoke the Special Permit for an independent living senior housing facility granted in Ordinance 3705 for the development located at the southeast corner of Renner Road and Sharp Lane, currently zoned PD Planned Development.

Zoning File 11-27

A request by Diego Gordillo, representing Dallas Soccer Center LLC, for a Special Permit for an indoor soccer facility with modified development standards at 1000 Hampshire Lane (east side of Hampshire Lane, south of Arapaho Road), currently zoned C-M Commercial.

Zoning File 11-29

A request by Eyal Avnon, representing David Weekley Homes, for amendments to the existing special conditions and for approval of a revised concept plan on a property located at the northwest corner of Lake Park Way and Jonsson Boulevard, currently zoned RP-1500-M Patio Home.

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.

CITY OF RICHARDSON
Pamela Schmidt, City Secretary

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – DECEMBER 20, 2011**

The Richardson City Plan Commission met December 20, 2011, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

PUBLIC HEARING

Zoning File 11-25: A request by Justin Milander, representing Toll Brothers Inc., for approval of amendments to the existing PD Planned Development District regulations to allow an increased number of stucco homes, to allow attached or detached cedar arbors with modified setbacks, and to revoke the Special Permit for a senior housing facility granted in Ordinance 3705. The 17-acre site is currently zoned PD Planned Development for the RP-1500 Patio Home District and is located at the southeast corner of Renner Road and Sharp Lane.

Mr. Shacklett advised the applicant was requesting to make three amendments to Ordinance No. 3705 that was approved in 2008 for a 62-lot patio home subdivision on the southeast corner of Renner Road and Sharp Lane. He explained that the first amendment was to increase the number of stucco homes allowed in the development from 12 to 25; second, to allow attached and detached stained cedar arbors located on the residential lots and within three feet of the rear lot line and side property line; and third, to remove the Special Permit that is currently on the property that would allow an independent living senior housing facility.

Mr. Shacklett stated the current regulations allow 12 of the 62 homes to be constructed of stucco, but the developer has noticed a trend for more stucco homes and is asking to increase the allowed number of stucco homes from 12 to 25 to allow the trend to continue within the development if that was where the market was heading. He added that many of the homeowners requesting stucco exteriors have also used tile roofs, which has increased the cost of the homes by \$20,000.

Mr. Shacklett pointed out the current ordinance did not allow detached structures, but the applicant was requesting that both attached and detached stained cedar arbors be allowed. He added that most of the lots had the homes built at the 10-foot rear yard setback with a small patio and the applicant was requesting that homeowners be allowed to build an attached or detached cedar arbor within three feet of the rear and side lot lines to provide covering for the patios.

In concluding his presentation, Mr. Shacklett noted the third and final request was to remove the existing Special Permit for the senior housing village that had been carried forward from previous zoning classifications and was no longer applicable.

Commissioner Maxwell asked if the City Code contained a definition of an arbor.

Mr. Shacklett replied defining language would be added to the proposed ordinance limiting the structures to attached or detached stained cedar arbors because the applicant's intent was to

prohibit any sort of accessory buildings or other types of arbors that could be constructed of other material.

Commissioner DePuy said she thought arbors were defined as being detached from a home and if they were attached they were called pergolas.

Mr. Shacklett replied that typically arbors were detached, and they could also be referred to as patio covers.

Commissioner Frederick asked if the outdoor living space that is separate from the house would be allowed in the subdivision.

Mr. Shacklett replied that it would probably be covered under the building code.

Commissioner Bouvier asked if stucco houses were required to have clay tile roofs and, if not, what was the roof material be made of.

Mr. Shacklett replied that clay tiles were not required, but had been chosen by the 5 of the 6 stucco homes in the subdivision. He was not sure what roofing material was used on the sixth home.

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

Mr. Ryan Bashaw, representing Toll Brothers, 2557 S.W. Grapevine Parkway, Grapevine, Texas, 76051, answered Mr. Bouvier's question by saying that roofing material on the sixth home was a composite shingle.

Commissioner DePuy asked the applicant why he thought requests for stucco homes was increasing.

Mr. Bashaw replied that he thought it was a different look and lends itself to patio homes and is a more familiar product to buyers relocating from the west coast. He added that the floor plans were exactly the same as brick homes.

No other comments were made in favor or opposed and Chairman Gantt closed the public hearing.

Commissioner Frederick said if the arbors built were of the same quality as those depicted in the photos it would enhance to the properties.

Motion: Commissioner DePuy made a motion to recommend approval of Item 7 as presented; second by Commissioner Frederick. Motion passed 6-0.



Staff Report

TO: City Council

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

FROM: Sam Chavez, AICP; Assistant Director – Development Services

DATE: February 9, 2012

RE: **Zoning File 11-25:** Bridgewater Crossing

REQUEST:

Amend the PD Planned Development District regulations in Ordinance 3705 to allow additional stucco homes, allow attached or detached stained cedar arbors, and to revoke the Special Permit for an independent living senior housing facility on the subject property.

APPLICANT:

Justin Milander, representing Toll Brothers, Inc.

PROPERTY OWNERS:

Toll Brothers Inc. and current home owners (please see attached list)

TRACT SIZE AND LOCATION:

17-acre development, southeast corner of Renner Road and Sharp Lane.

EXISTING DEVELOPMENT:

The site is currently being developed as a private, gated 62-lot patio home community.

ADJACENT ROADWAYS:

Renner Road: Six-lane, divided arterial; 28,100 vehicles per day on all lanes, eastbound and westbound, west of Sharp Lane (May 2011).

Sharp Lane: Two-lane, undivided neighborhood collector; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Multi-Family/Group Quarters & Institutional; PD Planned Development/
R-1500-M Residential
South: Single-Family; R-1500-M & R-1800-M Residential
East: Multi-Family/Group Quarters; PD Planned Development
West: Vacant & Single-Family; R-1500-M Residential

FUTURE LAND USE PLAN:

Neighborhood Residential

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

Future Land Uses of Surrounding Area:

North: Neighborhood Residential & Multi-Family Residential
South: Neighborhood Residential
East: Multi-Family Residential
West: Neighborhood Residential

EXISTING ZONING:

RP-1500-M Patio Home with special conditions (Ordinance No. 3705).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

STAFF COMMENTS:

Background:

The 17-acre development, known as Bridgewater Crossing was rezoned in 2008 per Ordinance No. 3705 which included an amended concept plan, increased lot sizes, setback modifications, and a reduction in the number of lots from ninety-one (91) to sixty-two (62) lots. The western half of the development (Phase 1) was platted in late 2009 and included twenty-six (26) residential lots. The remaining thirty-six (36) residential lots on the eastern half of the development (Phase 2) were platted in 2011. Since the approval of Ordinance 3705, fifteen (15) lots have been sold or are in the process of being sold. Toll Brothers, as well as anyone who owns or will own a lot by mid-January, has signed the subject application as a property owner. It is expected that there will be eleven (11) owners in addition to Toll Brothers by this time. By

early 2012, Toll Brothers expects an additional four (4) lots to close for a total of fifteen (15) lots sold and closed.

Proposed Amendments:

The applicant's request includes the following three (3) amendments to the existing special conditions stated in Ordinance No. 3705:

1. Amend Section 2, *Building Regulations, 2.a.* to increase the maximum number of homes to be constructed of cementitious stucco from twelve (12) to twenty-five (25).
2. Add a condition allowing stained, attached or detached cedar arbors, to be located within three (3) feet of the rear and side lot lines when located in the required 10-foot rear yard.
3. Eliminate Section 3 of Ordinance No. 3705 which granted a Special Permit for an independent living senior housing facility on the subject property.

Increased Number of Stucco Homes – Ordinance No. 3705 allows a maximum of twelve (12) of the sixty-two (62) homes (approximately 20%) to be constructed of cementitious stucco material. As Bridgewater Crossing has developed, Toll Brothers has discovered that the stucco home product accounts for 40% of the homes (6 out of 15) they have sold. The proposed amendment would increase the allowed number of stucco homes from twelve (12) to twenty-five (25) which would allow for the entire development to have a maximum 40% stucco homes. The attached applicant's statement details the type of stucco and stucco application process that is used in the development. The request would not require twenty-five (25) homes to be of stucco construction, but would only allow the applicant the option to construct up to twenty-five (25) homes if the current market trend were to continue.

Allow attached and detached stained, cedar arbors – Ordinance No. 3705 prohibits accessory buildings on the subject single-family lots. The applicant desires to revise the condition to allow only detached stained, cedar arbors to provide a covered area for the minimal outdoor space available on the lots. The request would allow *detached arbors* to be located within three (3) feet of the rear lot line and three (3) feet of the side lot line when located in the required rear yard as currently allowed in the base RP-1500-M Patio Home zoning regulations.

Attached arbors, as opposed to detached arbors are permitted; however, they would have to comply with required 10-foot rear yard setback for the main structure. Since most of the homes are built at or very near the 10-foot rear setback line, an attached arbor could not be constructed. The applicant's request is to allow a homeowner to construct an attached arbor, if desired, and meet the same setback requirements as proposed for the detached arbors. A photo is attached of an existing home with an attached arbor that meets the 10-foot rear setback (See Exhibit C-3).

Eliminate the Special Permit for an independent living senior housing facility – Prior to the property being zoned to RP-1500-M Patio Home District with special conditions, the property was zoned for the A-950-M Apartment District which included a Special Permit for an independent living senior housing facility. As zoning regulations have been amended over the years, the Special Permit was retained in case the property did not develop as a patio home subdivision. Since the applicant is requesting changes to the special conditions discussed above

and the entire site will be developed as a residential subdivision, they want to remove the Special Permit for the independent living senior housing facility since the site will no longer be developed as such.

Correspondence: As of this date, no correspondence in favor or opposition has been received.

Motion: On December 20, 2011, the City Plan Commission recommended approval on a vote of 7-0 of the request subject to the following conditions:

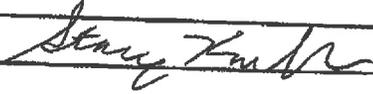
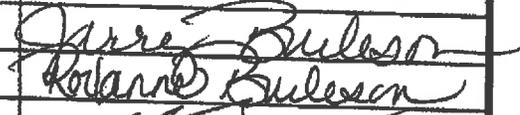
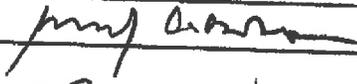
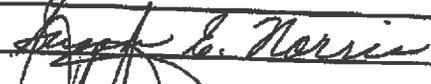
1. All conditions stated in Ordinance 3705 shall be remain in full force and effect except as otherwise stated.
2. A maximum of twenty-five (25) homes may be constructed of cementitious stucco material.
3. Attached or detached stained, cedar arbors shall be allowed on residential lots. The arbors shall be allowed in the rear yard subject to a minimum 3-foot rear yard setback and a minimum 3-foot side yard setback.
4. Section 3 of Ordinance No. 3705 shall be deleted in its entirety; thereby eliminating the Special Permit for an independent living senior housing facility on the subject property.

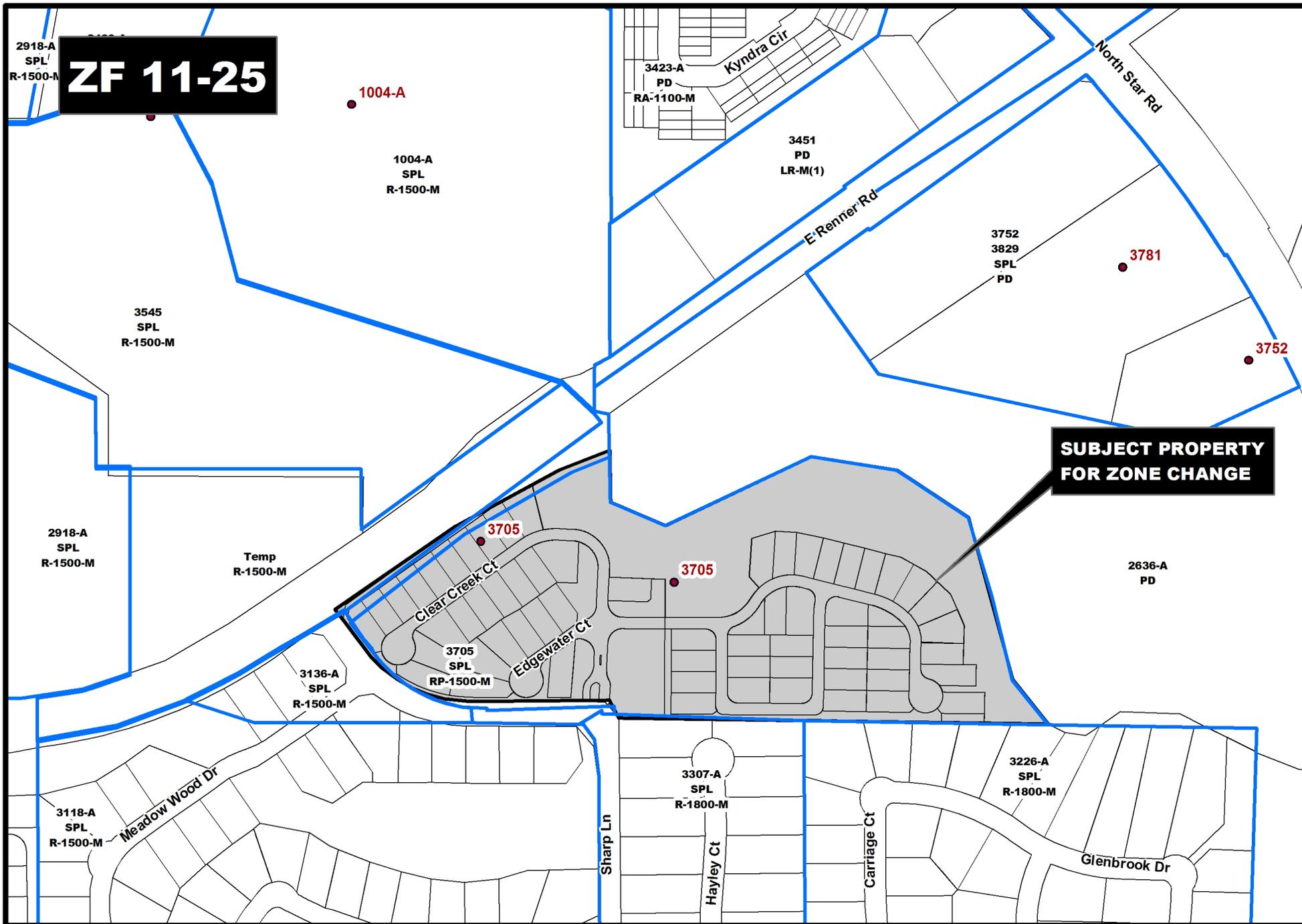
By signing below, I agree to:

1. amending the Detached Structures ordinance in Bridgewater Crossing to allow cedar arbor structures including a stipulation that the structures do not exceed the height of the community perimeter fence.

2. raising the number of stucco homes to be built in Bridgewater Crossing from 12 to 25

3. removing special permit for senior housing center.

| Name | Address | Signature |
|--------------------------------------|--------------------------|--------------------------------------------------------------------------------------|
| Justin Milander (Toll Brothers Inc.) | All remaining homesites. |  |
| Stacy Kniffen | 3921 Edgewater Ct. |  |
| Jerry and Roxanne Buleson | 3909 Edgewater Ct. |  |
| Greg Lisovoy and Rina Aleksanyan | 3905 Edgewater Ct. |  |
| Manuel and Irene Castro | 3926 Clear Creek Ct. |  |
| Lin Du and Lien Lam | 3906 Clear Creek Ct. |  |
| Maclong "Tony" and Elizabeth Tran | 3901 Edgewater Ct. |  |
| David and Susan Norris | 3905 Clear Creek Ct. |  |
| Anthony Vo | 3917 Clear Creek Ct. |  |
| Alex and Nikky Piquero | 3918 Clear Creek Ct. |  |
| Leonard and Kimberly Irvin | 3902 Clear Creek Ct. |  |
| Atul and Sonal Patel | 3934 Clear Creek Ct. |  |



ZF 11-25 Zoning Map

Updated By: shacklett, Update Date: December 6, 2011
 File: DSI\Mapping\Cases\Z\2011\ZF1125\ZF1125 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 11-25



**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 11-25 Aerial Map

Updated By: shacklett, Update Date: December 6, 2011
File: DSI\Mapping\Cases\Z\2011\ZF 1125\ZF 1125 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.





Sharp Lane

Renner Road

Subject Property



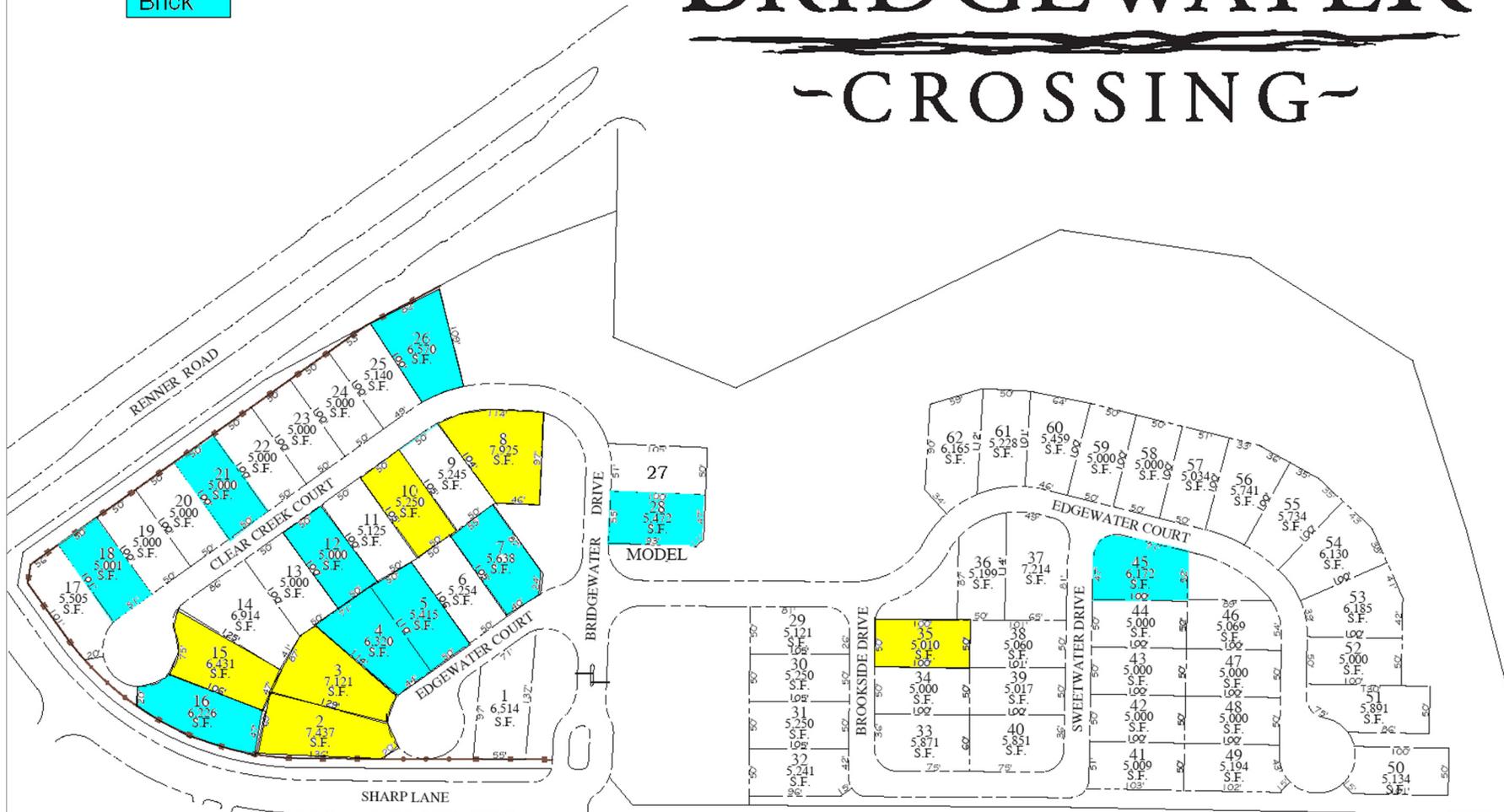
Oblique Aerial
Looking West

Stucco

Brick

BRIDGEWATER

-CROSSING-



Toll Brothers

NOTE: All dimensions and areas are approximate. Dimensions and areas are calculated to the private street. This plan does not identify easements, stormwater management areas or restrictions. Please consult with your Toll Bros. Sales Representative for additional information. Wooded areas and shown are for illustrative purposes only. Actual locations may vary.

CHSP-2937-R0-120109

Exhibit B



**Looking East along
Renner Road**

Bridgewater Crossing - Renner & Sharp - December 2011



**Looking Southeast along
Sharp Lane**



(3)

**Looking East across
Sharp Lane**

Bridgewater Crossing - Renner & Sharp - December 2011



(4)

**Existing Brick &
Stucco Homes**

Exhibit C-2



(5)

**Existing Attached
Cedar Arbor**

Bridgewater Crossing - Renner & Sharp - December 2011

Explanation and Description of Request

1. Toll Brothers is requesting the stucco restriction to be changed from 12 to 25 homes in Bridgewater Crossing, which is a 62 lot community. Currently 6 of 15 homes sold are stucco. If the current market trend continues; a total of 25 stucco homes would be purchased.

Our stucco contract clearly details the type of masonry products that are to be used and are closely monitored by on site construction management team. Toll's stucco application is traditional, full masonry Portland cement. The framing materials are protected by a vapor-permeable, water-resistant building wrap. A metal lath is then attached over the building wrap, which includes Weep Screed at the bottom of the walls; allowing water vapor to escape.

Toll Brothers also closely oversees all exterior color selections to protect overall community aesthetics.

Stucco homes sales price are on average \$10,000 more than the same home built in brick. Currently, 5 of the 6 stucco homes also purchased tile roofing; which is an additional cost of approximately \$20,000.

2. Toll Brothers is requesting to add an exception to the Detached Building/ Structures ordinance for Bridgewater Crossing. Attached and Detached stained, cedar arbors shall be allowed within 3' of the rear property line and the side lot line when located within the required 10-foot rear setback.

Bridgewater Crossing is a Luxury Patio Home community. Arbors are a key feature for homes with minimal outdoor living. Toll Brothers also closely oversees all exterior color selections to protect overall community aesthetics.

3. Toll Brothers is also requesting for the repeal of the special permit for Senior Housing.

3905 Edgewater Ct.



3934 Clear Creek Ct.



3926 Clear Creek Ct.



3906 Clear Creek Ct.



3918 Clear Creek Ct.



3902 Clear Creek Ct.



3905 Clear Creek Ct.



3921 Edgewater Ct.





Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

REVISED SPECIAL CONDITIONS

File No./Name: ZF 11-25 / Bridgewater Crossing
Property Owners: Toll Brothers, Inc. and current home owners.
Applicant: Justin Milander / Toll Brothers, Inc.
Location: Southeast corner of Renner Road and Sharp Lane
(See map on reverse side)
Current Zoning: RP-1500-M Patio Home District Regulations
Request: Revision of special conditions to allow an increased number of stucco homes, add regulations regarding attached/detached cedar arbors and setbacks, and to revoke the Special Permit for an independent living senior housing facility granted in Ordinance 3705.

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

TUESDAY, DECEMBER 20, 2011
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.

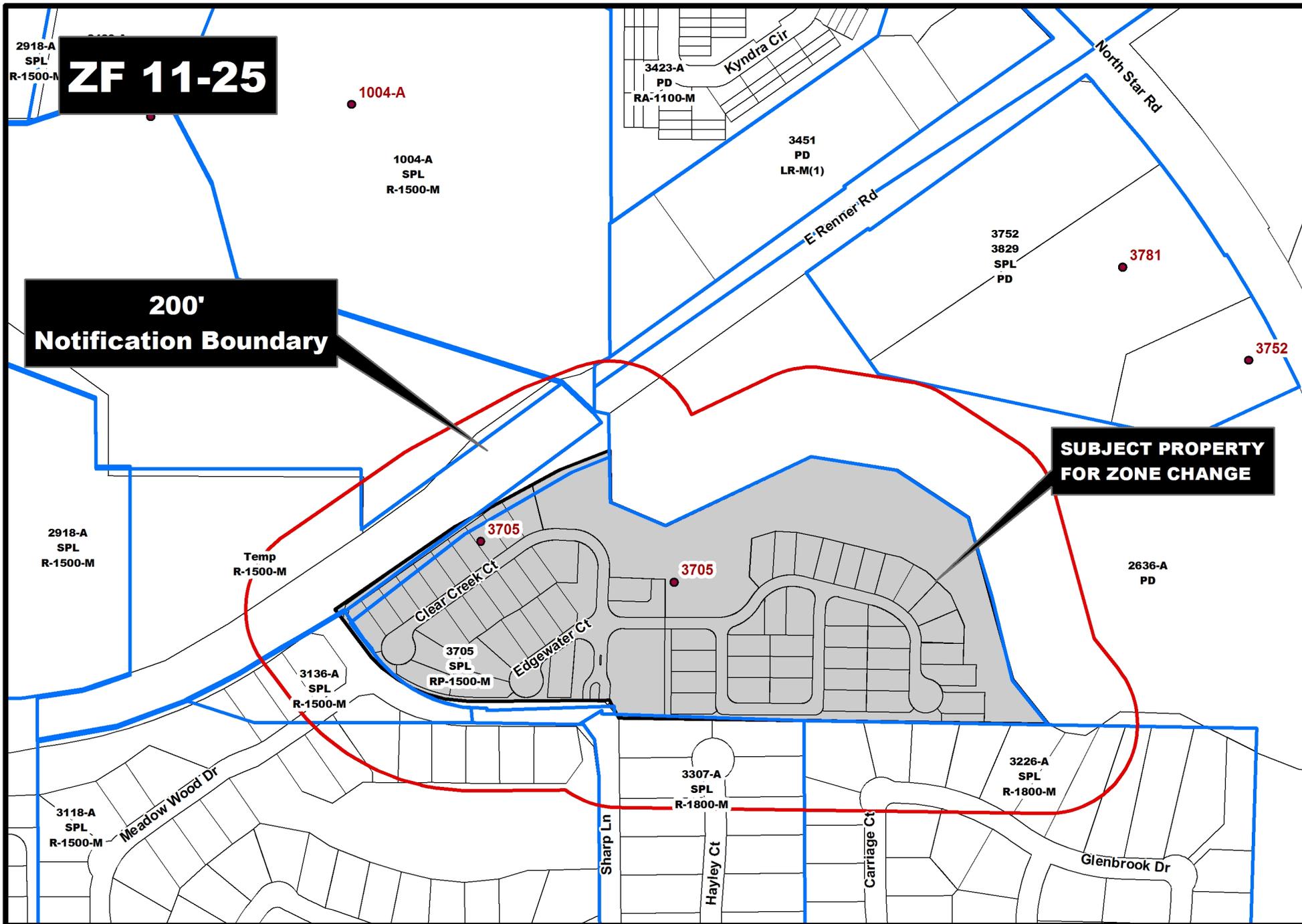
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-25.

Date Posted and Mailed: 12/09/11



ZF 11-25 Notification Map

Updated By: shacklett, Update Date: December 6, 2011
 File: DSI\Mapping\Cases\Z\2011\ZF 1125\ZF 1125 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.



KARTSOTIS TOM
3620 WOODPILE TRL
RICHARDSON, TX 75082-2508

NGUYEN CHRIST & CHRISTINE
3323 MEADOW WOOD DR
RICHARDSON, TX 75082-3787

LY SOUCHAY
3321 MEADOW WOOD DR
RICHARDSON, TX 75082-3787

JAROUN KHALED I &
OLA M ALRAYYES
3324 MEADOW WOOD DR
RICHARDSON, TX 75082-3788

CANO FERNANDO &
CANO LISA CHICOINE
3902 SHARP LN
RICHARDSON, TX 75082-3796

LAM THOL & KIM LY
3322 MEADOW WOOD DR
RICHARDSON, TX 75082-3788

STUART SPENCER R
3325 CARRIAGE CT
RICHARDSON, TX 75082-3663

CASH DAN O & MARY M
4101 GLENBROOK DR
RICHARDSON, TX 75082-3665

WARREN WADE & LEITHIA
4105 GLENBROOK DR
RICHARDSON, TX 75082-3665

MYATT CHRISTOPHER & STACI
4109 GLENBROOK DR
RICHARDSON, TX 75082-3665

CARTY EARL
4113 GLENBROOK DR
RICHARDSON, TX 75082-3665

JUST JOEL
3904 SHARP LN
RICHARDSON, TX 75082-3796

BEALL JOHN
4117 GLENBROOK DR
RICHARDSON, TX 75082-3665

ADCOCK FAMILY LIVING TRUST
TIMOTHY ALAN ADCOCK - TR
4121 GLENBROOK DR
RICHARDSON, TX 75082-3665

REYNOSO BETH M & GEORGE
4125 GLENBROOK DR
RICHARDSON, TX 75082-3665

ROBERTSON DAVID J & KAREN A
3906 SHARP LN
RICHARDSON, TX 75082-3796

ZHANG WEI WEI
3908 SHARP LN
RICHARDSON, TX 75082-3796

SHI JIANG & YU JIANG
3910 SHARP LN
RICHARDSON, TX 75082-3796

HOA OF SHARP'S FARM
% PRINCIPAL MGMT CO
12700 PARK CENTRAL DR # 600
DALLAS, TX 75251-1537

BURNETT PATRICIA G
3321 CARRIAGE CT
RICHARDSON, TX 75082-3663

MICHELSEN LUIS G & PILAR
4100 GLENBROOK DR
RICHARDSON, TX 75082-3664

GALANTI LIVIO A & PAULA K
4106 GLENBROOK DR
RICHARDSON, TX 75082-3664

SOUTHWEST CLEARWATER CREEK PAR
2100 LAKESIDE BLVD STE 425
RICHARDSON, TX 75082-4350

HOLZER BART & LISA
3321 HAYLEY CT
RICHARDSON, TX 75082-2670

LEDANG VINH
3325 HAYLEY CT
RICHARDSON, TX 75082-2670

PRAXAYBANE KATHY
3329 HAYLEY CT
RICHARDSON, TX 75082-2670

PATEL JAYESH R & VIBHUTI J
3328 HAYLEY CT
RICHARDSON, TX 75082-2669

RUDLUFF JEFFREY S &
EDWARDS S MICHAEL
3324 HAYLEY CT
RICHARDSON, TX 75082-2669

SMITH GERALD & ANGELA
3320 HAYLEY CT
RICHARDSON, TX 75082-2669

WILCOX ENDOWMENT INC
%PRESTON HOLLOW PRESBYTERIAN C
9800 PRESTON RD
DALLAS, TX 75230-5044

BRIDGEWATER CROSSING #1 HOA
C/O TOLL DALLAS TX LLC
250 GIBRALTAR RD
HORSHAM, PA 19044-2323

TOLL DALLAS TX LLC
250 GIBRALTAR RD
HORSHAM, PA 19044-2323

IRVIN LEONARD L & KIMBERLY H
3902 CLEAR CREEK CT
RICHARDSON, TX 75082-5602

PATEL ATUL & SONAL PATEL
3934 CLEAR CREEK CT
RICHARDSON, TX 75082-5602

KNIFFEN STACY
3921 EDGEWATER COURT
RICHARDSON, TX 75082-5604

BURLESON JERRY & ROXANNE
3909 EDGEWATER COURT
RICHARDSON, TX 75082-5604

LISOVOY GREG & ALEKSANYAN RINA
3905 EDGEWATER COURT
RICHARDSON, TX 75082-5604

CASTRO MANUEL AND IRENE
3926 CLEAR CREEK COURT
RICHARDSON, TX 75082-5602

DU LIN AND LAM LIEN
3906 CLEAR CREEK COURT
RICHARDSON, TX 75082-5602

MACLONG "TONY" & TRAN ELIZABETH
3901 EDGEWATER COURT
RICHARDSON, TX 750825-604

NORRIS DAVID AND SUSAN
3905 CLEAR CREEK COURT
RICHARDSON, TX 75082-5602

VO ANTHONY
3917 CLEAR CREEK COURT
RICHARDSON, TX 75082-5602

PIQUERO ALEX & NIKKY
3918 CLEAR CREEK COURT
RICHARDSON, TX 75082-5602

Justin Milander
Toll Brothers Inc.
3933 Clear Creek Court
Richardson, TX 75082

ZF 11-25
Notification List

ORDINANCE NO. 3705

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, TEXAS AS HERETOFORE AMENDED, BY AMENDING AND RESTATING PORTIONS OF ORDINANCE NO. 3425-A AND BY AMENDING THE SPECIAL CONDITIONS FOR RP-1500-M AND CONCEPT PLAN FOR PATIO HOME DISTRICT DEVELOPMENT AND RETAINING THE SPECIAL PERMIT FOR INDEPENDENT SENIOR HOUSING FACILITY WITH SPECIAL CONDITIONS, ON 16.7 ACRES OF LAND LOCATED GENERALLY AT THE SOUTHEAST CORNER OF RENNER ROAD AND SHARP LANE, WITH 11.234 ACRES LOCATED IN ABSTRACT NO. 700 AND 5.476 ACRES LOCATED IN ABSTRACT NO. 633, ALL IN THE CITY OF RICHARDSON, COLLIN COUNTY, TEXAS AND AS DESCRIBED IN EXHIBITS "A" AND "A-1"; ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (Zoning File No. 0807).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956 as heretofore amended, be, and the same is hereby amended by amending and restating Ordinance No. 3425-A by amending the special conditions and concept plan for RP-1500-A Patio Home District Development and retaining the special permit for Independent Senior Housing Facility with special conditions on 16.7 acres of land located generally at the Southeast corner of Renner Road and Sharp Lane, with 11.234 acres located in Abstract No. 700

and 5.476 acres of land located in Abstract No. 633, all in the City of Richardson, Collin County, Texas, and described in Exhibits “A” and “A-1” attached hereto and made a part hereof.

SECTION 2. That the RP-1500-M Patio Home District is granted subject to the following special conditions, to wit:

**ZF 08-07 SPECIAL CONDITIONS
RP-1500-M PATIO HOME**

Use Restrictions

1. Development shall take place generally in accordance with the Concept Plan attached hereto as Exhibit “B”.
2. Development shall take place in accordance with the development standards established in the RP-1500-M Patio Home District, except as otherwise provided herein.

Building Regulations

1. *Minimum size:* The minimum area of the main building shall be 1,600 square feet, exclusive of garages, breezeways, and servants’ quarters.
2. *Type of materials:* All buildings shall be constructed in accordance with Article XXII-F Exterior Construction Standards of the City of Richardson Comprehensive Zoning Ordinance except that:
 - a. A maximum of 12 homes may be constructed of cementitious stucco material.
 - b. In no instance shall any elevation facing Renner Road or Sharp Lane be less than 100% masonry or stucco, excluding doors and windows.
 - c. For Lots 41, 42 and 50, Block A east of the creek, the south elevation of the dwelling units shall be constructed of 100% masonry except that glass block shall be a permitted material. Where a second-story exterior wall is offset a minimum of three feet from the plane of the first-floor exterior wall below, the wall of the offset portion shall be excluded from the wall area for purposes of the masonry calculation.

Area Regulations

1. *Area of the lot:* The minimum area of the lot shall be 5,000 square feet.
2. *Width of the lot:* The minimum width of the lot at the required front building line shall be 50 feet, except for Lots 2, 3, 4, 25, 30, 34, 35, 36 37, and 38 of Block A, which shall have a minimum width of 45 feet at the front building line.

3. *Depth of the lot:* The minimum depth of the lot shall be 100 feet.
4. *Lot coverage:* The lot coverage of all buildings shall not exceed 65 percent of the area of the lot.
5. *Front Setback:* There shall be a front setback having a minimum depth of 15 feet. In no instance, however, shall the minimum front setback for the first floor of that portion of a building where a garage door faces the street be less than 20 feet. For swing/side entry garages, a minimum driveway length of 20 feet shall be provided to the garage door opening.

Where lots have double frontage running through from an internal street to Sharp Lane or Renner Road, direct access to Sharp Lane or Renner Road shall be prohibited. Said lots shall be considered to be fronting the internal street.

6. *Side setbacks:*
 - a. There shall be a side setback on one side of the lot of at least five feet, except that on any side yard adjacent to a street, a side setback of at least ten feet must be provided. The ordinary projections of a roof eave or cornice may extend into the required five-foot side setback a maximum of two feet. A fireplace, windowsill, box or bay window, or other architectural features not more than ten feet in width, may extend a maximum of two feet into the required five-foot side setback.
 - b. Except as provided herein, all buildings shall be built on the property line on one side of the lot, hereinafter called the zero side. The side of the structure located on the zero side shall contain no openings, appendages, or overhangs. There shall be a minimum separation of five feet between all buildings. No additional screening shall be required on the zero side of the lot.
 - c. When lots are platted or in other ways created, adequate easements three feet in width for structural overhang and structural maintenance shall be dedicated on those lots wherein a zero side yard is adjacent to the lot being platted or created.
 - d. Each adjacent lot shall provide a roof eave and access easement, a minimum of three feet in width, adjacent to the zero setback side to allow the property owner access for maintenance of the dwelling. The roof eave may encroach 16 inches into the easement. A gutter and down spout shall be required along the zero setback side to ensure drainage is handled on the owner's property and said gutter system is not included in the calculation of the eave encroachment.

- e. Swimming pool equipment may be located in the side setback a minimum of three feet from any side lot line.
 - f. No setback shall be required from an interior side lot line for air conditioning equipment or an uncovered porch or patio.
 - g. The following lots shall not be required to have a zero side: Lots 1, 7, 8, 26 and 28 of Block A. For these lots, a minimum five-foot wide setback shall be provided adjacent to both property lines, except that a side setback of at least ten feet shall be provided on any side yard adjacent to a street.
7. *Rear setback:* There shall be a rear yard of not less than ten feet.
8. *Parking regulations:* A minimum of two parking spaces per dwelling unit shall be provided behind the front building line in an enclosed garage.
9. *Accessory buildings:* Accessory buildings shall be prohibited on single-family lots.
10. *Unusable land areas:* No pond, creek, or other unusable terrain shall be changed without the approval of such plans by the City Engineer or his designee.

Special Regulations

- 1. *Alleys:* Alleys shall not be required.
- 2. *Private streets:* Streets interior to the subdivision shall be privately owned and maintained and constructed in accordance with the approved City detail to a paved width of 27 feet. A ten-foot utility easement shall be provided in the front yard of each lot.
- 3. *Emergency access:* A decorative metal emergency-only access gate shall be installed as approved by the Richardson Fire Department, with a perforated concrete driving surface at the end of the northern cul-de-sac adjacent to Sharp Lane, per the concept plan.
- 4. *Construction traffic:* The developer and the city shall determine a construction traffic management plan, which shall be included in the construction documents for the subdivision.
- 5. *Sidewalks/Hike and Bike Trail:*
 - a. Sidewalks shall not be required within the development.
 - b. A hike and bike trail shall be provided that offers a link to the existing City trail as indicated on the concept plan. Controlled pedestrian access

shall be provided to the trail along Sharp Lane at the end of the cul-de-sacs adjacent to Sharp Lane, per the concept plan.

6. *Landscaping and fencing:*

- a. Along Renner Road, a minimum 15-foot wide landscape and pedestrian strip shall be provided in addition to the standard parkway. Exceptions shall be permitted in those locations, as shown on the Concept Plan (Exhibit "B"), where an ingress/egress drive from the public street crosses this strip. This landscape strip shall be a common area owned by the Homeowners Association and shall include ornamental trees and shrubs, a minimum eight-foot wide meandering sidewalk, and if berms are provided, they shall be at a maximum 3:1 slope. The berms and sidewalk shall be designed to meander throughout the landscape strip and parkway so that no visual separation is apparent between the landscape zone and the parkway. The cost sharing for constructing the oversized sidewalk shall follow the City's standard over sizing procedures.

In conjunction with said landscaping, a screening wall, a minimum of six feet in height, constructed of masonry, stone or a combination thereof, shall be provided adjacent to Renner Road.

In addition, a corner entry feature will be constructed at the southeast corner of Renner Road and Sharp Lane that is compatible with the existing corner feature of the Sharp's Farm Development.

- b. Along Sharp Lane, a minimum ten-foot wide landscape and pedestrian strip shall be provided in addition to the standard parkway. The exception to this will be in those locations, as shown on the Concept Plan (Exhibit "B"), where an ingress/egress drive from the public street crosses this strip. This landscape strip shall be a common area owned by the Homeowners Association and shall include ornamental trees and shrubs, and a minimum eight-foot meandering sidewalk. The cost sharing for constructing the oversized sidewalk shall follow the City's standard over sizing procedures.

In conjunction with said landscaping, a screening wall, a minimum of six feet in height, constructed of masonry, stone, decorative metal with masonry or stone columns, or any combination thereof, shall be provided adjacent to Sharp Lane, per the concept plan.

- c. When a fence is built in the rear yard of a lot that is adjacent to a "Common Area" that is not included as a perimeter treatment adjacent to a street, the fence shall be constructed of tubular steel/wrought iron, or other comparable material.

- d. In no instance shall an individual screening fence be taller than the perimeter screening wall on Renner Road or Sharp Lane when said fence is parallel or generally parallel to said wall.
 - e. Adjacent to Sharp Estates and The Reserve subdivisions, a screening and buffering plan shall be provided for Plan Commission approval at the time Development Plans are submitted. The plan shall include a 10-foot landscape buffer consisting of a retaining wall and evergreen shrubs and trees with a minimum 3-inch caliper, 6 to 8 feet in height at the time of planting, to provide a visual buffer along the common property line with The Reserve, except that adjacent to Lots 41, 42 and 50, a 20 foot landscape buffer shall be required. The installation of the landscaping shall be the responsibility of the developer.
7. *Common Areas:* A Homeowners Association shall maintain all common areas, including the landscape buffer along the common property line with The Reserve subdivision.
8. *Lot Lines:* Lot lines may be non-radial where physical barriers make it impractical, such as when a side lot line is coincident with a drainage or utility easement.
9. *Drainage Plans:* The developer shall submit civil engineering plans to the City of Richardson for the purpose of ensuring that stormwater run-off does not cause the flooding of lots in The Reserve subdivision.
10. *Access Restriction:* Construction of a fence by the developer, designed to restrict access to The Reserve subdivision, shall be permitted in the southeastern corner of the property in the vicinity of Lot 40, Block A east of the creek on Exhibit "B" and Lot 17 in The Reserve, provided the location and construction of said fence is in conformance with all FEMA requirements.

SECTION 3. That a special permit for a senior housing facility is hereby granted subject to the following special conditions:

**ZF 08-07 SPECIAL CONDITIONS
SPECIAL PERMIT FOR INDEPENDENT LIVING
SENIOR HOUSING FACILITY**

That a special permit for a senior housing facility is hereby granted subject to the following special conditions:

- (a) The site shall be developed generally in accordance with the Conceptual Site Plan attached hereto as Exhibit "C."

- (b) *Height:* The maximum height shall be one (1) story for Independent Living Cottages and three (3) stories for the Independent Living Center, except for that portion of the Independent Living Center adjacent to Sharp Lane, which shall be limited to two (2) stories, as shown on the Conceptual Site Plan attached hereto as Exhibit "C."
- (c) *Minimum Floor Area:* The minimum floor area per Independent Living Center unit shall be 575 square feet and the minimum floor area per Independent Living Cottage unit shall be 1,200 square feet.
- (d) *Density:* The number of units shall be limited to 38 Independent Living Cottage units and 162 Independent Living Center units.
- (e) *Types of materials:* Each building shall have a minimum of 50% of the exterior walls constructed of standard masonry. The remainder of the exterior walls shall be constructed of masonry-type materials such as exterior stucco, manmade or natural stone, hardiplank, exterior insulating finishing system (E.I.F.S.) or other materials approved by the building official.
- (f) *Landscaping:* Along Renner Road and Sharp Lane, a minimum thirty (30) foot landscape strip shall be provided, said landscape strip to include ornamental trees and shrubs, meandering sidewalk, berms and automatic underground irrigation system. The landscaping shall be installed as part of the development of the subject property and maintained by the landowner. Berms shall have a maximum slope of 3:1, a maximum height of 36 inches and an average height of 18 inches above the average grade of the street curbs. Berms may vary in height and be contoured for a "natural look," and shall be "teardrop" in form with tails overlapping the adjacent berms.
- (g) Within the landscape strip along Sharp Lane, shade trees, a minimum 3 inch caliper at the time of planting, shall be provided at a ratio of one tree for every 50 lineal feet of frontage; ornamental trees, a minimum of 8-10 feet in height at the time of planting, shall be provided at a ratio of 2 trees for every 50 lineal feet of frontage; shrubs, a minimum of 3 gallon at the time of planting shall be provided at a ratio of 10 shrubs for every 50 lineal feet of frontage; and where practical, such landscape material shall be placed in "natural groupings", as indicated on the landscape drawing attached hereto as Exhibit "D."
- (h) *Unusable land area:* No pond, creek, or other unusable terrain shall be changed without the approval of such plans by the City Engineer. A minimum five (5) foot side/rear yard setback shall be provided when such yard abuts unusable land.
- (i) *Fence:* Any portion of a fence adjacent to Renner Road shall be constructed of stone columns with tubular steel/wrought iron, or other comparable material. Where the tubular steel/wrought iron fence is provided, a landscape hedge shall be provided with plant materials reaching the fence height at maturity. In

addition, a corner entry feature shall be constructed at the southeast corner of Renner Road and Sharp Lane that is compatible with the existing corner feature of the Sharp's Farm development. Any portion of a fence adjacent to Sharp Lane shall be constructed of stone columns and masonry wall sections with tubular steel/wrought iron accents as shown in Exhibit "E," attached hereto and made a part hereof.

- (j) Where the fence is in the side or rear yard and adjacent to property either developed or anticipated to be developed as single-family residences, it shall be constructed of masonry materials.
- (k) *Access:* Access to the site from Sharp Lane shall be for emergency purposes and exiting vehicles only. This access shall be located as shown on the Conceptual Site Plan and shall be gated, and such gate shall be locked at all times. A Knox box, Opticom system, or other system approved by the city shall be provided by the developer for the emergency access purposes. There shall be no other access to the site from Sharp Lane.
- (l) *Parking:* Parking spaces shall be provided on-site at a ratio of 1.3 spaces per Independent Living Center unit and 2.8 spaces per Independent Living Cottage unit.
- (m) The site shall be developed in substantial conformance with the building elevations shown as Exhibit "F" attached hereto.
- (n) The retirement community shall be limited to residents 55 years of age or older in accordance with the standards set by the 1988 Fair Housing Act pursuant to 42 U.S.C. Sec. 3607(b)(2)(B).

SECTION 4. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this ordinance shall remain in full force and effect. That Ordinance No. 3425-A is hereby repealed.

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

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

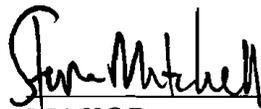
SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 12th day of May, 2008.

APPROVED:



MAYOR

CORRECTLY ENROLLED:



CITY SECRETARY

APPROVED AS TO FORM:

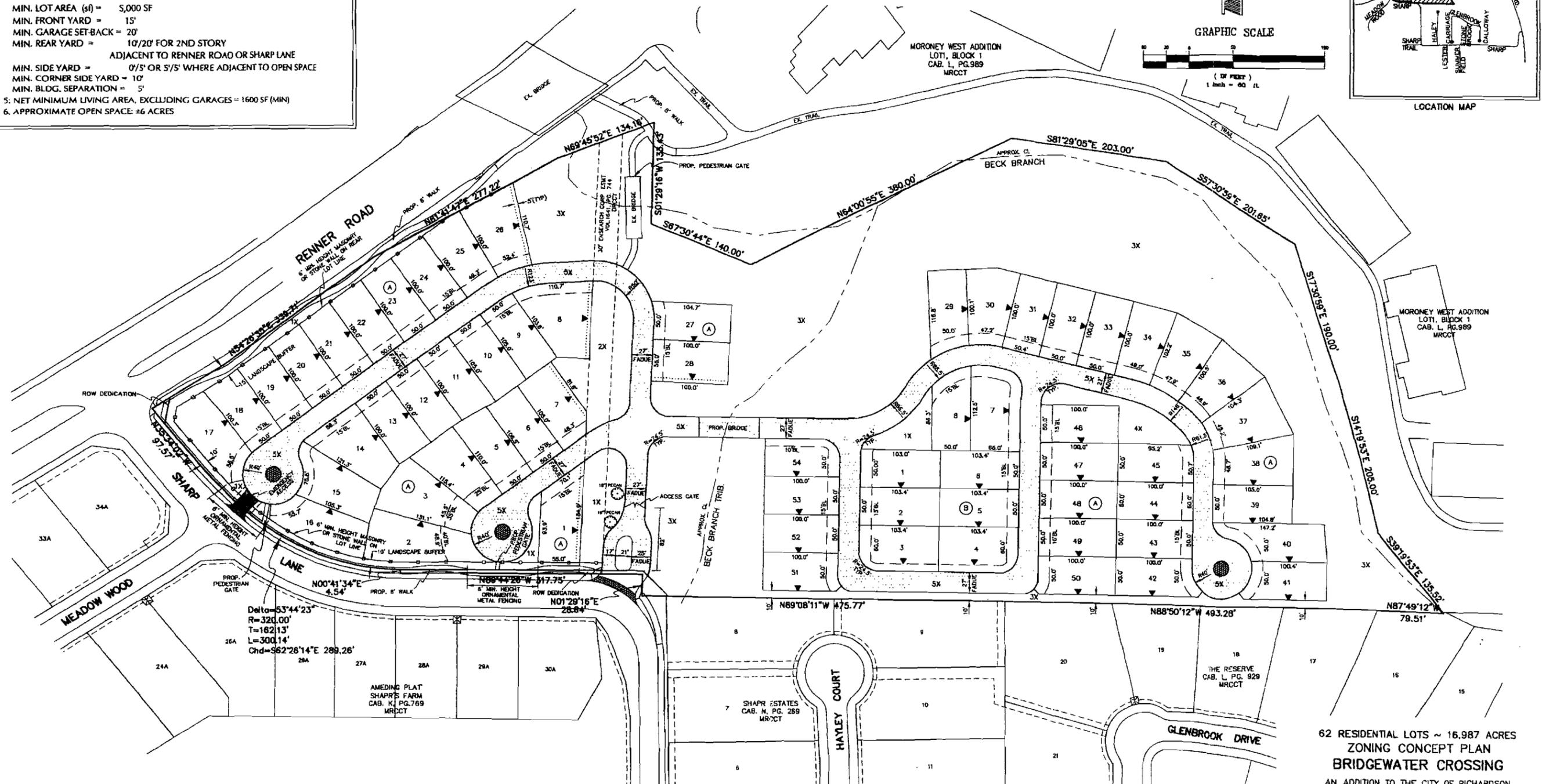
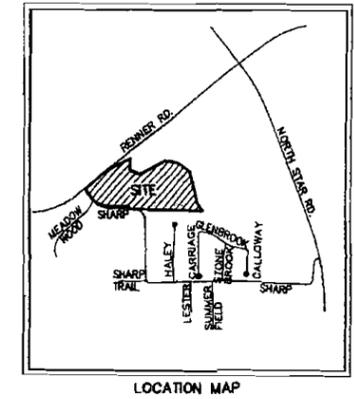
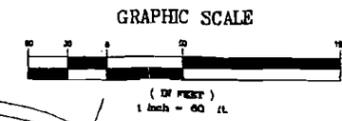


CITY ATTORNEY

(PGS)27159

SITE DATA SUMMARY:

- EXISTING ZONING: RP-1500-M PATIO HOMES, ORD. NO. 3425-A
- TOTAL SITE AREA - 16.987 ACRES
- RESIDENTIAL LOTS: 62
- AREA REGULATIONS:
 - MIN. LOT WIDTH = 45'
 - MIN. LOT DEPTH = 100'
 - MIN. LOT AREA (sf) = 5,000 SF
 - MIN. FRONT YARD = 15'
 - MIN. GARAGE SET-BACK = 20'
 - MIN. REAR YARD = 10'/20' FOR 2ND STORY
 - MIN. SIDE YARD = ADJACENT TO RENNEN ROAD OR SHARP LANE
 - MIN. CORNER SIDE YARD = 10'
 - MIN. BLDG. SEPARATION = 5'
- NET MINIMUM LIVING AREA, EXCLUDING GARAGES = 1600 SF (MIN)
- APPROXIMATE OPEN SPACE = ±6 ACRES



- NOTES**
- LOT LINES MAY BE ADJUSTED AT TIME OF PLATTING AS LONG AS NO ADDITIONAL VARIANCES ARE CREATED.
 - ALL DIMENSIONS ARE TO THE BACK-OF-CURB FOR PROPOSED IMPROVEMENTS, UNLESS OTHERWISE STATED.

LEGEND

- FADUE = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- = PROPOSED ORNAMENTAL METAL FENCE
- = PROPOSED MASONRY WALL

EXHIBIT "B"

DEVELOPER/BUILDER
TOLL BROTHERS
 2557 S.W. GRAPEVINE PKWY. SUITE 100
 817-329-8770 GRAPEVINE, TEXAS 76051

Part of Ordinance

62 RESIDENTIAL LOTS ~ 16.987 ACRES
ZONING CONCEPT PLAN
BRIDGEWATER CROSSING
 AN ADDITION TO THE CITY OF RICHARDSON
 JAMES T. McCULLOUGH SURVEY ~ ABSTRACT NO. 633
 G.H. PEGUS SURVEY ~ ABSTRACT NO. 700
 COLLIN COUNTY, TEXAS

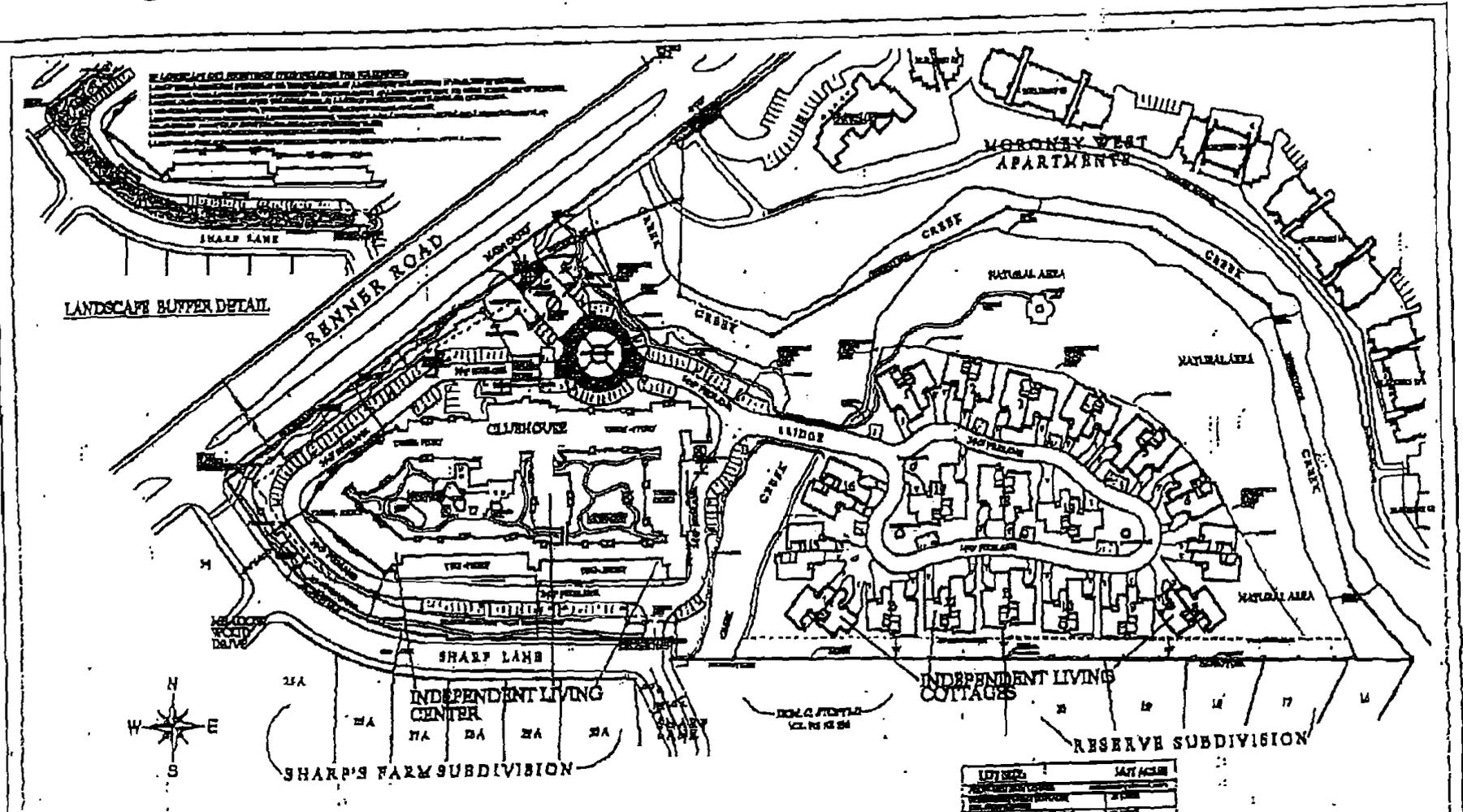
JANUARY 2008 SCALE: 1"=60'

OWNER
SHARP RENNEN, L.P.
 18352 DALLAS PKWY. PMB 575, SUITE 136
 972-248-0163 DALLAS, TEXAS 75287

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972.931.4694

Planning Projects L20080209.dwg - ZCP.dwg, Update, 2/21/2008 1:55:18 PM, Update, Dowdey, Anderson & Associates, Inc., MLP

DOWDEY, ANDERSON & ASSOCIATES, INC. BRIDGEWATER CROSSING



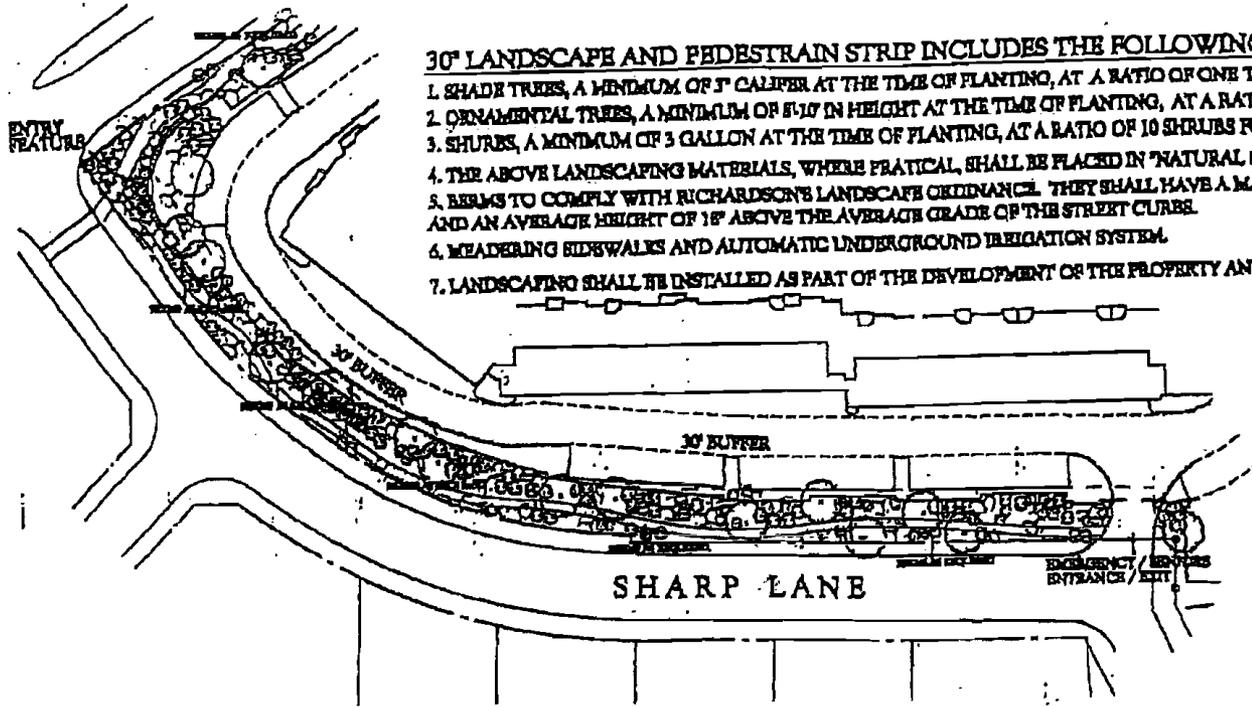
THE GREENBRIER AT BRECKINRIDGE PARK
 CITY OF RICHARDSON, TEXAS
 CONCEPTUAL SITE PLAN

SCALE: 1" = 60' 0"

| LOT NO. | LOT AREA |
|---------|----------|
| 1 | 10,000 |
| 2 | 10,000 |
| 3 | 10,000 |
| 4 | 10,000 |
| 5 | 10,000 |
| 6 | 10,000 |
| 7 | 10,000 |
| 8 | 10,000 |
| 9 | 10,000 |
| 10 | 10,000 |
| 11 | 10,000 |
| 12 | 10,000 |
| 13 | 10,000 |
| 14 | 10,000 |
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| 37 | 10,000 |
| 38 | 10,000 |
| 39 | 10,000 |
| 40 | 10,000 |
| 41 | 10,000 |
| 42 | 10,000 |
| 43 | 10,000 |
| 44 | 10,000 |
| 45 | 10,000 |
| 46 | 10,000 |
| 47 | 10,000 |
| 48 | 10,000 |
| 49 | 10,000 |
| 50 | 10,000 |

DATE: MARCH 10, 2003
 DRAWN BY: [illegible]

tabbles
 EXHIBIT
 C



LANDSCAPE BUFFER DETAIL





PERIMETER FENCE AT RENNER ROAD



PERIMETER FENCE AT SHARP LANE



THE GREENBRIER AT BRECKINRIDGE PARK
CITY OF RICHARDSON, TEXAS



PRELIMINARY VIEW
TWO - STORY ELEVATION OF INDEPENDENT LIVING
 THE GREENBRIER AT BRECKINRIDGE PARK
 SCALE: 1/8" = 1'-0"



PRELIMINARY VIEW
THREE - STORY ELEVATION OF INDEPENDENT LIVING
 THE GREENBRIER AT BRECKINRIDGE PARK
 SCALE: 1/8" = 1'-0"

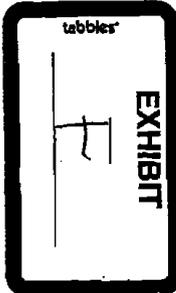


PRELIMINARY VIEW
COTTAGE ELEVATIONS
 THE GREENBRIER AT BRECKINRIDGE PARK
 SCALE: 1/8" = 1'-0"

PRELIMINARY
ELEVATION VIEWS

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

FOR ILLUSTRATIVE
 PURPOSES ONLY



12350C-FEBRUARY 21, 2000
 SHEET 8 OF 4

ORDINANCE NO. 3852

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY AMENDING AND RESTATING ORDINANCE NO. 3705 BY AMENDING THE SPECIAL CONDITIONS FOR PATIO HOMES AND BY REPEALING THE SPECIAL PERMIT FOR INDEPENDENT LIVING SENIOR HOUSING FACILITY FOR THE PROPERTY DESCRIBED IN EXHIBIT “A”; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 11-25).

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

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

SECTION 1. That Ordinance No. 3705-A, adopted on May 12, 2008, is hereby repealed.

SECTION 2. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending and restating Ordinance No. 3705 to amend the special conditions for the RP-1500-M Patio Home development and to repeal the special permit for an independent living housing facility for the property described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 3. That the RP-1500-M Patio Home District previously granted by Ordinance No. 3705 is hereby amended and is subject to the following special conditions:

A. Use Restrictions

1. Development shall take place generally in accordance with the Concept Plan approved by Ordinance No. 3705 and which is attached hereto as Exhibit "B".
2. Development shall take place in accordance with the development standards established in the RP-1500-M Patio Home District, except as otherwise provided herein.

B. Building Regulations

1. *Minimum size:* The minimum area of the main building shall be 1,600 square feet, exclusive of garages, breezeways, and servants' quarters.
2. *Type of materials:* All buildings shall be constructed in accordance with Article XXII-F Exterior Construction Standards of the City of Richardson Comprehensive Zoning Ordinance except that:
 - a. A maximum of twenty-five (25) homes may be constructed of cementitious stucco material.
 - b. In no instance shall any elevation facing Renner Road or Sharp Lane be less than 100% masonry or stucco, excluding doors and windows.
 - c. For Lots 41, 42 and 50, Block A east of the creek, the south elevation of the dwelling units shall be constructed of 100% masonry except that glass block shall be a permitted material. Where a second-story exterior wall is offset a minimum of three (3) feet from the plane of the first-floor exterior wall below, the wall of the offset portion shall be excluded from the wall area for purposes of the masonry calculation.

C. Area Regulations

1. *Area of the lot:* The minimum area of the lot shall be 5,000 square feet.
2. *Width of the lot:* The minimum width of the lot at the required front building line shall be fifty (50) feet, except for Lots 2, 3, 4, 25, 30, 34, 35, 36 37, and 38 of Block A, which shall have a minimum width of forty-five (45) feet at the front building line.
3. *Depth of the lot:* The minimum depth of the lot shall be 100 feet.
4. *Lot coverage:* The lot coverage of all buildings shall not exceed 65% of the area of the lot.
5. *Front Setback:* There shall be a front setback having a minimum depth of fifteen (15) feet. In no instance, however, shall the minimum front setback for the first floor of that portion of a building where a garage door faces the street be less than

twenty (20) feet. For swing/side entry garages, a minimum driveway length of twenty (20) feet shall be provided to the garage door opening.

Where lots have double frontage running through from an internal street to Sharp Lane or Renner Road, direct access to Sharp Lane or Renner Road shall be prohibited. Said lots shall be considered to be fronting the internal street.

6. *Side setbacks:*

- a. There shall be a side setback on one side of the lot of at least five (5) feet, except that on any side yard adjacent to a street, a side setback of at least ten (10) feet must be provided. The ordinary projections of a roof eave or cornice may extend into the required five-foot side setback a maximum of two (2) feet. A fireplace, windowsill, box or bay window, or other architectural features not more than ten (10) feet in width, may extend a maximum of two (2) feet into the required five-foot side setback.
- b. Except as provided herein, all buildings shall be built on the property line on one side of the lot, hereinafter called the zero side. The side of the structure located on the zero side shall contain no openings, appendages, or overhangs. There shall be a minimum separation of five (5) feet between all buildings. No additional screening shall be required on the zero side of the lot.
- c. When lots are platted or in other ways created, adequate easements three (3) feet in width for structural overhang and structural maintenance shall be dedicated on those lots wherein a zero side yard is adjacent to the lot being platted or created.
- d. Each adjacent lot shall provide a roof eave and access easement, a minimum of three (3) feet in width, adjacent to the zero setback side to allow the property owner access for maintenance of the dwelling. The roof eave may encroach sixteen (16) inches into the easement. A gutter and down spout shall be required along the zero setback side to ensure drainage is handled on the owner's property and said gutter system is not included in the calculation of the eave encroachment.
- e. Swimming pool equipment may be located in the side setback a minimum of three (3) feet from any side lot line.
- f. No setback shall be required from an interior side lot line for air conditioning equipment or an uncovered porch or patio.
- g. The following lots shall not be required to have a zero side: Lots 1, 7, 8, 26 and 28 of Block A. For these lots, a minimum five (5) foot wide setback shall be provided adjacent to both property lines, except that a side setback of at least ten feet shall be provided on any side yard adjacent to a street.

7. *Rear setback:* There shall be a rear yard of not less than ten (10) feet.
8. *Parking regulations:* A minimum of two (2) parking spaces per dwelling unit shall be provided behind the front building line in an enclosed garage.
9. *Accessory buildings:* Attached or detached stained, cedar arbors shall be allowed on residential lots. The arbors shall be allowed in the rear yard subject to a minimum three (3) foot rear yard setback and a minimum three (3) foot side yard setback.
10. *Unusable land areas:* No pond, creek, or other unusable terrain shall be changed without the approval of such plans by the City Engineer or his designee.

D. Special Regulations

1. *Alleys:* Alleys shall not be required.
2. *Private streets:* Streets interior to the subdivision shall be privately owned and maintained and constructed in accordance with the approved City detail to a paved width of twenty-seven (27) feet. A ten-foot utility easement shall be provided in the front yard of each lot.
3. *Emergency access:* A decorative metal emergency-only access gate shall be installed as approved by the Richardson Fire Department, with a perforated concrete driving surface at the end of the northern cul-de-sac adjacent to Sharp Lane, per the concept plan.
4. *Construction traffic:* The developer and the city shall determine a construction traffic management plan, which shall be included in the construction documents for the subdivision.
5. *Sidewalks/Hike and Bike Trail:*
 - a. Sidewalks shall not be required within the development.
 - b. A hike and bike trail shall be provided that offers a link to the existing City trail as indicated on the concept plan. Controlled pedestrian access shall be provided to the trail along Sharp Lane at the end of the cul-de-sacs adjacent to Sharp Lane, per the concept plan.
6. *Landscaping and fencing:*
 - a. Along Renner Road, a minimum fifteen (15) foot wide landscape and pedestrian strip shall be provided in addition to the standard parkway. Exceptions shall be permitted in those locations, as shown on the Concept Plan (Exhibit "B"), where an ingress/egress drive from the public street

crosses this strip. This landscape strip shall be a common area owned by the Homeowners Association and shall include ornamental trees and shrubs, a minimum eight (8) foot wide meandering sidewalk, and if berms are provided, they shall be at a maximum 3:1 slope. The berms and sidewalk shall be designed to meander throughout the landscape strip and parkway so that no visual separation is apparent between the landscape zone and the parkway. The cost sharing for constructing the oversized sidewalk shall follow the City's standard over sizing procedures.

In conjunction with said landscaping, a screening wall, a minimum of six (6) feet in height, constructed of masonry, stone or a combination thereof, shall be provided adjacent to Renner Road.

In addition, a corner entry feature will be constructed at the southeast corner of Renner Road and Sharp Lane that is compatible with the existing corner feature of the Sharp's Farm Development.

- b. Along Sharp Lane, a minimum ten (10) foot wide landscape and pedestrian strip shall be provided in addition to the standard parkway. The exception to this will be in those locations, as shown on the Concept Plan (Exhibit "B"), where an ingress/egress drive from the public street crosses this strip. This landscape strip shall be a common area owned by the Homeowners Association and shall include ornamental trees and shrubs, and a minimum eight-foot meandering sidewalk. The cost sharing for constructing the oversized sidewalk shall follow the City's standard over sizing procedures.

In conjunction with said landscaping, a screening wall, a minimum of six (6) feet in height, constructed of masonry, stone, decorative metal with masonry or stone columns, or any combination thereof, shall be provided adjacent to Sharp Lane, per the concept plan.

- c. When a fence is built in the rear yard of a lot that is adjacent to a "Common Area" that is not included as a perimeter treatment adjacent to a street, the fence shall be constructed of tubular steel/wrought iron, or other comparable material.
- d. In no instance shall an individual screening fence be taller than the perimeter screening wall on Renner Road or Sharp Lane when said fence is parallel or generally parallel to said wall.
- e. Adjacent to Sharp Estates and The Reserve subdivisions, a screening and buffering plan shall be provided for Plan Commission approval at the time Development Plans are submitted. The plan shall include a ten (10) foot landscape buffer consisting of a retaining wall and evergreen shrubs and trees with a minimum three (3) inch caliper, 6 to 8 feet in height at the time of planting, to provide a visual buffer along the common property line with The

Reserve, except that adjacent to Lots 41, 42 and 50, a twenty (20) foot landscape buffer shall be required. The installation of the landscaping shall be the responsibility of the developer.

7. *Common Areas:* A Homeowners Association shall maintain all common areas, including the landscape buffer along the common property line with The Reserve subdivision.
8. *Lot Lines:* Lot lines may be non-radial where physical barriers make it impractical, such as when a side lot line is coincident with a drainage or utility easement.
9. *Drainage Plans:* The developer shall submit civil engineering plans to the City of Richardson for the purpose of ensuring that stormwater run-off does not cause the flooding of lots in The Reserve subdivision.
10. *Access Restriction:* Construction of a fence by the developer, designed to restrict access to The Reserve subdivision, shall be permitted in the southeastern corner of the property in the vicinity of Lot 40, Block A east of the creek on Exhibit "B" and Lot 17 in The Reserve, provided the location and construction of said fence is in conformance with all FEMA requirements.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and as amended herein.

SECTION 5. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 13th day of February 2012.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:2-6-12:TM 53833)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 11-25

BEING a tract of land located in the JAMES T. MCCULLOUGH SURVEY, ABSTRACT NO. 633 and the G.H. PEGUES SURVEY, ABSTRACT NO. 700, City of Richardson, Collin County, Texas and being all of a tract of land described in Deed to Renner Sharp, L.P., recorded in Volume 5778, Page 2125, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the Southeast line of Renner Road, a variable width right-of-way, with the Northeast line of Sharp Lane, a variable width right-of-way, at the West corner of said Renner Sharp tract;

THENCE Northeasterly, along said Southeast line, the following three (3) courses and distances:

North 54 degrees 26 minutes 26 seconds East, a distance of 339.71 feet to a 1/2 inch iron rod with a red plastic cap stamped "FD" found for corner;

North 61 degrees 41 minutes 53 seconds East, a distance of 276.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 69 degrees 41 minutes 03 seconds East, a distance of 134.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the common line of said Renner Sharp tract and Lot 1, Block 1 of MORONEY WEST ADDITION, an Addition to the City of Richardson, Collin County, Texas according to the Plat thereof recorded in Cabinet L, Slide 992, Map Records, Collin County, Texas;

THENCE South 01 degrees 24 minutes 27 seconds West, along said common line, a distance of 133.43 feet to a point for corner in the approximate centerline of a creek;

THENCE Southeasterly, continuing along said common line and along said approximate centerline, the following seven (7) courses and distances:

South 67 degrees 35 minutes 33 seconds East, a distance of 140.00 feet to a point for corner;

North 63 degrees 56 minutes 06 seconds East, a distance of 380.00 feet to a point for corner;

South 81 degrees 33 minutes 54 seconds East, a distance of 203.00 feet to a point for corner;

South 57 degrees 35 minutes 48 seconds East, a distance of 201.65 feet to a point for corner;

South 17 degrees 35 minutes 48 seconds East, a distance of 190.00 feet to a point for corner;

South 14 degrees 24 minutes 42 seconds East, a distance of 205.00 feet to a point for corner;

South 39 degrees 24 minutes 42 seconds East, a distance of 133.81 feet to a point for corner in the North line of THE RESERVE, an Addition to the City of Richardson, Collin County, Texas according to the Plat thereof recorded in Cabinet L, Slide 929, Map Records, Collin County, Texas, at the Southeast corner of said Renner Sharp tract;

THENCE North 88 degrees 50 minutes 10 seconds West, leaving said approximate centerline and along the common line of said Renner Sharp tract and said THE RESERVE Addition, a distance of 78.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

THENCE North 88 degrees 55 minutes 01 seconds West, passing at a distance of 6.74 feet a 1/2 inch iron rod found at the Northwest corner of Lot 16, Block A and the Northeast corner of Lot 17, Block A of said THE RESERVE Addition, and continuing for a total distance of 493.28 feet to a 5/8 inch iron rod found at the Northwest corner of said THE RESERVE Addition and the Northeast corner of SHARP ESTATES, an Addition to the City of Richardson, Collin County, Texas according to the Plat thereof recorded in Cabinet N, Slide 269, Map Records, Collin County, Texas;

THENCE North 89 degrees 41 minutes 04 seconds West, along the common line of said Renner Sharp tract and said SHARP ESTATES Addition, a distance of 478.38 feet to a wood fence post found for corner in the North line of said Sharp Lane;

THENCE Westerly, along the North line of said Sharp Lane, the following five (5) courses and distances:

North 06 degrees 01 minutes 32 seconds East, a distance of 33.06 feet to a 1/2 inch iron rod with a red plastic cap stamped “FD” found for corner;

North 89 degrees 44 minutes 21 seconds West, a distance of 317.85 feet to a 1/2 inch iron rod with a red plastic cap stamped “FD” found for corner;

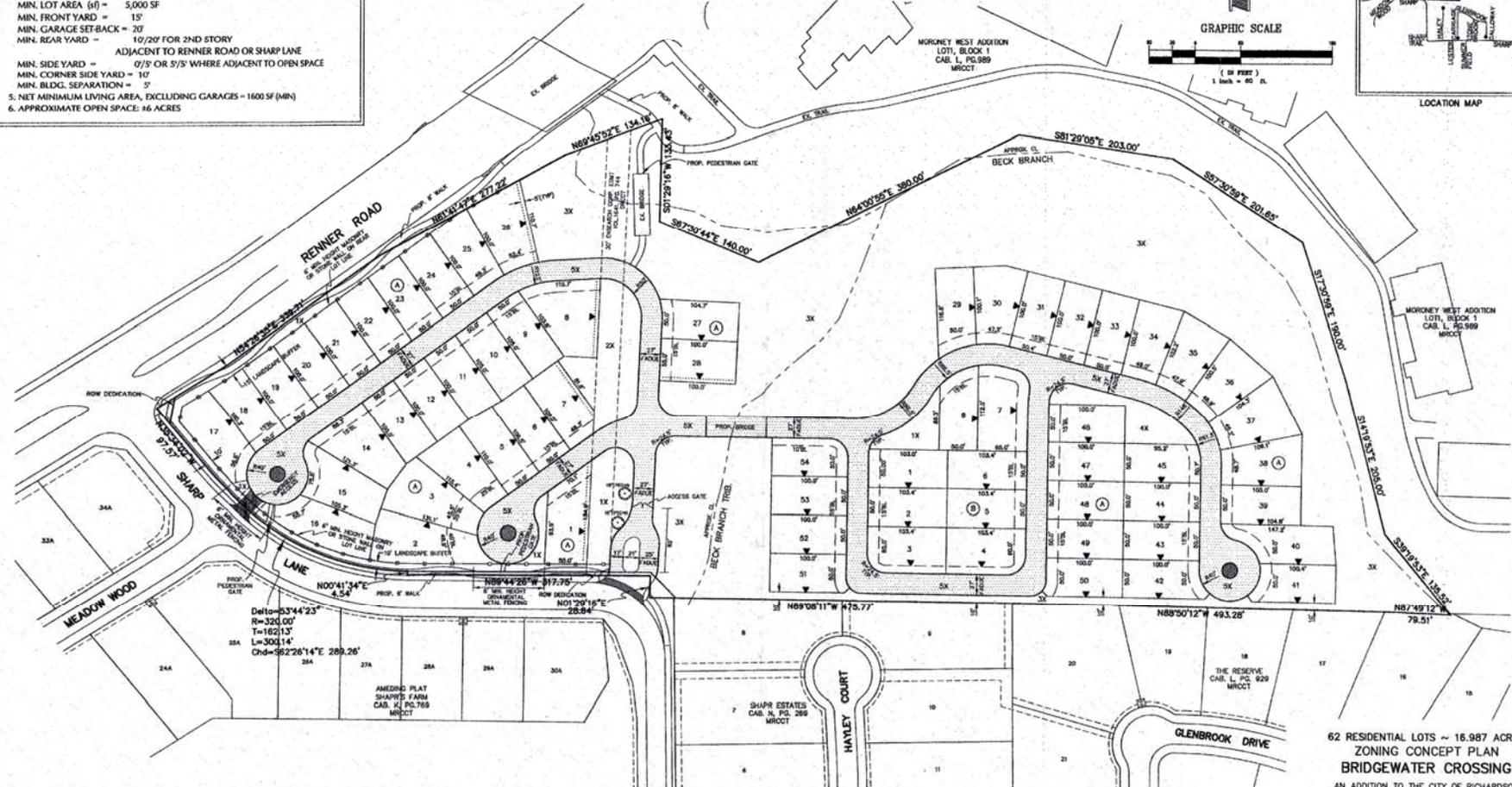
North 00 degrees 39 minutes 39 seconds East, a distance of 4.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a non-tangent curve to the right having a central angle of 53 degrees 44 minutes 24 seconds, a radius of 320.00 feet and a chord bearing and distance of North 62 degrees 28 minutes 09 seconds West, 289.26 feet;

Northwesterly, along said curve to the right, an arc distance of 300.14 feet to a 1/2 inch iron rod found for corner;

North 35 degrees 35 minutes 57 seconds West, a distance of 97.57 feet to the **POINT OF BEGINNING** and containing 17.002 acres of land, more or less.

SITE DATA SUMMARY:

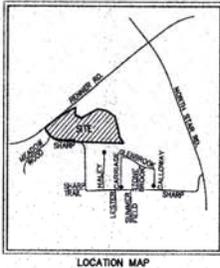
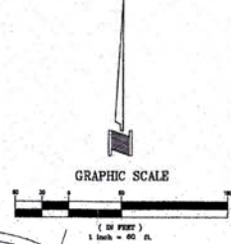
1. EXISTING ZONING: RP-1500-M PATIO HOMES, ORD. NO. 3425A
2. TOTAL SITE AREA - 16.987 ACRES
3. RESIDENTIAL LOTS: 62
4. AREA REGULATIONS:
 - MIN. LOT WIDTH = 45'
 - MIN. LOT DEPTH = 100'
 - MIN. LOT AREA (A) = 5,000 SF
 - MIN. FRONT YARD = 15'
 - MIN. GARAGE SET-BACK = 20'
 - MIN. REAR YARD = 10/20' FOR 2ND STORY
 - ADJACENT TO RENNER ROAD OR SHARP LANE
 - MIN. SIDE YARD = 0/5' OR 5/5' WHERE ADJACENT TO OPEN SPACE
 - MIN. CORNER SIDE YARD = 10'
 - MIN. BLDG. SEPARATION = 5'
5. NET MINIMUM LIVING AREA, EXCLUDING GARAGES = 1600 SF (MIN)
6. APPROXIMATE OPEN SPACE: 46 ACRES



- LEGEND**
- FADNE = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
 - = FADUE
 - - - - - = PROPOSED ORNAMENTAL METAL FENCE
 - - - - - = PROPOSED MASONRY WALL

- NOTES**
1. LOT LINES MAY BE ADJUSTED AT TIME OF PLATTING AS LONG AS NO ADDITIONAL VARIANCES ARE CREATED.
 2. ALL DIMENSIONS ARE TO THE BACK-OF-CURB FOR PROPOSED IMPROVEMENTS, UNLESS OTHERWISE STATED.

REVISED: February 21, 2008



**62 RESIDENTIAL LOTS ~ 16.987 ACRES
ZONING CONCEPT PLAN
BRIDGEWATER CROSSING**

AN ADDITION TO THE CITY OF RICHARDSON
JAMES T. McCULLOUGH SURVEY - ABSTRACT NO. 833
G.H. PEGUS SURVEY - ABSTRACT NO. 700
COLLIN COUNTY, TEXAS

JANUARY 2008 SCALE: 1"=60'

OWNER
SHARP RENNER, L.P.
18352 DALLAS PKWY., PMB 575, SUITE 136
972-248-0163 DALLAS, TEXAS 75287

ENGINEER
DOWNEY, ANDERSON & ASSOCIATES, INC.
5225 W. Loop East, Suite 208 P.O. Box 7303 DALLAS, TEXAS 75207

DEVELOPER/BUILDER
TOLL BROTHERS
2557 S.W. GRAPEVINE PKWY., SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

Exhibit "B" Part of Ordinance

DOWNEY, ANDERSON & ASSOCIATES, INC.

BRIDGEWATER CROSSING



MEMO

DATE: February 9, 2012
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services MS
SUBJECT: Zoning File 11-27 – Dallas Soccer Center

REQUEST

Diego Gordillo, representing Dallas Soccer Center LLC, is requesting revocation of Ordinance No. 2992-A, a Special Permit for an inline hockey arena assigned to another party and approval of a new Special Permit to allow an indoor soccer facility with modified development standards. The proposed modified standards relate to parking ratios and landscaping. The 1.23-acre site is located at 1000 Hampshire Lane, on the east side of Hampshire Lane, south of Arapaho Road.

BACKGROUND

The existing 18,600-square foot building has been occupied by multiple indoor sports-related uses since 1982, including indoor soccer on two separate occasions. The current Special Permit for an inline hockey arena was approved in 1994 and included alternate parking ratios based on number of employees, players and referees and building area dedicated to concessions, retail and office uses. The applicant is requesting the same parking ratios be required for the proposed indoor soccer facility.

Existing City regulations do not include a standardized parking requirement for this specific type of use. The most similar use for which a parking requirement exists would be a “private recreation facility” which requires one (1) space per 100 square feet of activity area. If this ratio were applied, 130 parking spaces would be required. The site can provide for a maximum of 67 parking spaces.

The applicant intends to use the site for both youth and adult indoor soccer leagues. The indoor playing field can be configured in multiple ways to a maximum of three (3) fields. Interior building modifications include portable bleachers and ceiling nets used to create the multiple fields. No exterior building modifications are proposed. As part of the request, the applicant intends to improve non-conforming site issues related to landscaping and dumpster screening.

No letters in support or in opposition of the request have been received.

PLAN COMMISSION RECOMMENDATION

On January 17, 2012 the City Plan Commission voted 6-1 (Maxwell opposed) to recommend approval of the request as presented.

ATTACHMENTS

| | |
|-----------------------------------------|----------------------------------------|
| Special Conditions | Zoning Exhibit (Exhibit “B”) |
| CC Public Hearing Notice | Proposed Floor Plan (Exhibit “C”) |
| City Plan Commission Minutes 01-17-2012 | Site Photos (Exhibits “D-1” and “D-2”) |
| Staff Report | Applicant’s Statement |
| Zoning Map | Notice of CPC Public Hearing |
| Aerial Map | Notification List |
| Oblique Aerial Looking North | |

SPECIAL CONDITIONS ZF 11-27

1. Ordinance 2992-A shall be repealed in its entirety.
2. The Special Permit for an indoor soccer facility is limited to the area shown on the attached concept plan, attached as Exhibit "B" and made a part thereof and which is hereby approved.
3. A minimum 4% of the site shall be landscaped.
4. A minimum 5-foot landscape buffer shall be provided along Hampshire Lane.
5. Required parking shall be calculated in accordance with the following ratios:

Field Use: 1 space per player and 1 space per referee

Concession Area: 1 space per 100 square feet

Pro Shop: 1 space per 333 square feet

Office: 1 space per 250 square feet

Employees: 1 space per employee

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, February 13, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

Zoning File 11-25

A request by Justin Milander, representing Toll Brothers Inc., for amendments to the existing special conditions to allow an increased number of stucco homes, add regulations regarding attached/detached cedar arbors and setbacks, and to revoke the Special Permit for an independent living senior housing facility granted in Ordinance 3705 for the development located at the southeast corner of Renner Road and Sharp Lane, currently zoned PD Planned Development.

Zoning File 11-27

A request by Diego Gordillo, representing Dallas Soccer Center LLC, for a Special Permit for an indoor soccer facility with modified development standards at 1000 Hampshire Lane (east side of Hampshire Lane, south of Arapaho Road), currently zoned C-M Commercial.

Zoning File 11-29

A request by Eyal Avnon, representing David Weekley Homes, for amendments to the existing special conditions and for approval of a revised concept plan on a property located at the northwest corner of Lake Park Way and Jonsson Boulevard, currently zoned RP-1500-M Patio Home.

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.

CITY OF RICHARDSON
Pamela Schmidt, City Secretary

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JANUARY 17, 2012**

The Richardson City Plan Commission met January 17, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

PUBLIC HEARING

Zoning File 11-27: A request by Diego Gordillo, representing Dallas Soccer Center LLC, for approval of a Special Permit for an indoor soccer facility with modified development standards and revocation of Ordinance No. 2992-A for an in-line hockey arena located at 1000 Hampshire Lane, east side of Hampshire Lane, south of Arapaho Road. The property is currently zoned C-M Commercial.

Mr. Chavez stated the applicant was requesting a Special Permit for an indoor soccer facility and the revocation of Ordinance 2992-A for a previously approved in-line hockey arena. He noted that the 18,600-square foot building had previously been occupied with several indoor sports-related uses, but the applicant was intending to use the site for youth and adult soccer leagues. In addition, the applicant was requesting an alternate parking ratio similar to the ratio approved for the previous in-line hockey arena.

Mr. Chavez concluded his presentation by explaining the applicant was also planning to make changes to the site to address non-conforming issues by increasing the landscaping to 4% and constructing a masonry wall to screen the dumpster.

Commissioner DePuy asked if the applicant was a new owner of the facility.

Mr. Chavez replied the applicant would be the new occupant of the property, but was not sure if he would purchase the property.

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

Mr. Diego Gordillo, representing the Dallas Soccer Center, 7514 Oakhurst Trail, Garland, Texas, said it was his company's intention to eventually purchase the facility and turn it into an indoor soccer facility. He explained that indoor soccer was slightly different than the more commonly known outdoor soccer, and highlighted some of the plans for youth and adult soccer leagues.

Commissioner Bright asked about the rectangular shape of the field as opposed to an oval shape.

Mr. Gordillo replied the rectangular shape would provide more room for the development of three fields.

Chairman Gantt asked about the netting planned as dividers between the fields. He also noted that indoor soccer players sometimes use the hard surfaces of walls to make plays and wanted to know how the nets would affect this.

Mr. Gordillo replied the netting was similar to gymnasium dividers that can be taken down and put up when needed. He added that there will be no hard surfaces on the sides, which is similar to outdoor soccer.

Commissioner Maxwell expressed concerns about the parking analysis pointing out that many of the other indoor soccer facilities in the metroplex were under parked especially during youth leagues. He also felt the inadequate parking would cause overflow onto Hampshire Lane and possibly the adjacent shopping center property to the east.

Mr. Gordillo replied that most youth teams would have 4 players as opposed to 6 players and based on their business model the parking would be adequate.

Vice Chair Hammond asked for clarification on Mr. Maxwell's statement regarding a possible shortage of parking spaces.

Commissioner Maxwell replied that if you take the vehicles parked for the team currently on the field and add the vehicles for the referees, employees, then add the cars for the players waiting to play the next game, the available parking would not be sufficient.

Mr. Gordillo replied that the overlap between games would not, in his opinion, cause a problem with parking because it would be limited to just a few minutes.

Commissioner Maxwell asked if the applicant had spoken with any of the adjacent businesses regarding a parking agreement for overflow parking.

Mr. Gordillo replied that he had not.

Chairman Gantt stated his calculations showed that 80 parking spaces would be required during the overlap between games, which was 13 spaces short of the 67 spaces provided. He added that he had some concerns about the parking, but felt the overflow could park on the street.

Commissioner Bouvier said he compared the proposed site to another indoor soccer facility in the area that is 7,000 square feet larger than the proposed facility, but had the same amount of parking. He noted that on most nights the parking at the larger facility was sufficient and only during championship games did there seem to be an overflow of 7 or 8 vehicles.

Mr. Bouvier stated he believed the parking was sufficient to handle the amount of vehicles the business would pull in.

Mr. David Arlich, 7323 Tophill Lane, Dallas, Texas, owner of the building at 1000 Hampshire Lane, said parking would not be a problem because he had a verbal agreement with the day care business to the north to pay for their trash and in return his patrons could use their parking lot at night and on the weekends. He added that he also has a verbal agreement with the business east

of his building to use their parking for larger vehicles that sometime come in for championship games. In each instance, Mr. Arlich said the only request from the adjoining businesses was to police their lots before they open for business.

Vice Chair Hammond asked if there had ever been a parking issue.

Mr. Arlich replied he has never had a parking problem because of agreement with the surrounding businesses and the fact that his building sits at the end of a dead end street.

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

Commissioner Maxwell said he was in favor of the application, but still had concerns about the number of parking spaces. He suggested the applicant provide a formal parking agreement with the adjacent businesses.

Commissioner Hand said his experience in the area occurred mostly on Saturdays and noticed that the area was very quiet. He added that because the request was for a Special Permit, and that permit could be reconsidered if parking becomes an issue, he did not have a problem with the request.

Commissioners DePuy and Bright concurred with Mr. Hand.

Commissioner Bouvier wanted to acknowledge that the applicant had taken the staff's recommendation to enhance the appearance of the property through increased landscaping as opposed to some of the recent cases before the Commission who had chosen not to do so.

Motion: Commissioner Hand made a motion to recommend approval of Item 2 as presented; second by Commissioner Frederick. Motion passed 6-1 with Commissioner Maxwell opposed.



Staff Report

TO: City Council

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

FROM: Sam Chavez, AICP; Assistant Director – Development Services

DATE: February 9, 2012

RE: **Zoning File 11-27:** Dallas Soccer Center

REQUEST:

Approval of a Special Permit for an indoor soccer facility with modified development standards and revocation of Ordinance 2992-A (Special Permit for an inline hockey arena)

APPLICANT/PROPERTY OWNER:

Diego Gordillo – Dallas Soccer Center LLC/ David E. Arledge – Title IX Hockey, Inc.

TRACT SIZE AND LOCATION:

1.23-acre site, 1000 Hampshire Lane, east side of Hampshire Lane, south of Arapaho Road.

EXISTING DEVELOPMENT:

18,600-square foot building, most recently occupied by an inline hockey arena.

ADJACENT ROADWAYS:

Hampshire Lane: Four-lane, local street; no traffic counts available.

Arapaho Road: Six-lane, divided arterial; 26,700 vehicles per day on all lanes, eastbound and westbound, west of Hampshire Lane (May 2011).

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial; C-M Commercial

South: Office: O-M Office

East: Retail/Commercial; C-M Commercial

West: Office: O-M Office

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the West Arapaho enhancement/redevelopment area. Enhancement/redevelopment should include residential uses such as duplexes, townhomes, or senior housing with a focus on better serving the office and retail needs of the surrounding neighborhoods.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment

South: Enhancement/Redevelopment

East: Enhancement/Redevelopment

West: Enhancement/Redevelopment

EXISTING ZONING:

C-M Commercial (Ordinance No. 106-A).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

STAFF COMMENTS:

Background:

The 18,600-square foot building has previously been occupied with several indoor sports-related uses. Below is a brief history of the uses that have occupied the building:

- 1982 – A Special Permit (Ordinance 2323-A) for an indoor soccer facility was issued to Soccer Palace, Inc., for a period not to exceed two (2) years.
- 1987 – Another Special Permit (Ordinance 2601-A) for an indoor soccer facility was issued to Soccer Palace, Inc., for a period not to exceed two (2) years.
- 1989 – A Special Permit (Ordinance 2733-A) for an indoor amusement center (batting and pitching cages) was issued and included alternate parking ratios for the use based on the area of the building being used for cages, restaurant, retail, office and number of employees. The Special Permit was not limited to a specific operator and did not provide a time limit.
- 1994 – A Special Permit (Ordinance 2992-A) for an inline hockey arena was issued to Charles Billera and included alternate parking ratios for the use based on the area of the building being used for rink use (based on number of players and referees), concession areas, retail, office and number of employees. The ordinance also revoked the previous Special Permit granted in Ordinance 2733-A.

Proposed Dallas Soccer Center Facility:

The current Special Permit was limited to an inline hockey arena and was issued to Charles Billera; therefore, the applicant is requesting to revoke the previous Special Permit (Ordinance 2992-A) and that a new Special Permit be approved for an indoor soccer facility. Other than a few minor changes to the interior of the building which includes removing the concrete riser and seats and replacing them with portable bleachers and the addition of ceiling nets to separate the field area into multiple playing fields (See Exhibit C), no exterior building modifications are planned.

The applicant intends to use the site for both youth and adult indoor soccer leagues. The playing field area can be configured into one (1), two (2) or three (3) fields with the ceiling nets. The playing field will be separated from the seating area with a 6-foot glass partition with netting above. Below is a description of the existing conditions at 1000 Hampshire Lane:

- Building Size: approximately 18,600 square feet.
- Setbacks: The required setback is forty (40) feet along Hampshire Lane. The building meets the setback.
- Landscaping Percentage: 7% required / 4.0% proposed. The site currently provides 3.1% landscaping. The increase is due to the increased landscape buffer along Hampshire Lane and the enlarged landscape islands at the southwest corner of the property and at the northwest corner of the building.
- Number of Parking Spaces: 59 required (per proposed parking ratio); 67 spaces existing.

The applicant is proposing an alternative parking ratio for the site using the same ratios that were approved with the previous Special Permit for the inline hockey arena as shown below:

| Use | Ratio | Spaces Required |
|-----------------------|--------------------------------------------|-----------------|
| Field Use | 1 space per player and 1 space per referee | 51 |
| Concession Area | 1 space per 100 square feet | 3 |
| Pro Shop | 1 space per 333 square feet | 1 |
| Office | 1 space per 250 square feet | 1 |
| Employees | 1 space per employee | 3 |
| Total Required | | 59 |

Based on the number of players per game, the maximum number of players at the facility would be achieved when there are three (3) fields, each accommodating a 4-on-4 game for a total of twenty-four (24) players. The applicant feels the existing number of parking spaces on site would be adequate for their use. The fifty-one (51) parking spaces includes one (1) space for each player playing, one (1) space for each player waiting for the next game, and one (1) space for a referee on each of the three (3) fields. The City’s off-street parking standards do not provide a parking ratio specific to this type of use. The closest ratio is for “private recreation facility” which would require one (1) space per 100 square feet of activity area. Based on this ratio, the site would require approximately 130 parking spaces, which could not be accommodated on the site.

As part of the request, the applicant is making changes to the site to address non-conforming issues on the site related to landscaping and dumpster screening. The current landscape buffer along Hampshire Lane is approximately two (2) feet wide, which includes shrubs for parking lot screening. The City’s landscaping policy requires a minimum 10-foot wide landscape buffer including canopy and ornamental trees along with parking lot screening. The applicant has proposed to widen the landscape buffer to five (5) feet to accommodate the required number of canopy and ornamental trees. The landscape island at the northwest corner of the building will also be reconstructed to comply with the City’s policy to provide a 10-foot wide landscape island at the end of a parking row. Additional landscaping will also be provided by extending the landscape island located at the southwest corner of the property.

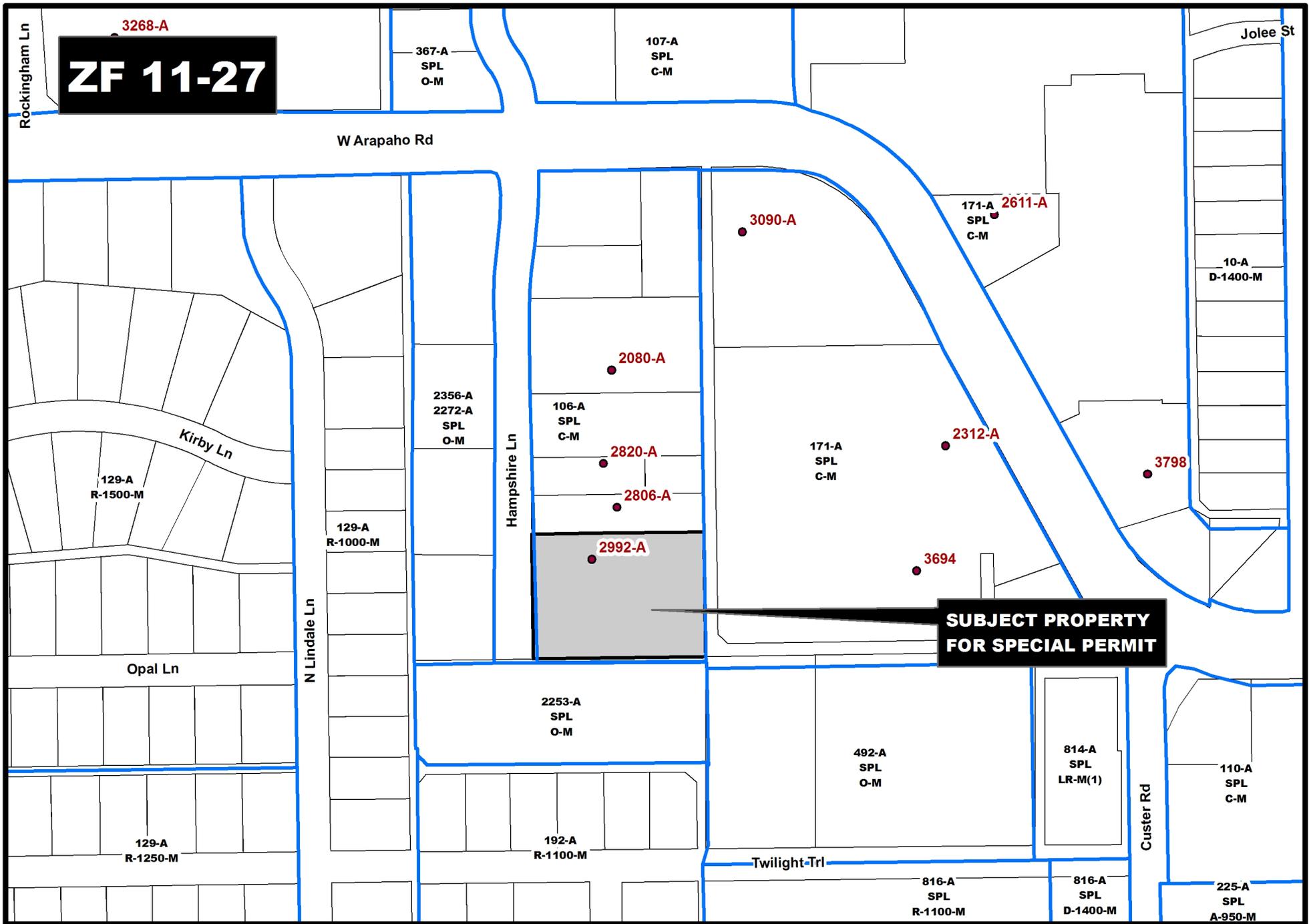
The applicant will also be constructing a masonry screening wall to screen the dumpster located at the northeast corner of the property. Currently, the dumpster is not screened and is located at the end of the row of parking spaces. Staff requested the applicant add a landscape island adjacent to the dumpster location to provide the required landscape island at the end of the parking row to the west of the dumpster. The applicant chose not to incorporate this recommendation since there is currently no landscaping in that area and it would be costly to provide irrigation for the island.

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

Motion: On January 17, 2012, the City Plan Commission recommended approval of the applicant’s request on a vote of 6-1 (Commissioner Maxwell opposed) subject to the following conditions:

1. Ordinance 2992-A shall be repealed in its entirety.
2. The Special Permit for an indoor soccer facility is limited to the area shown on the attached concept plan, attached as Exhibit “B” and made a part thereof and which is hereby approved.
3. A minimum 4% of the site shall be landscaped.
4. A minimum 5-foot landscape buffer shall be provided along Hampshire Lane.
5. Required parking shall be calculated in accordance with the following ratios:

| Use | Ratio | Spaces Required |
|-----------------------|--------------------------------------------|-----------------|
| Field Use | 1 space per player and 1 space per referee | 51 |
| Concession Area | 1 space per 100 square feet | 3 |
| Pro Shop | 1 space per 333 square feet | 1 |
| Office | 1 space per 250 square feet | 1 |
| Employees | 1 space per employee | 3 |
| Total Required | | 59 |



ZF 11-27 Zoning Map

Updated By: shacklett, Update Date: January 3, 2011
 File: DSIMapping\Cases\Z\2011\ZF1127\ZF1127 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 11-27 Aerial Map

Updated By: shacklett, Update Date: January 3, 2011
File: DSI\Mapping\Cases\Z\2011\ZF 1127\ZF 1127 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.





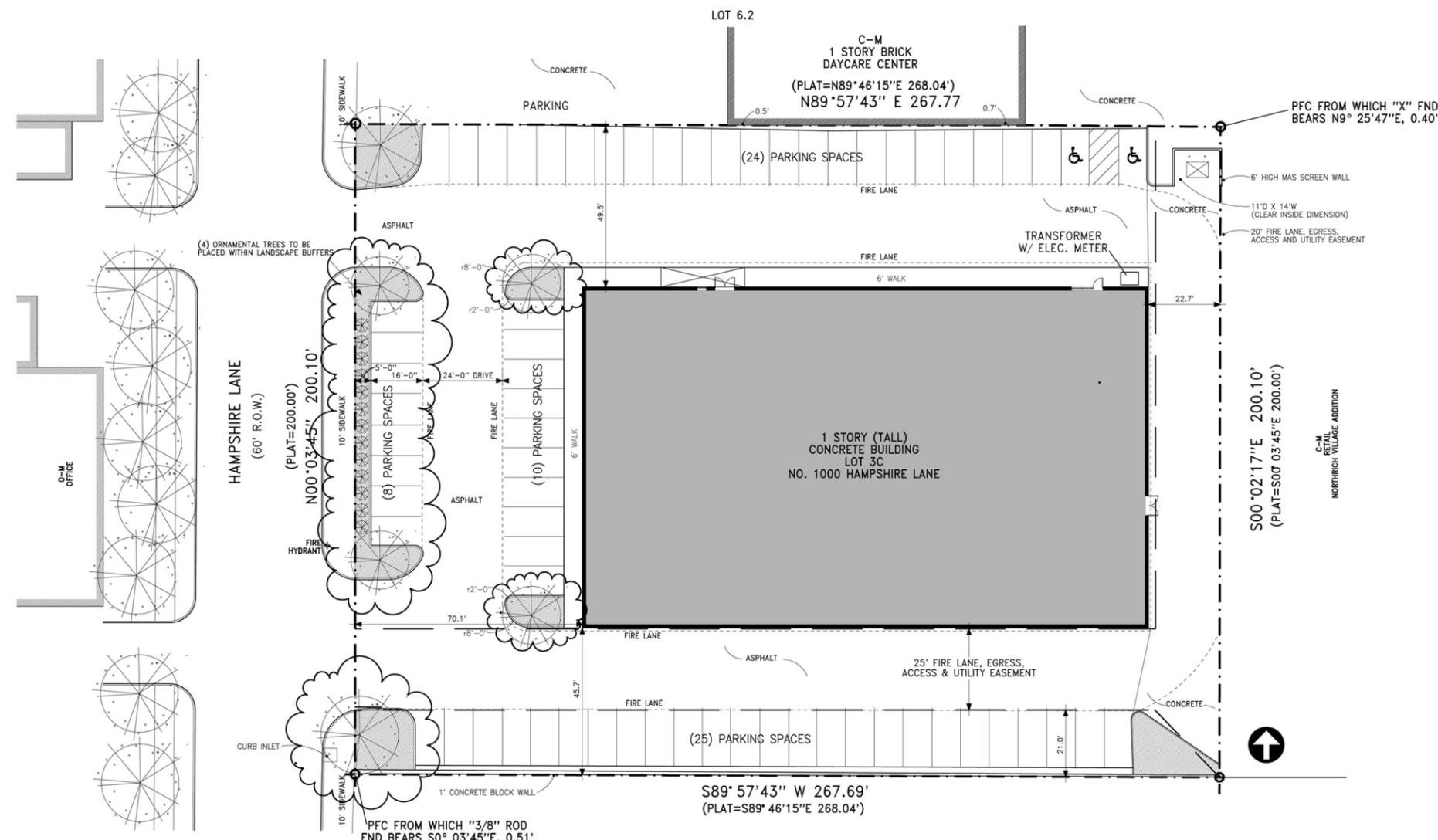
Hampshire Lane



Oblique Aerial
Looking North

DALLAS
SOCCER CENTER

1000 HAMPSHIRE LANE,
RICHARDSON, TX



O-M OFFICE
LOT 65, BLOCK 1
HAMPSHIRE LANE OFFICE PARK

DALLAS SOCCER CENTER-
ZONING EXHIBIT
1000 HAMPSHIRE LANE, RICHARDSON, TX



OWNER- DAVID ARLEDGE
1000 HAMPSHIRE LANE
RICHARDSON, TEXAS 75080
214-537-3233

APPLICANT- DIEGO GORDILLO
7514 OAKHURST TR
GARLAND, TEXAS 75044
214-682-6429

LEGEND:



1000 HAMPSHIRE LANE, RICHARDSON, TX



| Field Use | Total Square Feet | Ratio | Spaces |
|-------------------------|-------------------|----------------------|--------|
| Maximum 3 fields of 4v4 | 12,948 | 1 player + 1 referee | 51 |
| Concession Area | 300 | 1/100 s.f. | 3 |
| Pro Shop | 300 | 1/333 s.f. | 1 |
| Office | 250 | 1/250 s.f. | 1 |
| Employees | | 1/employee | 3 |
| Common Area | 5,652 | | |
| Spaces Required | | | 59 |
| Spaces Provided | | | 67 |

Field use includes 1 space per player playing plus 1 player waiting for next game
16 players per field 4v4

| PROJECT SUMMARY | |
|-----------------------|---------------------------------------|
| EX ZONING: | C-M PER ORD. 106-A |
| PROP ZONING: | SPL PERMIT FOR INDOOR SOCCER FACILITY |
| SETBACKS: | FRONT- 40' |
| BUILDING/PKG SUMMARY: | |
| LOT AREA: | 1.23 AC/53,608 SF |
| BLDG SF: | 18,600 SF |
| LANDSCAPING %: | 4% PROPOSED / 3.1% EXISTING |
| FLOOR AREA RATIO: | 0.35:1/0.6:1 ALLOWED |
| BUILDING HEIGHT: | 1-STORY/ 20' |

| NO | ISSUED FOR: | DATE |
|----|--------------|------|
| | REVIEW | |
| | PRICING | |
| | ENGINEERING | |
| | TAS REVIEW | |
| | BID | |
| | CONSTRUCTION | |

MELISSA CHRIETZBERG
TEXAS REGISTERED INTERIOR DESIGNER
TBAE REGISTRATION NO. 9460
01-05-12
NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMIT OR CONSTRUCTION.

TITLE
SITE PLAN/
ZONING EXHIBIT

DATE 01-05-12 SCALE 1"=20'-0"

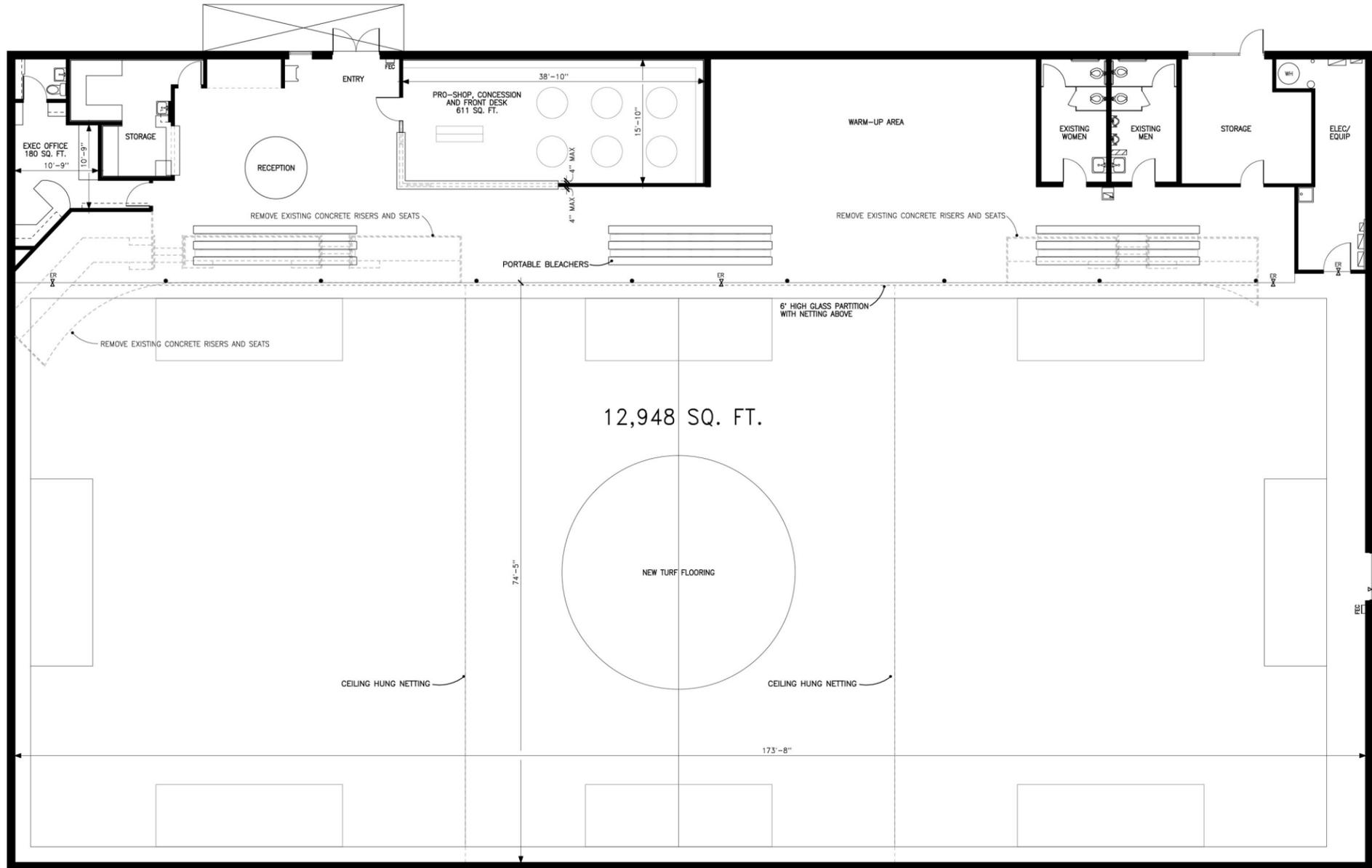
DRAWN BY JSH CHECKED BY MKC

BSF BSF

PROJ NO 0964-1000-10

SHEET NO

S1.01



DALLAS
SOCCER CENTER

1000 HAMPSHIRE LANE,
RICHARDSON, TX

DALLAS SOCCER CENTER
1000 HAMPSHIRE LANE, RICHARDSON, TX

FT. 0 1 2 3 4 8 12 16 24
SCALE: 1/8" = 1'-0"

| NO | ISSUED FOR: | DATE |
|----|--------------|------|
| | REVIEW | |
| | PRICING | |
| | ENGINEERING | |
| | TAS REVIEW | |
| | BID | |
| | CONSTRUCTION | |

MELISSA CHRIETZBERG
TEXAS REGISTERED INTERIOR DESIGNER
TBAE REGISTRATION NO. 9460
01-05-12
NOT TO BE USED FOR
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PERMIT OR CONSTRUCTION.

| | | |
|----------|---------------|------------------|
| TITLE | PROPOSED PLAN | |
| DATE | 01-05-12 | SCALE 1/8"=1'-0" |
| DRAWN BY | JSH | CHECKED BY MKC |
| USF | RSF | |
| PROJ NO | 0964-1000-10 | |
| SHEET NO | A1.01 | |



(1)

**Looking East along
North Side of Building**

1000 Hampshire Lane - January 2012



(2)

**Looking East along
South Side of Building**

Exhibit D-1



(3)

**Looking Southeast at
Front of Building**

1000 Hampshire Lane - January 2012



(4)

**Looking South along
Landscape Buffer**

This proposed Indoor Soccer facility will provide recreational and competitive indoor soccer for youth and adult teams. Our mission is to provide soccer leagues and camps at affordable prices, so all players across different economic spectrums have a chance to participate. The leagues will be played year round during the afternoon/evening hours. The camps will be during the summer and holidays. These camps would not have more than 40 people in the facility at any given time

This 18,600 sq. ft facility will provide 3 small sized soccer fields that will be divided by gym separators. This will also allow us to turn the 3 small fields into either 2 medium size or 1 big size field depending on the demand for it. The small sized fields will have total of 8 players (4vs4) at any given time. The medium fields will have total of 10 players (5vs5) at any given time. The large field will have 14 players (7vs7) at any given time.

Currently there is only one indoor soccer facility in Richardson, TX called Soccer Spectrum. They offer 1 field with traditional indoor soccer. Traditional indoor soccer is played with walls (similar to hockey) and is a high pace game. Our facility will be different in that we will not offer the traditional game.

In our research we have discovered that players are willing to drive up to 20 miles for a traditional indoor soccer game. Therefore we will attract people to Richardson from neighboring cities. In any given hours we do not expect to have more than 60-70 people in our facility. The maximum amount of players in our facility will be when we have 3 fields going at the same time (4vs4). The total amount of people at the facility –between players playing and waiting to play- would be 48 players plus 3 referees, and 3 employees. Even though there may be up to 70 people in the facility they would only need 54 parking spaces. There will be a total of 67 parking spaces available.

We believe that this indoor soccer complex will be good for Richardson and the community because it will:

- 1) Get kids and adults to participate in an organized sports. We all know the benefits of this
- 2) We will create job opportunities in Richardson
- 3) Tax revenue will increase for the city
- 4) Will put to use a facility that is currently closed for business
- 5) We will attract people from outside Richardson to the area, which will have benefits in other business close by.
- 6) Planning a once a year event to hold free soccer camps for kids in the area

Given the current economic climate, the creation of a small business like this one is a great way to show leadership and confidence in our city, state and country.

Lastly, we will be implementing all the landscape recommendations made by the city except for the landscape island in the back near the dumpster area due to the lack of irrigation.

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Lastly, we will be implementing all the landscape recommendations made by the city except for the landscape island in the back near the dumpster area due to the lack of irrigation.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 11-27 / Dallas Soccer Center
Property Owner: David E. Arledge / Title IX Hockey, Inc.
Applicant: Diego Gordillo / Dallas Soccer Center LLC
Location: 1000 Hampshire Lane (See map on reverse side)
Current Zoning: C-M Commercial District
Request: Special Permit for an indoor soccer facility with modified development standards.

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

TUESDAY, JANUARY 17, 2012
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.

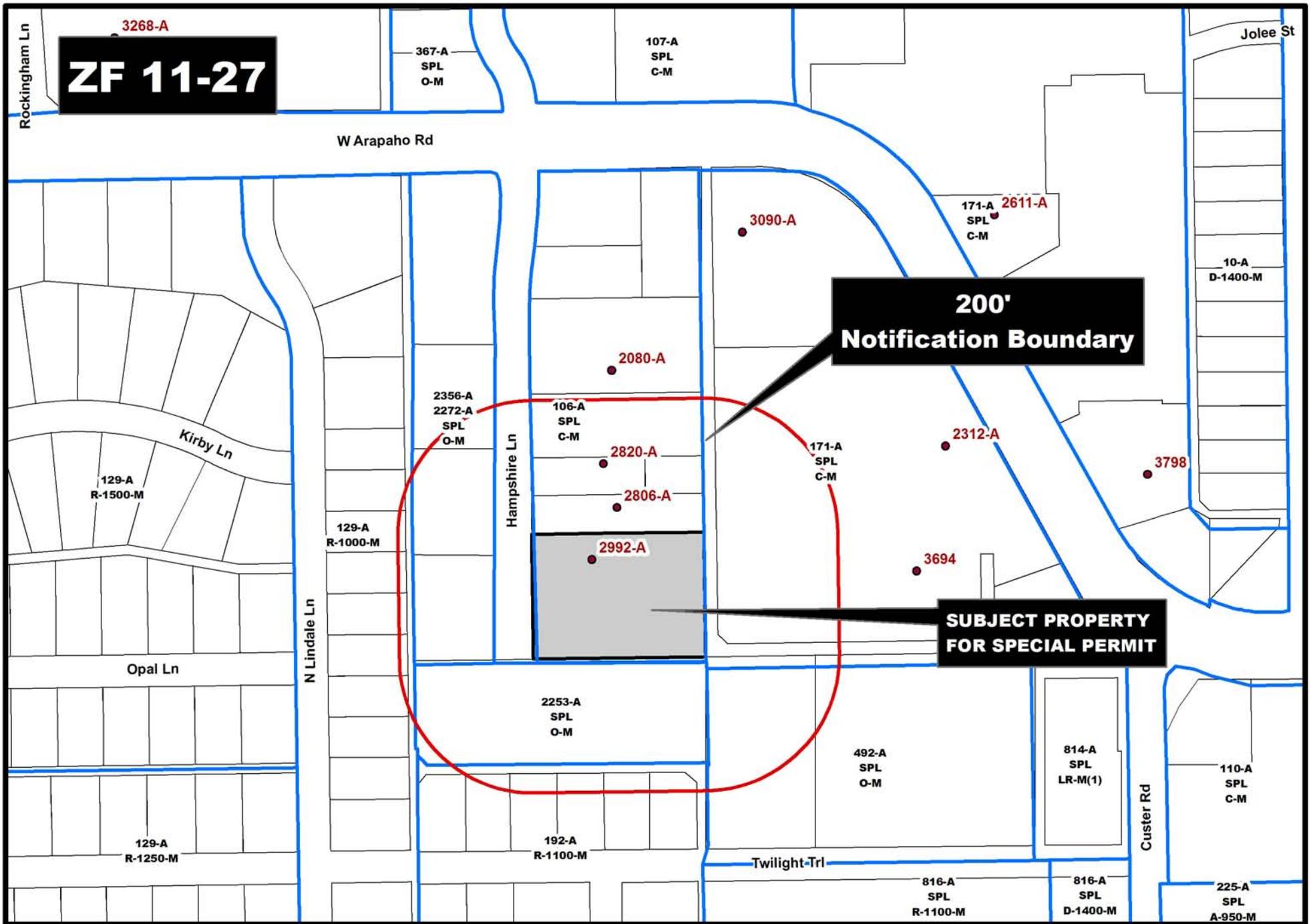
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-27.

Date Posted and Mailed: 01/06/12



ZF 11-27 Notification Map

Updated By: shacklett, Update Date: January 3, 2011
 File: DSI\Mapping\Cases\Z\2011\ZF1127\ZF1127 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.



DUPLANT NANCI
530 TWILIGHT TRL
RICHARDSON, TX 75080-5120

NORTHRICH PLAZA LTD
7005 CHASE OAKS BLVD STE 20
PLANO, TX 75025-5943

DCM PROPERTIES LP
1006 HAMPSHIRE LN
RICHARDSON, TX 75080-5142

PREMIER DIAMONDS INC
DBA RAM HAMPSHIRE PROP
1011 HAMPSHIRE LN STE 100
RICHARDSON, TX 75080-8106

COOPER ROBERT E & MARGARET T
1008 N LINDALE LN
RICHARDSON, TX 75080-5109

HOLLERS BLAKE & PATRICIA PLATKO
1006 N LINDALE LN
RICHARDSON, TX 75080-5109

TITLE IX HOCKEY INC
8533 FERNDAL RD STE 112
DALLAS, TX 75238-4452

GEATER DOROTHY M
1004 N LINDALE LN
RICHARDSON, TX 75080-5109

POPE CRAIG M
1001 HAMPSHIRE LN
RICHARDSON, TX 75080-5143

FERNANDEZ ERWIN &
MARY A FERNANDEZ
1002 N LINDALE LN
RICHARDSON, TX 75080-5109

GARCIA GRETE
1000 N LINDALE LN
RICHARDSON, TX 75080-5109

TWILIGHT PLAZA INC
508 TWILIGHT TRL STE 100
RICHARDSON, TX 75080-5198

DALLAS COUNTY OF
516 TWILIGHT TRL
RICHARDSON, TX 75080-5120

ATMP HOLDINGS LLC
997 HAMPSHIRE LN
RICHARDSON, TX 75080-8105

FLETCHER ELLEN L
906 N LINDALE LN
RICHARDSON, TX 75080-5108

FRANK ROSELLA R
520 TWILIGHT TRL
RICHARDSON, TX 75080-5120

ROBERTS JOAN
522 TWILIGHT TRL
RICHARDSON, TX 75080-5120

HARDISON MARY ANNE
524 TWILIGHT TRL
RICHARDSON, TX 75080-5120

CHISM ARTHUR BYRON &
DONYRELL R
526 TWILIGHT TRL
RICHARDSON, TX 75080-5120

ANDERSON SHANNA B
528 TWILIGHT TRL
RICHARDSON, TX 75080-5120

**DAVID E. ARLEDGE
TITLE IX HOCKEY, INC.
1000 HAMPSHIRE LANE
RICHARDSON, TX 750**

**DIEGO GORDILLO
DALLAS SOCCER CENTER LLC
7514 OAKHURST TRAIL
GARLAND, TX 75044**

ZF 11-27 Notification List



MEMO

DATE: February 9, 2012
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 11-29 – David Weekley Patio Homes

REQUEST

Eyal Avnon, representing David Weekley Homes, is requesting approval of a revised concept plan and amendment of development standards for a proposed 42-lot, single-family, gated patio home development. The 5.87-acre tract, located at the northwest corner of Lake Park Way and Jonsson Boulevard, is presently zoned RP-1500-M Patio Home, including modified development standards.

BACKGROUND

In December 2011, the subject property was rezoned from O-M Office to its current zoning designation to accommodate a 37-lot, single-family, gated patio home development (Ordinance No. 3849). Based on feedback received from the Plan Commission and City Council at that time, and subsequent market research, the applicant confirmed that a home design offering first floor master bedrooms was desirable. The applicant is therefore requesting revisions to the development standards in order to accommodate first-floor master bedroom floor plans.

The proposed amendments include reducing lot depths, front and rear setbacks, and the minimum required lot area. Lot widths will be increased to accommodate the wider building footprint of the first floor master bedroom design. The combined adjustments to the lot dimensions will increase the density of the development, thereby requiring approval of a revised concept plan that includes 42 lots, replacing the previously approved 37-lot concept plan. All other standards approved per Ordinance No. 3849 remain in effect and include regulations related to garage door materials, privacy fence construction, landscape buffers, and landscaping of the storm water control/detention area.

No letters in favor or in opposition have been received.

PLAN COMMISSION RECOMMENDATION

On January 17, 2012 the City Plan Commission voted 6-1 to recommend approval of the request as presented (Commissioner Bright opposed). Although not included as a condition of approval, the Commission advised the applicant to explore opportunities to add visitor parking and garage door enhancements, provided such changes were not detrimental to the project's design.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 01-17-2012
Staff Report
Zoning Map
Aerial Map
Oblique Aerial Looking North
Zoning Exhibit (Exhibit "B")

Site Photos (Exhibits "C-1" & "C-2")
Proposed Conceptual Elevations (Exhibits "D-1" through "D-5")
Examples of Garage Door Designs
Applicant's Statement
Notice of Public Hearing
Notification List
Ordinance No. 3849

SPECIAL CONDITIONS ZF 11-29

1. All conditions stated in Ordinance No. 3849 shall remain in full force and effect except as otherwise noted.
2. A maximum of forty-two (42) residential lots shall be allowed.
3. The maximum density shall not exceed 7.2 dwelling units per acre.
4. The minimum residential lot area shall be 3,600 square feet.
5. The minimum residential lot width shall be forty-five (45) feet.
6. The minimum residential lot depth shall be eighty (80) feet.
7. The minimum front setback shall be twenty (20) feet for garages (measured to face of garage door). The minimum front setback for the remainder of the structure, including porches, shall be ten (10) feet. The face of the garage door shall be required to be recessed a minimum of five (5) feet from the remainder of the structure (18-inch overhang encroachment allowed for all of the above).
8. The minimum corner lot side setback shall be ten (10) feet (18-inch overhang encroachment allowed).
9. The minimum rear setback shall be five (5) feet (18-inch overhang encroachment allowed).
10. A landscape buffer shall be provided along the lot lines of Lots 18, 19, 25, 32, and 37-42 that are adjacent to the Lake Park Townhome development. The buffer shall include a single row of evergreen shrubs which shall grow to a minimum six (6) feet in height at maturity.

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, February 13, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

Zoning File 11-25

A request by Justin Milander, representing Toll Brothers Inc., for amendments to the existing special conditions to allow an increased number of stucco homes, add regulations regarding attached/detached cedar arbors and setbacks, and to revoke the Special Permit for an independent living senior housing facility granted in Ordinance 3705 for the development located at the southeast corner of Renner Road and Sharp Lane, currently zoned PD Planned Development.

Zoning File 11-27

A request by Diego Gordillo, representing Dallas Soccer Center LLC, for a Special Permit for an indoor soccer facility with modified development standards at 1000 Hampshire Lane (east side of Hampshire Lane, south of Arapaho Road), currently zoned C-M Commercial.

Zoning File 11-29

A request by Eyal Avnon, representing David Weekley Homes, for amendments to the existing special conditions and for approval of a revised concept plan on a property located at the northwest corner of Lake Park Way and Jonsson Boulevard, currently zoned RP-1500-M Patio Home.

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.

CITY OF RICHARDSON
Pamela Schmidt, City Secretary

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JANUARY 17, 2012**

PUBLIC HEARING

Zoning File 11-29: A request by Eyal Avnon, representing David Weekley Homes, for approval of amendments to the development standards and a revised concept plan for a proposed forty-two (42) lot single family patio home development on property located at the northwest corner of Lake Park Way and Jonsson Boulevard. The property is currently zoned RP-1500-M Patio Home.

Mr. Chavez reported the applicant was requesting to revise several development standards to accommodate the placement of master bedrooms on the first floor. He noted that during the previous public hearings, the Commission and Council voiced their support of a project that would require first floor master bedrooms since the development would cater to an older population. The revised concept plan and proposed development standards would now allow the applicant to meet consumer demand for master bedrooms on the first floor and resulted in a revised concept plan with a forty-two (42) lot residential subdivision in lieu of the thirty-seven (37) lots previously approved.

Mr. Chavez noted that with the exception of the development regulations listed in the table below, the site would be developed in accordance with the regulations approved in December 2011 per Ordinance No. 3849. The table reflects the base RP-1500-M Patio Home District regulations, the approved regulations per Ordinance No. 3849, and the proposed amendments to the regulations approved in Ordinance No. 3849 (shown in bold font):

| | RP-1500-M Residential District Development Regulations | Approved Amendments per Ordinance 3849 | Proposed Amendments to Ordinance 3849 |
|---------------------------|---------------------------------------------------------------|-----------------------------------------------|----------------------------------------------|
| Dwelling Unit Size | Minimum: 1,500 square feet | Minimum: 1,800 square feet | No change proposed |
| Building Height | Minimum 1-story / Maximum 2-story | All structures shall be 2 stories | No change proposed |
| Area Regulations | Lot Area: Minimum 5,000 square feet. | Lot Area: Minimum 4,000 square feet. | Lot Area: Minimum 3,600 square feet. |
| | Lot Width: Minimum 50 feet. | Lot Width: Minimum 40 feet. | Lot Width: Minimum 45 feet. |
| | Lot Depth: Minimum 100 feet. | Lot Depth: No change proposed. | Lot Depth: Minimum 80 feet. |
| Lot Coverage | Maximum Lot Coverage: 50% | Maximum Lot Coverage: 65% | No change proposed |

briefing session was not really representative of the type of door they would be using and indicated that the doors would have more design features including carriage style hardware.

In respect to the visitor parking, Mr. Avnon said he felt the 27-foot wide streets would accommodate two parked cars and a third vehicle moving on the street, plus he felt that with their target audience the parking inside the garage and in the individual driveways would be sufficient.

Commissioner Hand asked for clarification on the front setback, but also commented on the lack of visitor parking and suggested that 5 small parking areas containing two or three parallel spaces each could be added throughout the subdivision. He asked the applicant to redraw the plans to include the spaces prior to presenting the request to City Council.

Mr. Avnon replied that the front setback of the main façade of the structure, other than the garage, would be decreased. He added that there would be a requirement to have a minimum 5-foot recess between the front build-to line and the face of the garage so they would be maintaining the same offset distance as originally proposed.

Vice Chair Hammond concurred with Mr. Hand's comments, and acknowledged that metal garage doors would have lower maintenance than cedar wood doors, but asked if there were metal garage doors that had better design features than those presented in the briefing session.

Mr. Avnon said the pictures presented in the briefing session were taken at another patio home development and were not representative of more decorative garage doors that would be available for the proposed subdivision.

Commissioner Frederick noted that the Commission appreciated the applicant listening to their recommendations, making those changes, and felt the changes would result in a much better product.

Commissioner Bright concurred with Ms. Frederick's comments and asked what the research showed regarding the visitor parking needs for this type of subdivision.

Mr. Avnon replied that in other patio homes communities the lack of visitor parking did not seem to cause a problem, and the only other time they have built visitor parking was in townhome developments.

Commissioner Bright asked if the applicant would be open to adding additional visitor parking if it was a recommendation from the Commission.

Mr. Avnon replied that he would like to look to see if there were any opportunities available under the current design to add parking spaces and expressed some concerns about putting parallel parking spaces close to the main entrance. He asked the Commission if they would be flexible and allow those changes to be reflected during the preliminary plat process.

Commissioner Bright said it was his understanding that if the Commission wanted to add visitor parking it had to be done during the zoning process and Mr. Chavez concurred.

Commissioner Hand pointed out that there had been 10 visitor parking spaces in the previous proposal and suggested that those spaces should be disbursed throughout the development. He thought there was enough linear side yards along Lots 20, 26, 28, 29, 31, 34, 35, and at the end of the roundabout to accommodate parallel parking spaces.

Mr. Avnon asked for some relief on the number of required parking spaces and was concerned about putting parallel parking along Lots 26 and 28, which are in the sight line of the main entrance. He agreed that there might be other areas of opportunity for parallel parking in the subdivision, but was not sure at the present time how many could be added or where they would be located.

Commissioner DePuy said she thought 10 visitor parking spaces were too many and they could possibly detract from the overall appeal of the development's design. She added that she would prefer to have more landscaping and green spaces versus additional parking.

Commissioner Linn asked what the approximate age of the targeted buyer was.

Mr. Avnon replied that there were two groups – one were empty nesters 45 to 50 years and older, and younger couples looking to buy a home within the Richardson Independent School District.

Commissioner Hand asked if there was visitor parking in the Lake Park Townhomes, and why did the original proposal have visitor parking.

Mr. Avnon replied there was guest parking for the townhomes, and the original proposal had the guest parking because the overall design was different.

Commissioner Hand stated that the additional parking spaces could be stitched into the street grid and, in many neighborhoods, was considered an amenity. He added that 20 percent of the original proposal, or 8 spaces, would be fair and suggested the applicant find the best locations for those 8 parallel parking spaces.

Vice Chair Hammond agreed with Mr. Hand and encouraged the applicant to look for visitor parking spaces in the development.

No further comments were made in favor or opposed and Chairman Gantt closed the public hearing.

Chairman Gantt said he felt the product design was much better in the new proposal, and understood the Commission's concerns about additional parking, but asked if there were any concerns about other development issues presented by the applicant.

Vice Chair Hammond wanted to make sure that the garage doors were different from those viewed during the briefing session, and quoted a description from Ordinance Number 3849,

Section 2.2.s “Garage doors shall be custom, metal carriage-style (wooden look) doors” to emphasize his position.

Chairman Gantt returned to the issue of parking and concurred with Ms. DePuy’s statement pointing out the development was gated, would not have any pass through traffic, and with 4 useable spaces (two in garage, two in driveway), plus 1 to 2 spots on the street, he felt the parking was sufficient. However, if the Commission requested 6 or 8 more spaces, he cautioned that it should be carefully thought through and not forced.

Commissioner Bouvier opposed additional parking feeling that it would be mistake to alter the look and feel of the development, and if additional parking was a concern for a potential resident they would most likely choose not to live in the development. He also felt metal garage doors were preferable over wood doors.

Commissioner Hand said he disagreed and noted that the average suburban lots in the City are approximately 75 to 100 feet wide, whereas the proposed lots will be 45 feet wide. He added that the development was a tighter density and parallel parking would be seen as an enhancement to the neighborhood.

Chairman Gantt replied that his home is located on a “wedge” shaped lot that is at the ninety degree angle between two streets and it is difficult to park two cars in front of his home. He added that parallel parking in an urban environment would make sense, but felt the proposed development was not urban and liked the current design.

Commissioner Maxwell stated that it made sense to add parallel parking, but when he tried to find an area for those spaces he felt it detracted from the design of the development.

Commissioner DePuy concurred with Mr. Bouvier statement about the potential buyers and noted that those buyers were looking for something different, smaller, more compact, and less work. She added that if the Commission tried to force the issue of additional parking it could damage the product.

Commissioner Frederick said she did not think that parking was going to be a determining factor for potential buyers; they may think of it at first, but would get past it. Also, traditions and lifestyles had changed for the targeted buyer and they would not need larger parking areas for their family and guests. She stated she was not in favor of dictating a certain number of parking spaces to the developer and would rather see additional landscaping as opposed to additional parking spaces.

Commissioner Linn felt a higher density development would need more parking spaces, but felt that additional parking in this instance would be detrimental to the development.

Motion: Vice Chair Hammond made a motion to recommend approval of Item 3 as presented with two additional requests of the developer: 1) to look for opportunities to add to

the parking, and 2) for opportunities to enhance the garage doors; second by Commissioner Hand.

Commissioner Bouvier asked to clarify if the motion was for approval without knowing what those changes would be.

Chairman Gantt said he understood the motion to be that if there was a way for the developer to further investigate garage door options and additional parking spaces without detriment to the design, the applicant was encouraged to do so.

Commissioner Bright also wanted to confirm that if the applicant did not come with up with other options, that it would be acceptable to the Commission.

Vice Chair Hammond said he was not mandating anything to the developer.

Motion passed 6-1 with Commissioner Bright opposed.



Staff Report

TO: City Council

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

FROM: Sam Chavez, AICP; Assistant Director – Development Services

DATE: February 9, 2012

RE: **Zoning File 11-29:** David Weekley Patio Homes

REQUEST:

Approval of a revised concept plan and amendment of the development standards for a proposed 42-lot single family private gated patio home subdivision.

APPLICANT/PROPERTY OWNER:

Eyal Avnon, David Weekley Homes/Thomas W. Booth, AOC Land Investments, LLC

TRACT SIZE AND LOCATION:

5.87-acres, northwest corner of Jonsson Boulevard and Lake Park Way

EXISTING DEVELOPMENT:

The site is undeveloped.

ADJACENT ROADWAYS:

Jonsson Boulevard: Four-lane, divided minor collector; No traffic counts available. Minor collectors typically carry between 2,500 and 8,000 vehicles per day.

Lake Park Way: Four-lane, divided minor collector; No traffic counts available. Minor collectors typically carry between 2,500 and 8,000 vehicles per day.

SURROUNDING LAND USE AND ZONING:

North: Vacant; PD Planned Development

South: Vacant, Office and Retail/Commercial; O-M Office and LR-M(1) Local Retail

East: Office and Parks/Open Space; O-M Office

West: Single Family; Planned Development

FUTURE LAND USE PLAN:

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

Future Land Uses of Surrounding Area:

North: Neighborhood Residential
South: Community Commercial
East: Community Commercial
West: Neighborhood Residential

EXISTING ZONING:

RP-1500-M (Ordinance No. 3849) with special conditions.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The proposed zoning change request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area.

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

The 5.87-acre site is located within the area known as the Lennox area, which is generally bounded by Campbell Road to the south, Coit Road to the west, Waterview Parkway to the east, and the city limits to the north. The Lennox area is comprised of approximately 118 acres.

Background:

- 1983: The 118-acre Lennox area was rezoned from R-2000-M Residential to O-M Office (Ordinance No. 2386-A). The ordinance provided deed restrictions and protective covenants which were in effect for twenty-five (25) years and prohibited single-family, detached residential dwellings.
- 1996: Seventy-three (73) acres of the Lennox area, which included the 5.87 acre site, were rezoned from O-M Office to O-M Office with special conditions (Ordinance No. 3079-A). The ordinance required amended and restated deed restrictions, which were to be approved by 66.7% of the Lennox area property owners, the City of Richardson and the JJ Pearce Homeowner's Association. The amended restrictions continued to prohibit single-family, detached residential dwellings; however, they were set to expire on June 17, 2011.
- 2011: On June 17, 2011, the deed restrictions prohibiting single-family, detached residential dwellings on the subject site expired; however, the protective covenants were still in effect, which also prohibited single-family, detached residential dwellings. The protective covenants have been amended to remove the restriction on single-family, detached residential dwellings on the subject site.

- 2011: On December 12, 2011, the City Council approved a request to rezone the property from O-M Office to RP-1500-M with modified development standards to allow for the development of a 37-lot single family private, gated patio home subdivision.

Applicant’s Request:

The applicant is requesting to revise several development standards to accommodate the placement of master bedrooms on the first floor. During the previous public hearings, the Commission and Council voiced their support of a project that would require first floor master bedrooms since the development would cater to an older population.

After approval of the previous zoning request, the applicant spoke with real estate professionals and other members of the public, and after conducting some additional research, found that a product offering first floor master bedrooms was desirable. The revised concept plan and proposed development standards will now allow the applicant to meet consumer demands for a master bedroom on the first floor and results in a revised concept plan that depicts a forty-two (42) lot residential subdivision in lieu of thirty-seven (37) lots as previously approved.

Proposed Development Regulations: With the exception of the development regulations listed below, the site will be developed in accordance with the regulations approved in December 2011 per Ordinance No. 3849. The table below reflects the base RP-1500-M Patio Home District regulations, the approved regulations per Ordinance No. 3849, and the proposed amendments to the regulations approved in Ordinance No. 3849 (shown in bold font):

| | RP-1500-M Residential District Development Regulations | Approved Amendments per Ordinance 3849 | Proposed Amendments to Ordinance 3849 |
|---------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dwelling Unit Size | Minimum: 1,500 square feet | Minimum: 1,800 square feet | No change proposed |
| Building Height | Minimum 1-story / Maximum 2-story | All structures shall be 2 stories | No change proposed |
| Area Regulations | Lot Area: Minimum 5,000 square feet. Lot Width: Minimum 50 feet. Lot Depth: Minimum 100 feet. | Lot Area: Minimum 4,000 square feet. Lot Width: Minimum 40 feet. Lot Depth: No change proposed. | Lot Area: Minimum 3,600 square feet. Lot Width: Minimum 45 feet. Lot Depth: Minimum 80 feet. |
| Lot Coverage | Maximum Lot Coverage: 50% | Maximum Lot Coverage: 65% | No change proposed |
| Setbacks | Front: Minimum 15 feet. | Front: Minimum 20 feet to garage door. Required front setback/build-to-line of 15 feet for remainder of structure, except minimum shall be 12 feet for a porch. (18-inch overhang encroachment allowed for all of the above.) | Front: No change proposed Required front setback of 10 feet for remainder of structure, including porches. (18-inch overhang encroachment allowed for all of the above.) (Face of garage shall be recessed minimum 5 feet from remainder of structure). |

| | | | |
|----------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Side: 0 feet and 10 feet/15 feet for side property line adjacent to a street. Rear: Minimum 20 feet. | Side: TBD at time of development plans. Minimum 10-foot building separation required. 15 feet for side property line adjacent to a street. (18-inch overhang encroachment allowed). Rear: Minimum 10 feet. (18-inch overhang shall be allowed). | Side: No change proposed except 10 feet for side property line adjacent to a street. (18-inch overhang encroachment allowed). Rear: Minimum 5 feet. (18-inch overhang shall be allowed). |
| Density | Maximum 5.5 dwelling units / acre. | Maximum 6.31 dwelling units / acre. | Maximum 7.2 dwelling units / acre. |

Below is an explanation of the request to modify the development regulations listed above:

- Reduced Minimum Lot Depth and Area/Increased Minimum Lot Width – The applicant is requesting to reduce the minimum lot depth from one-hundred (100) feet to eighty (80) feet and decrease the minimum lot size from 4,000 square feet to 3,600 square feet, while increasing the minimum lot width from forty (40) feet to forty-five (45) feet to accommodate first floor master bedrooms. By widening the lots by five (5) feet, the applicant will be able to build a 35-foot wide home instead of a 30-foot wide home which allows for the first floor master bedroom and allows for the reduced lot depth. Conceptual building elevations (Exhibits D-1 – D-5 depict the type of product being proposed by the applicant).
- Modified Setbacks
 - Front – The required front setback in the RP-1500-M Patio Home District is fifteen (15) feet. Ordinance No. 3849 established a 20-foot setback to the garage door and a front setback or build-to-line of fifteen (15) feet for the remainder of the structure and a 12-foot setback for a porch. The applicant’s desire to reduce the setback from fifteen (15) feet to ten (10) feet is to allow for greater variations in the front elevation of the home. No build-to-line will be required; however the face of the garage door shall still be required to be recessed a minimum of five (5) feet from the remainder of the structure to reduce its visual impact.
 - Side – The side setback in the RP-1500-M Patio Home District is zero (0) feet on one side and ten (10) feet on the other side. A minimum 10-foot separation between the homes is met since the adjacent home would be set back ten (10) feet from the common side lot line. Ordinance No. 3849 deferred the side setback until development plans were processed to allow them the option of selecting either the typical RP-1500-M zero lot line configuration or some other setback such as a 5-foot setback on either side. The minimum 10-foot building separation would be required regardless of which setback is selected.

The only change from Ordinance No. 3849 the applicant is requesting is for the corner lot side setback to be reduced from fifteen (15) feet to ten (10) feet. This reduction would allow for greater flexibility in the design of homes.

- Rear – The rear setback in the RP-1500-M Patio Home District is twenty (20) feet. Ordinance No. 3849 established a 10-foot rear yard setback since a large portion of the home (the garage) was subject to a 20-foot front setback in lieu of the typical fifteen (15) feet. The applicant is now requesting that the minimum rear setback be reduced to five (5) feet to accommodate a deeper building pad since the minimum lot depth is being reduced. The applicant does not anticipate the entire rear elevation being built to the 5-foot rear setback; rather, the applicant is requesting the 5-foot setback to allow for an L-shaped rear elevation of the home, where a covered patio area could be located.
- Increased Density – Ordinance No. 3849 established an increase in density from 5.5 dwelling units per acre to 6.31 dwelling units per acre. Based on the revised concept plan, the applicant has been able to achieve an additional five (5) lots; therefore, the applicant is now requesting an increase in density to 7.2 dwelling units per acre.

The following modified development standards were established per Ordinance No. 3849, and the applicant is not requesting any additional modified development standards as part of the current request:

- Alleys shall not be required within the subdivision.
- Sidewalks shall not be required within the subdivision.
- Lots shall be allowed to back upon rights-of-way less than one-hundred (100) feet in width.
- Lots shall be allowed to be platted with non-radial lot lines.

The following are a list of additional development standards that were established per Ordinance No. 3849, which the applicant will incorporate into the development as part of the current request:

- Garage doors shall custom; metal carriage-style (wooden look) garage doors (see “Examples of Garage Door Designs”).
- Fences shall be stained, board-on-board or standard vertical tubular steel. No fence shall exceed six (6) feet in height. No fence shall be permitted parallel to the perimeter screen wall along Lake Park Way or Jonsson Blvd or parallel to the rear and side property lines of lots that are adjacent to Lake Park Estates. All fencing shall match the exterior wall/fencing height at tie-in point.
- A landscape buffer shall be provided along the lot lines of Lots 18-19, 25, 32, and 37-42 that are adjacent to Lake Park Townhomes. The buffer shall include a single row of evergreen shrubs which shall grow to a minimum six (6) feet in height at maturity.
- The storm water control/detention area shall be landscaped and maintained by the HOA. A minimum 4 canopy trees and 4 ornamental trees shall be provided. A walking trail and benches shall also be provided.

The proposed subdivision will be required to create a Homeowners’ Association (HOA). The HOA will be responsible for maintenance of all landscaping within the subdivision including individual lot lawn care, as well as maintenance of the landscape buffer required adjacent to the Lake Park Townhomes development and the screening on the outside of the screening wall along

Lake Park Way and Jonsson Boulevard. The HOA will also be responsible for maintenance of the private streets within the subdivision.

Other Elements Related to the Request:

Front Entry Garages/45-foot Wide Lots: During the previous request, staff and the applicant discussed the issue of reduced lot widths and front entry garages. The reduced width coupled with front entry garages created a front elevation that is dominated by a garage door. To mitigate the visual impact of the garage door on the front elevation, staff worked with the applicant to create the front setback conditions stated above that would not allow the garage door to project in front of the rest of the home. Rather, the garage door will be set back between 5-10 feet from the remainder of the home. With the current request, the minimum lot width is increasing from forty (40) feet to forty-five (45) feet; therefore, the issue should be further mitigated in relation to the visual impact of the garage.

Screening: Two different screening issues have been discussed with the applicant. The first relates to how screening would be provided along the western property line of the subdivision adjacent to the Lake Park Townhomes. The townhome development constructed a wrought iron fence with masonry columns along their eastern property line to screen their property from the subject site, which was required with their approved zoning for the townhome development. Although screening between two (2) residential uses is not required, the proposed development will have lots that back or side to the wrought iron fence (Lots 18, 19, 25, 32, and 37-42). Staff is therefore suggesting a row of evergreen shrubs be planted along the wrought iron fence to provide privacy for the rear and side yards, since fencing will not be allowed to be constructed parallel to the existing wrought iron fence as reflected in the proposed development standards.

The second issue relates to the screening along Lake Park Way and Jonsson Boulevard. The applicant is proposing to place a 7-foot sidewalk at the back of curb along Lake Park Way and Jonsson Boulevard and to provide a 3-foot landscape area behind the sidewalk for landscaping along the screening wall. The applicant plans to provide wider landscape areas and trees where possible along Lake Park Way; however, a TXU easement is located along the southern property line of the development and the screening wall cannot be moved north to provide additional landscaping and sidewalk area along Jonsson Boulevard.

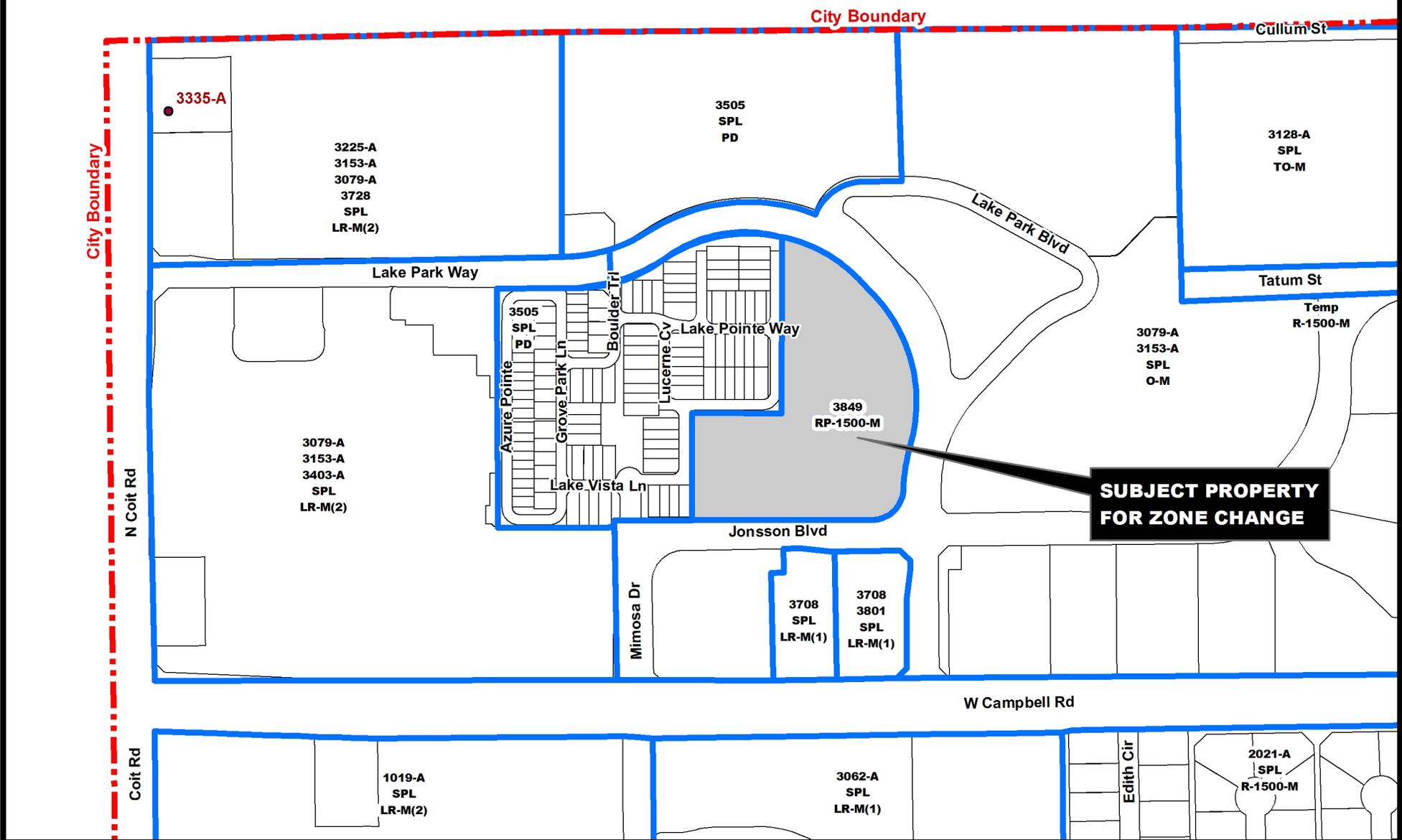
Correspondence: As of this date, no written correspondence has been received.

Motion: On January 17, 2012, the City Plan Commission recommended approval on a vote of 6-1 (Commissioner Bright opposed) subject to the following conditions:

1. All conditions stated in Ordinance No. 3849 shall remain in full force and effect except as otherwise noted.
2. A maximum of forty-two (42) residential lots shall be allowed.
3. The maximum density shall not exceed 7.2 dwelling units per acre.
4. The minimum residential lot area shall be 3,600 square feet.
5. The minimum residential lot width shall be forty-five (45) feet.

6. The minimum residential lot depth shall be eighty (80) feet.
7. The minimum front setback shall be twenty (20) feet for garages (measured to face of garage door). The minimum front setback for the remainder of the structure, including porches, shall be ten (10) feet. The face of the garage door shall be required to be recessed a minimum of five (5) feet from the remainder of the structure (18-inch overhang encroachment allowed for all of the above).
8. The minimum corner lot side setback shall be ten (10) feet (18-inch overhang encroachment allowed).
9. The minimum rear setback shall be five (5) feet (18-inch overhang encroachment allowed).
10. A landscape buffer shall be provided along the lot lines of Lots 18, 19, 25, 32, and 37-42 that are adjacent to the Lake Park Townhome development. The buffer shall include a single row of evergreen shrubs which shall grow to a minimum six (6) feet in height at maturity.

ZF 11-29



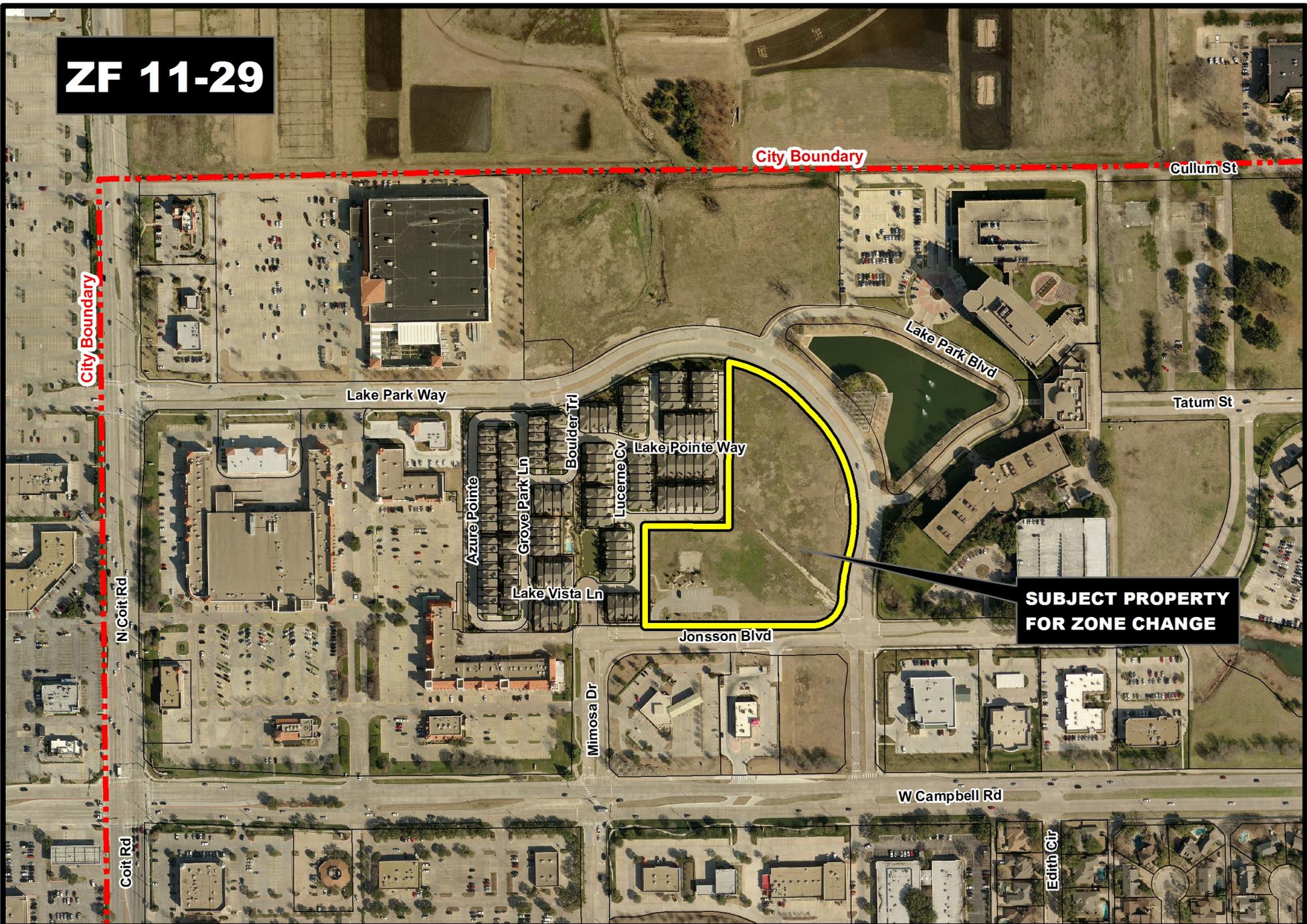
ZF 11-29 Zoning Map

Updated By: shacklett, Update Date: January 11, 2012
File: DSIMapping\Cases\Z\2011\ZF1129\ZF1129 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 11-29



SUBJECT PROPERTY FOR ZONE CHANGE

ZF 11-29 Aerial Map

Updated By: shacklett, Update Date: January 4, 2012
File: DSIMapping\Cases\Z\2011\ZF 1129\ZF 1129 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.





Lennox

Lake Park Way

Lake Park
Townhomes

Subject
Property

Jonsson Blvd

Viewpoint
Bank

Braum's

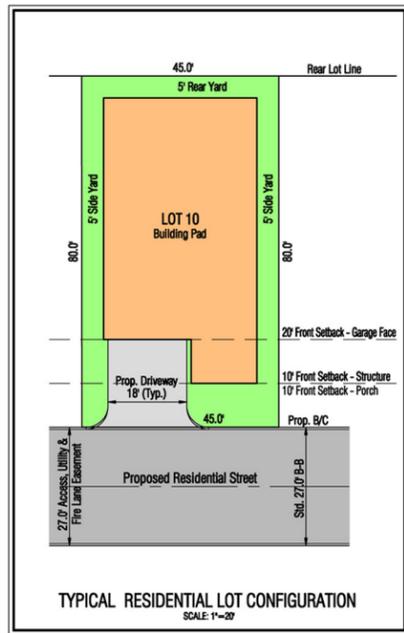
Retail Area

Campbell Road

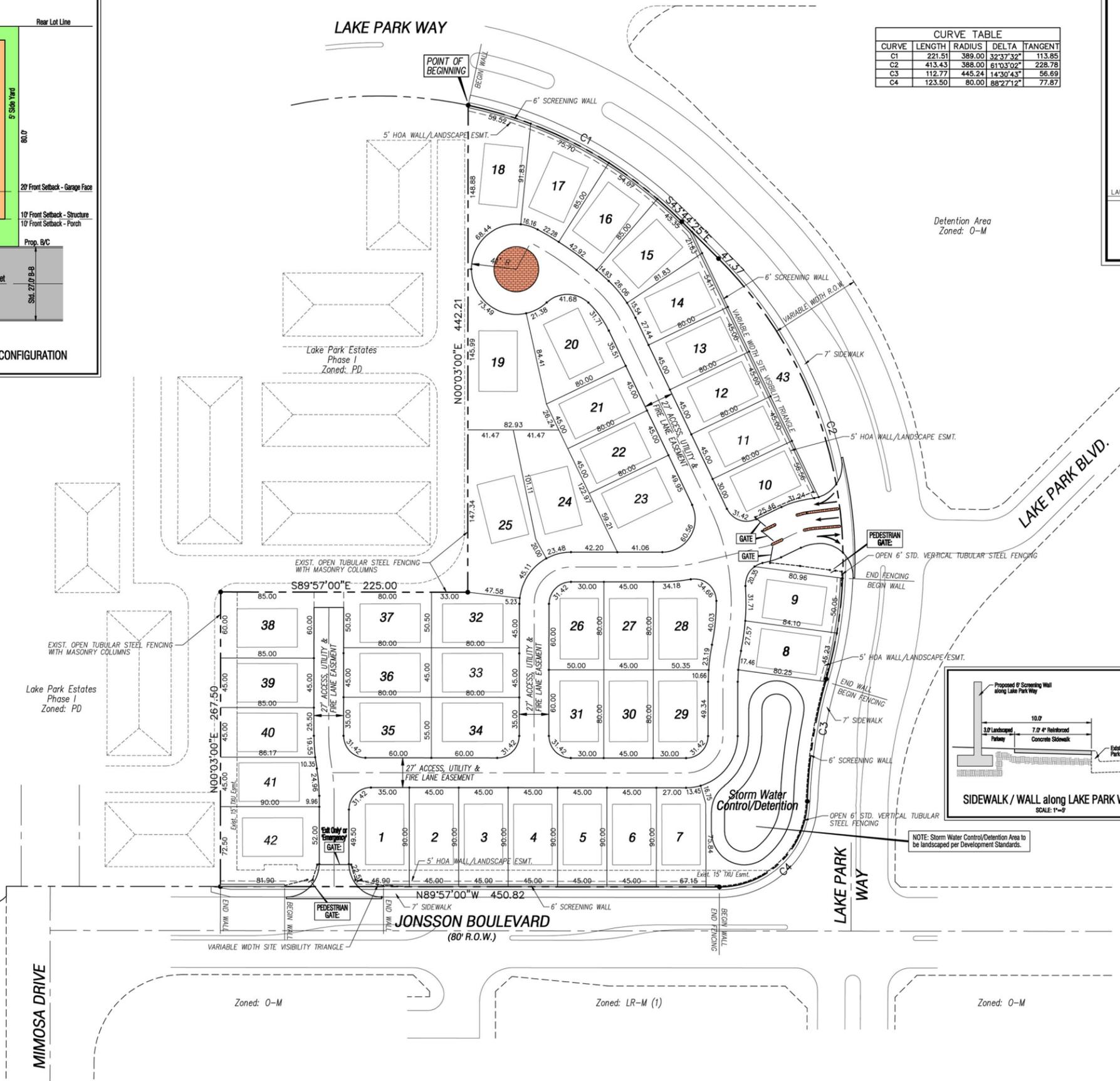
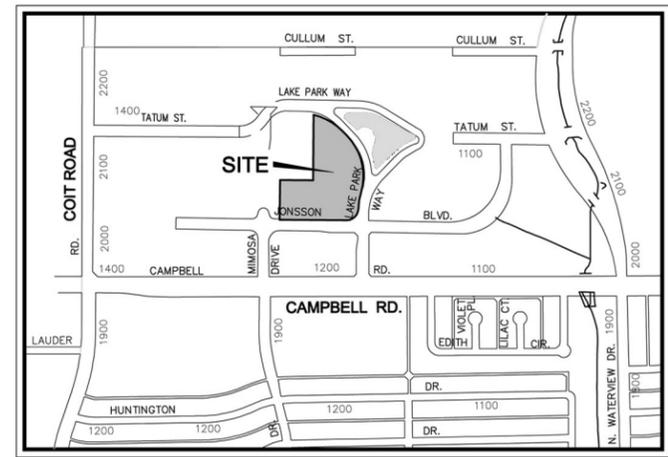


Oblique Aerial
Looking North

Drawing name: F:\DWH-001\DW-1_Rich-45x80_010512.dwg Plotted on: Jan 06, 2012 - 1:29pm



| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
|-------|--------|--------|-----------|---------|
| C1 | 221.51 | 389.00 | 32°37'32" | 113.85 |
| C2 | 413.43 | 388.00 | 61°03'02" | 228.78 |
| C3 | 112.77 | 443.24 | 14°30'43" | 56.69 |
| C4 | 123.50 | 80.00 | 88°27'12" | 77.87 |



David Weekley Homes
 Re-Zoning for a 5.87 Acre Tract
 Richardson, Texas

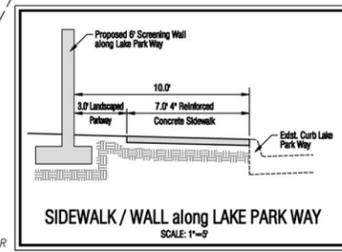
Project Summary:

Subject Tract Area: 5.87 Acres/255,564 square feet
 Current Zoning: RP-1500-M
 Proposed Zoning: RP-1500-M with Special Conditions as Follows:

- Maximum Density: 7.2 Lots/Acre
- Maximum Residential Lots: 42
- Minimum Lot Area: 3,600 square feet
- Maximum Lot Coverage: 65%
- Minimum Building Size: 1,800 square feet (exclusive of Garages)
- Building Height: 2 Stories not to exceed 40 feet (As measured from F.F.)
- Minimum Lot Width: 45 feet
- Minimum Lot Depth: 80 feet
- Minimum Front Setback:
 - 20 feet for garage (face of garage door)*
 - 10 feet for remainder of structure*
 - 10 feet for a porch*
 - Garage shall be recessed a minimum of 5' from main structure*
 - 18 inch overhang encroachment allowed
- Minimum Interior Side:
 - To be determined at development plans with a minimum 10 feet of building separation*
 - 18 inch overhang encroachment allowed for option utilized
- Minimum Corner Lot Side Setback: 10 feet (18 inch overhang encroachment allowed)
- Minimum Rear setback: 5 feet (18 inch overhang encroachment allowed)
- No accessory structures shall be allowed within public view except for arbors.

Additional Development Standards:

- No interior sidewalks shall be required
- No alleys shall be required
- Lots shall be allowed to back upon Lake Park Way and Jonsson Blvd.
- Non-radial lot lines shall be allowed
- Fences shall be board on board or standard vertical tubular steel. No fence shall be permitted parallel to the perimeter screen wall along Lake Park Way or Jonsson Blvd., or parallel to the rear or side property lines of lots that are parallel and adjacent to Lake Park Estates. All fencing shall match the exterior wall/fencing height at tie-in point
- A landscape buffer shall be provided along any residential lot adjacent to the Lake Park Townhome development to the west.
- Garage doors shall be custom metal carriage-style (wooden lock) or better (2-Car)
- The storm water control/detention area shall, at a minimum, contain 4 canopy trees, 4 ornamental trees, a walking trail and benches



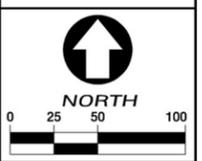
dietz engineering



Signing Date:
dietz engineering
 1761 International Parkway
 Suite 115
 Richardson, Texas 75081
 voice: 972 889-9977
 fax: 972 889-9993

Drawn By: LL
 Checked By: RDD
 Revisions:
 No. Date Description

Zoning Exhibit
5.87 ACRE RESIDENTIAL TRACT
42 LOTS - RP-1500-M w/Special Conditions
 Richardson, Dallas County, Texas



24"x36" Scale: 1"=50'
 Vertical Scale: na
 11"x17" Scale: 1"=100'
 Vertical Scale: na

Project No.: E-DWH-001
 Issue Date: Dec. 20, 2011
 Sheet Title:
ZONING EXHIBIT
 Sheet No.:

C1.01

Exhibit B - Part of Ordinance

OWNER / DEVELOPER:
 David Weekley Homes
 Attn: Eyal Avnon
 3301 North I-35
 Carrollton, Texas 75007
 (972) 323-7504

PREPARED BY:
dietz engineering
 1761 International Parkway
 Suite 115
 Richardson, Texas 75081
 (972) 889.9977



(1)

Looking West along
Lake Park Way toward Home Depot

NWC Lake Park Way & Jonsson Blvd - August 2011



(2)

Looking North
along Lake Park Way



(3)

Looking South
across Jonsson Blvd

NWC Lake Park Way & Jonsson Blvd - August 2011



(4)

Looking West
at Lake Park Townhomes



Exhibit D-1

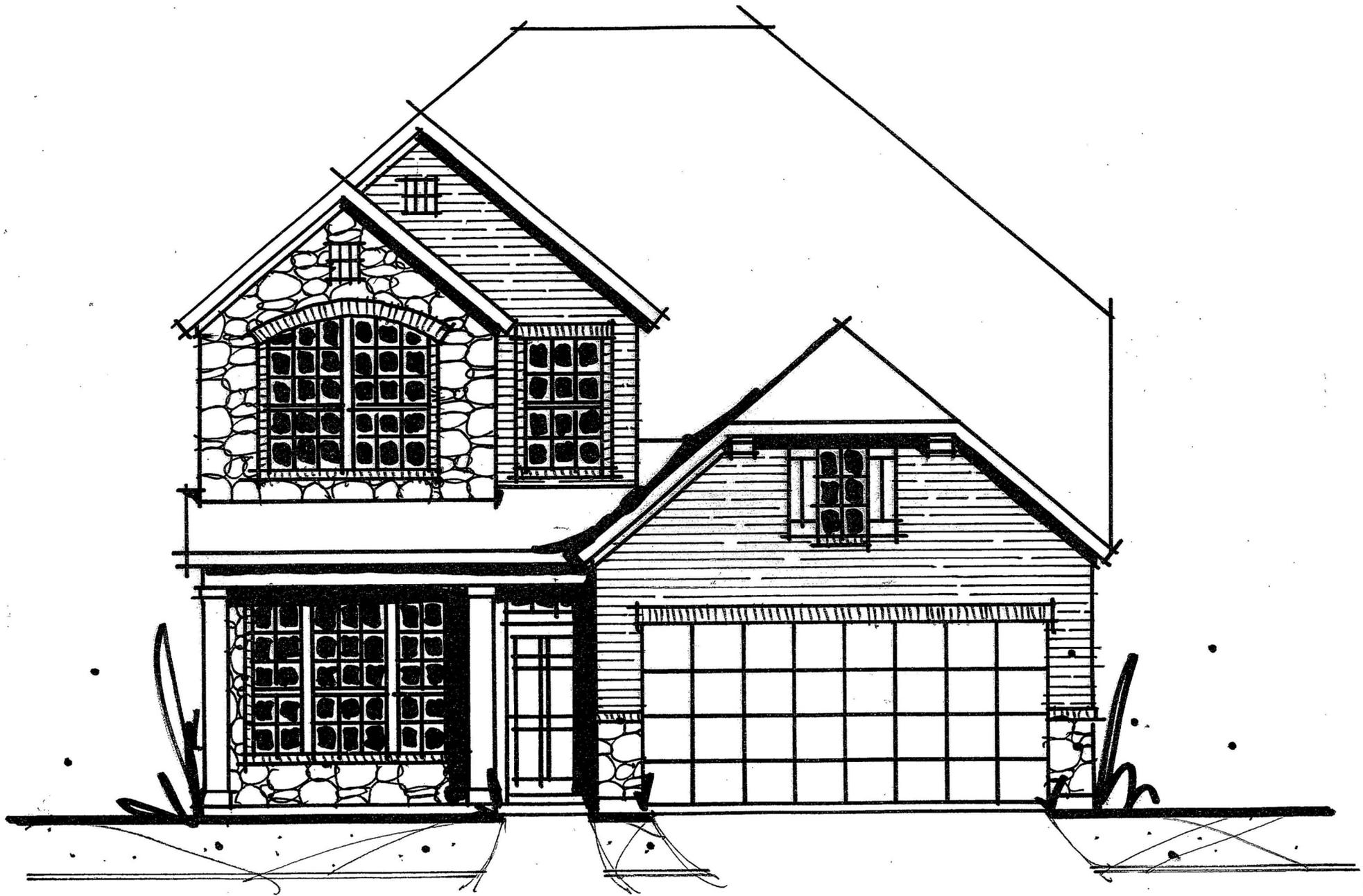


Exhibit D-2



Exhibit D-3

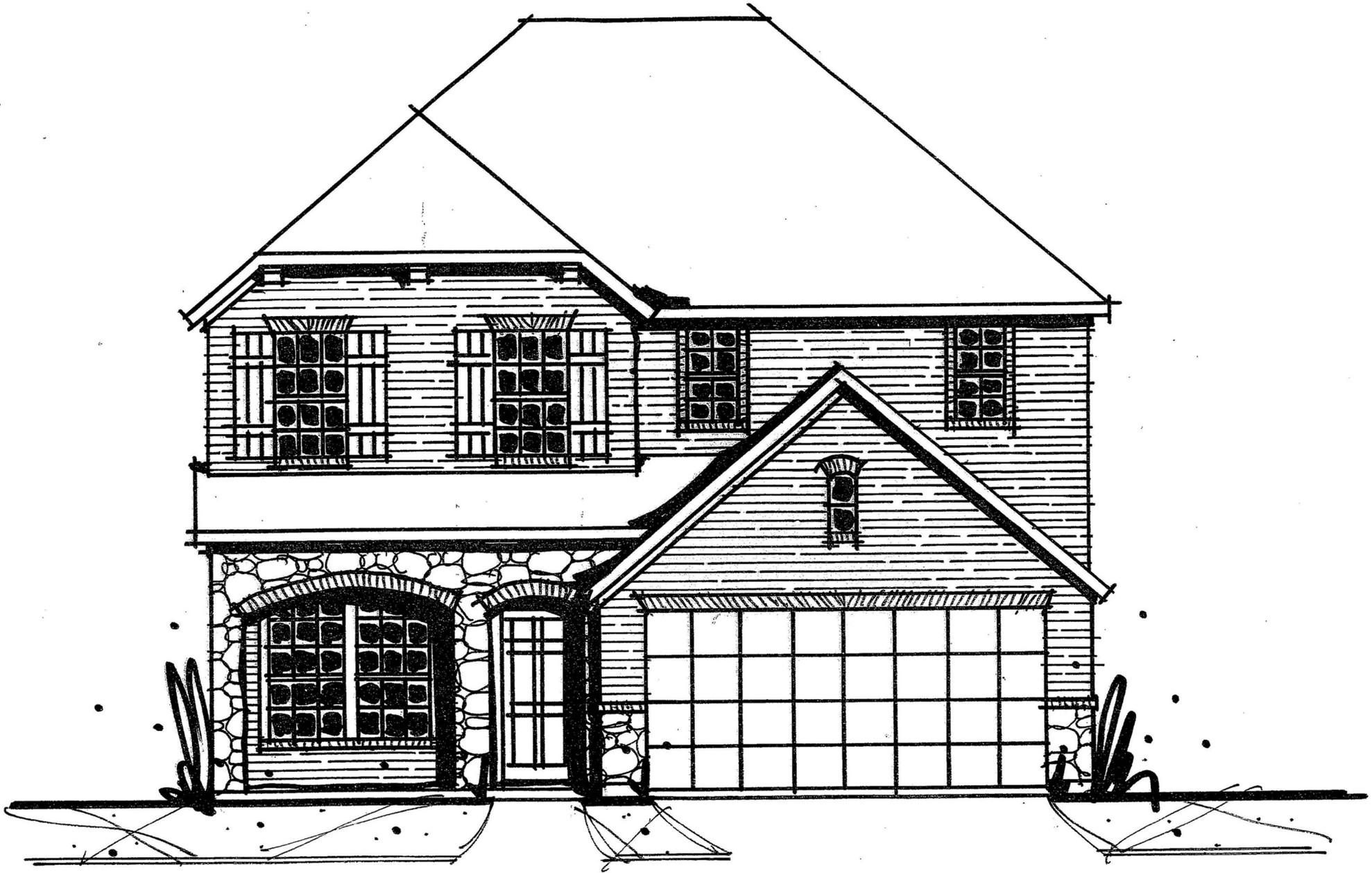


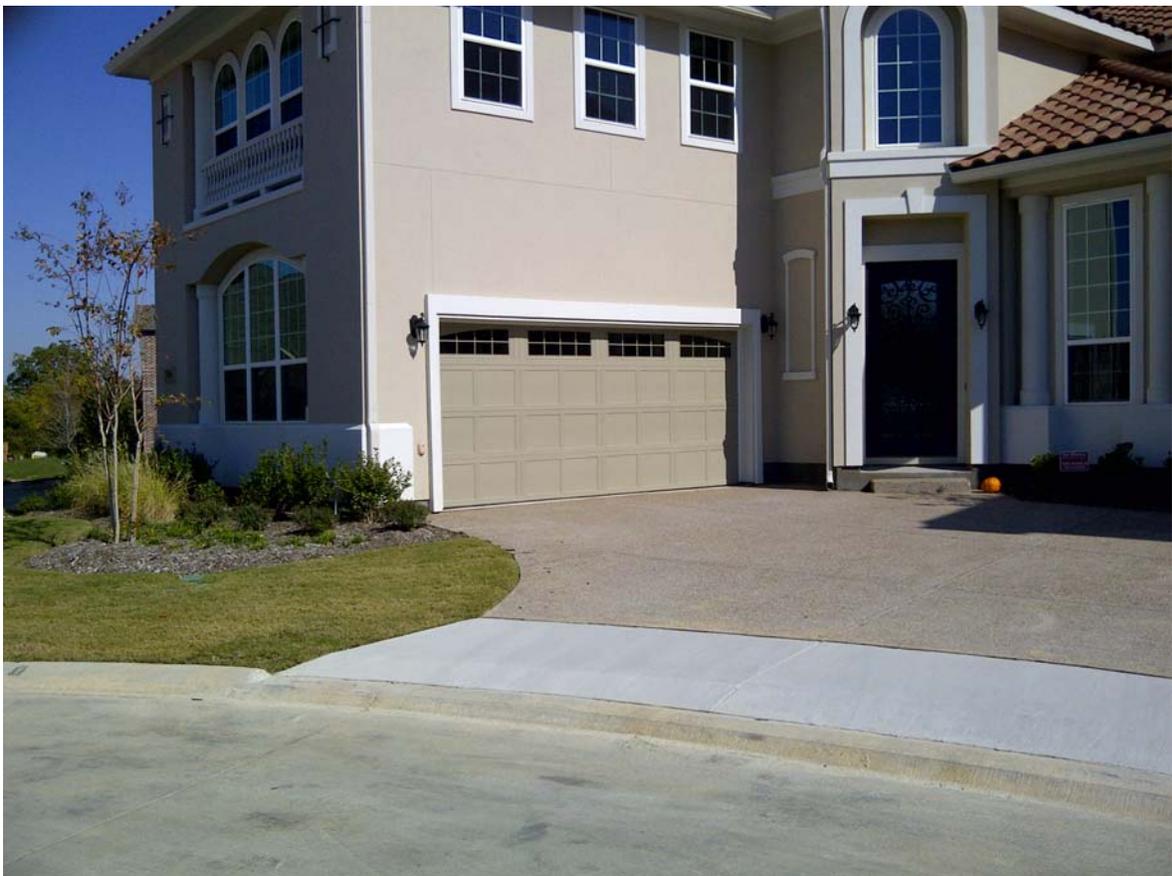
Exhibit D-4



Exhibit D-5



Examples of Garage Door Designs



David Weekley Homes

3300 West Loop West, Suite 1000, Houston, TX 77027
New Home Center • 713-423-1400

December 22, 2011

RE: Applicant's Statement for Zoning Change Request concerning a 5.87 +/- acre tract of real property located at the northwest corner of Jonsson and Lake Park Boulevards in Richardson, Texas.

To Whom It May Concern:

The City recently considered and approved a request by David Weekley Homes to re-purpose the above described property from commercial (O-M Office) to single family residential (RP-1500-M w/ special conditions). The purpose of the request that is with you today is to re-define a number of the special conditions affecting the property which were included in Weekley's original application. With this request, it is Weekley's goal to make the ultimate product offering more marketable to the greater community, and to entitle and develop the site to allow a gated, private subdivision containing forty two (42) single family dwellings.

Based upon feedback received from City officials, local real estate professionals and members of the general public, we feel strongly that a revision to some of the special conditions associated with the current zoning will greatly improve the quality of the project. The most material revision is in the typical lot dimensions; moving from a 40' x 100' platform to a wider & shallower 45' x 80' platform. A wider building envelope will allow us to design more livable master-down floor plans and better cater to an empty nester segment. Shallower lots are necessary to allow help maintain (and even slightly improve) project yield and accordingly, affordability. This submittal reflects an adjustment to the following special conditions:

- Number of lots & site density. Current limit of 37 and 6.31 units per acre was derived directly from the # of lots which were laid out on the previously approved layout. The site plan included in this submittal contains 42 single family lots and accordingly, the site density has increased to 7.2 units per acre.
- Minimum lot dimensions & lot area. Requesting that the minimum width be INCREASED from 40' to 45' as consideration for a decrease to the minimum lot depth from 100' to 80'. The result would be a minimum lot area of 3600sf.
- Building setbacks. Move front setback from 15' to 10', whilst maintaining 20' to garage doors and further requiring a minimum 5' recess from the front build line to the garage door. Rear setback adjusted from 10' to 5' to allow for a deeper building pad and more variation in the floor plan at the rear of the home.

We are incredibly appreciative of the City's willingness to consider the revisions described above. David Weekley Homes is looking forward to completing the acquisition of the property in January from its current owners, a carefully thought out development plan and successful execution of the project. We sincerely appreciate Staff's time during your consideration of this request.

Respectfully,



Eyal Avnon
David Weekley Homes



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

REVISED SPECIAL CONDITIONS

File No./Name: ZF 11-29 / Patio Home Development
Property Owners: Thomas W. Booth / AOC Land Investment, LLC
Applicant: Eyal Avnon / David Weekley Homes
Location: NW Corner of Jonsson Blvd and Lake Park Way
(See map on reverse side)
Current Zoning: RP-1500-M Patio Home District
Request: Approval of a revised concept plan and amendment of the development standards for a proposed patio home development.

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

TUESDAY, JANUARY 17, 2012
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.

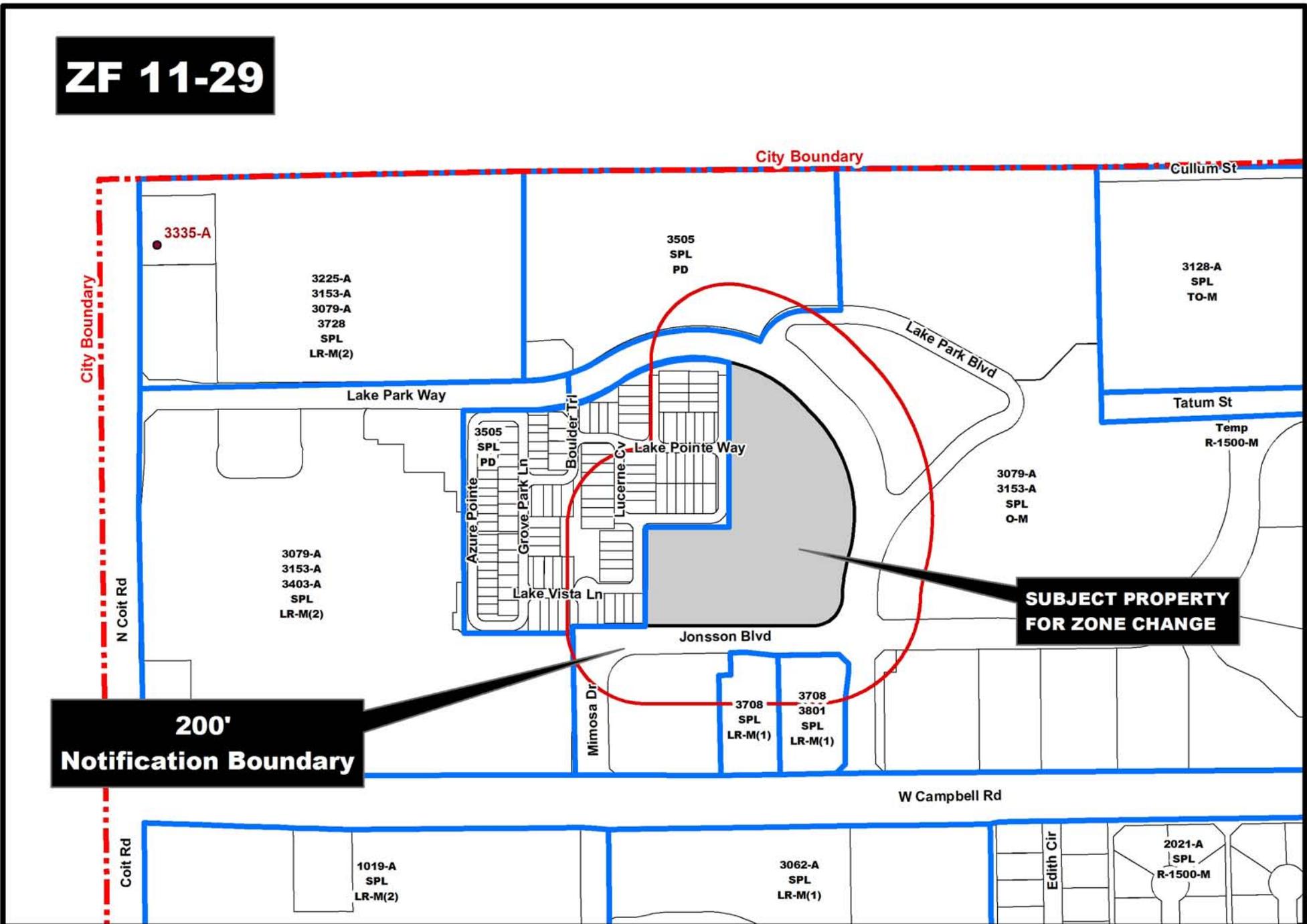
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

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/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-29.

Date Posted and Mailed: 01/06/12

ZF 11-29



ZF 11-29 Notification Map

Updated By: shacklett, Update Date: January 4, 2012
 File: DS\Mapping\Cases\Z\2011\ZF1129\ZF1129 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.



PAVILLION BANK
1200 W CAMPBELL RD
RICHARDSON, TX 75080-2945

LENNOX COMMERCIAL
REALTY INC
2100 LAKE PARK BLVD
RICHARDSON, TX 75080-2254

UNIVERSITY WORLD OWNERS OC
% EXCEL ASSOC MGMT INC
PO BOX 941169
PLANO, TX 75094-1169

VIEWPOINT BANK
5400 INDEPENDENCE PKWY
PLANO, TX 75023-5430

TSCA 234 LTD PARTNERSHIP OC
301 S SHERMAN ST STE 100
RICHARDSON, TX 75081-4176

A O C LAND INVESTMENT LLC
% SOUTHERN WEALTH MGMT
5005 L B J FWY STE 920
DALLAS, TX 75244-6142

LAKE PARK TOWNHOMES LTD
1100 PROVIDENCE TOWERS
5001 SPRING VALLEY RD
DALLAS, TX 75244-3946

JENNINGS AMY R
1203 LAKE POINTE WAY
RICHARDSON, TX 75080-8410

KREBS WILLIAM J & MARY K
1205 LAKE POINTE WAY
RICHARDSON, TX 75080-8410

BOATRIGTH KATHERINE P
1207 LAKE POINTE WAY
RICHARDSON, TX 75080-8410

HUMPHREYS M FAMILY LTD PS
5339 ALPHA RD STE 300
DALLAS, TX 75240-7307

WALLACE KYLE
2107 REFLECTION POINTE
RICHARDSON, TX 75080-8416

PONTHIER MARK J
1202 EMERALD GLEN TRL
RICHARDSON, TX 75080-8414

CLARK COLLEEN E
1204 EMERALD GLEN TRL
RICHARDSON, TX 75080-8414

CHANG KEVIN
1206 EMERALD GLEN TRL
RICHARDSON, TX 75080-8414

CEPON SUSANNE J
1210 EMERALD GLEN TRL
RICHARDSON, TX 75080-8414

FISHER SUSAN L
1216 EMERALD GLEN TRL
RICHARDSON, TX 75080-8414

COOPER ARTHUR W & JULIA
1804 YALE PL
RICHARDSON, TX 75081-2129

SIMMONS DANIEL SUPPLEMENTAL
NEEDS TRUST
805 LADY OF THE LAKE BLVD
THE COLONY, TX 75056-5720

NEWSTROM RODERICK A &
CAROLYN J
648 DEL NORTE
SANTA MARIA, CA 93455-1336

PARNELLRISDALL MOLLY E
6907 HICKORY CREEK LN
DALLAS, TX 75252-2730

FERGERSON SHIRLEY A & JOE H
1211 LAKE POINTE WAY
RICHARDSON, TX 75080-8410

PURCELI DANNY A &
SHELLEY D BAKER
2115 LUCERNE CV
RICHARDSON, TX 75080-2299

MARTINEZ FAUSTO SR & MAYRA
2113 LUCERNE CV
RICHARDSON, TX 75080-2299

BALLANTYNE GARY L & JENNIFER H
3711 S SR 27 HWY APT D207
SPOKANE, WA 99206-6197

SAAD NAJI
2013 LUCERNE COVE
RICHARDSON, TX 75080

HENRY ALYSHA D & ROBERT J
2009 GARDEN VIEW LN
RICHARDSON, TX 75080-2298

RUSSELL JACK KOYTE JR
417 PLEASANT VALLEY LN
RICHARDSON, TX 75080-1871

LUZZATTO DAVID
2005 GARDEN VIEW LN
RICHARDSON, TX 75080-2298

KHELAS MEHDI
2003 GARDEN VIEW LN
RICHARDSON, TX 75080-2298

CHARD CHARLES A
2413 CUSTER CV
RICHARDSON, TX 75080-2101

KHODAYAR DAVID
1201 LAKE VISTA LN
RICHARDSON, TX 75080-8415

OCKELMANN GREGORY A & REGIN
1203 LAKE VISTA LN
RICHARDSON, TX 75080-8415

GUVELIOGLU ILYAS B & MAKILE
1205 LAKE VISTA LN
RICHARDSON, TX 75080-8415

HAI SILVI S & SHAOUL S
2210 SHADY VIS
RICHARDSON, TX 75080-8412

GAMLIEL GILA
2209 REFLECTION POINTE
RICHARDSON, TX 75080-8413

LOWER STEPHEN L &
KATHERINE G
2206 SHADY VIS
RICHARDSON, TX 75080-8412

VINZANT JENNIFER SHAY
2207 REFLECTION POINTE
RICHARDSON, TX 75080-8413

LIVELY PAUL L & NANCY D
2204 SHADY VIS
RICHARDSON, TX 75080-8412

LAI ZEN YOUNG
2205 REFLECTION POINTE
RICHARDSON, TX 75080-8413

RODRIGUEZ GEORGE E & YARITAZ
2711 DA VINCI DR
DALLAS, TX 75287-3332

HAMEL EVAN
1204 LAKE POINTE WAY
RICHARDSON, TX 75080-8409

WHITTINGTON JOSH A & ROBIN D
2203 REFLECTION POINTE
RICHARDSON, TX 75080-8413

CICERO EDUARDO HORI &
ESPINOSA PAOLA DEL VALLE
2111 LUCERNE CV
RICHARDSON, TX 75080-2299

LUXEN LELA M & JOHN W
1301 BOULDER TRL
RICHARDSON, TX 75080-8418

CHAO NANCY
1303 LAKE VISTA LN
RICHARDSON, TX 75080-2291

SELMAN MICHAEL C & SACHIKO
2101 LUCERNE CV
RICHARDSON, TX 75080-2299

M HUMPREYS FAMILY LIMITED P
5339 ALPHA RD STE 300
DALLAS, TX 75240-7307

GILSON JON
1207 NEW HAVEN CT
ROSWELL, GA 30075-8246

BOOTH THOMAS W
2107 LUCERNE CV
RICHARDSON, TX 75080-2299

BERMAN EVELYN S
12508 SUNLIGHT DR
DALLAS, TX 75230-1854

H-H RETAIL LLC
5339 ALPHA RD STE 300
DALLAS, TX 75240-7307

RETAIL BUILDINGS INC
16135 PRESTON RD STE 107
DALLAS, TX 75248-8511

EYAL AVNON
DAVID WEKLEY HOMES
3301 NORTH I-35
CARROLLTON, TX 75007

THOMAS W. BOOTH
AOC LAND INVESTMENTS, LLC
5005 LBJ FREEWAY, SUITE 920
DALLAS, TX 75244

ZF 11-29 Notification List

ORDINANCE NO. 3849

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FOR A 5.87-ACRE TRACT OF LAND FROM O-M OFFICE WITH SPECIAL CONDITIONS TO RP-1500-M PATIO HOME WITH SPECIAL CONDITIONS, SAID TRACT BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 11-21).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning for a 5.87-acre tract of land from O-M Office with special conditions to RP-1500-M Patio Home with special conditions, said tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the change in zoning is granted subject to the following special conditions:

1. The property shall be used and developed in substantial conformance with the Concept Plan attached as Exhibit "B", and which is hereby approved.
2. The property shall be developed in conformance with the RP-1500-M Patio Home District regulations except as otherwise provided below:
 - a. A maximum of thirty-seven (37) residential lots shall be allowed.

- b. The maximum density shall not exceed 6.31 dwelling units per acre.
- c. The minimum residential lot area shall be 4,000 square feet.
- d. The maximum residential lot coverage shall be 65%.
- e. The minimum residential building size shall be 1,800 square feet (exclusive of garages).
- f. Residential building height shall be two (2) stories, not to exceed forty (40) feet.
- g. The minimum lot width shall be 40 feet.
- h. The minimum front setback shall be twenty (20) feet for garages (measured to face of garage door). The required front setback or build to line shall be fifteen (15) feet for remainder of structure, except a minimum setback of twelve (12) feet for a porch shall be allowed (18-inch overhang encroachment allowed for all of the above).
- i. The minimum interior side setback shall be determined at the time of development plan approval with a minimum required 10-foot building separation (18-inch overhang encroachment allowed).
- j. The minimum corner lot side setback shall be fifteen (15) feet (18-inch overhang encroachment allowed).
- k. The minimum rear setback shall be ten (10) feet (18-inch overhang encroachment allowed).
- l. No accessory structures shall be allowed within public view except for arbors.
- m. No interior sidewalks shall be required.
- n. No alleys shall be required.
- o. Lots shall be allowed to back upon Lake Park Way and Jonsson Boulevard.
- p. Non-radial lot lines shall be allowed.
- q. Fences shall be stained, board on board or standard vertical tubular steel. No fence shall exceed six (6) feet in height. No fence shall be permitted parallel to the perimeter screen wall along Lake Park Way or Jonsson Boulevard or parallel to the rear property lines of lots that are adjacent to Lake Park Estates. All fencing shall match the exterior wall/fencing height at tie-in point.
- r. A landscape buffer shall be provided along the rear lot lines of Lots 16-20 and along the west property lines of Lots 20 & 37. The buffer shall include a single row of evergreen shrubs which shall grow to a minimum six (6) feet in height at maturity.
- s. Garage doors shall be custom, metal carriage-style (wooden look) doors.
- t. The storm water control/detention area shall be landscaped and maintained by the Home Owners Association. A minimum four (4) canopy trees and four (4) ornamental trees shall be provided. A walking trail and benches shall also be provided.

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

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

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

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

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

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 19th day of
December, 2011.

APPROVED:



MAYOR

APPROVED AS TO FORM:



CITY ATTORNEY
(PGS:12-5-11:TM 52784)

CORRECTLY ENROLLED:



CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 11-21

Being part of a tract of land out of the J.W. Curtis Survey Abstract No. 345 in the City of Richardson, Dallas County, Texas and being a portion of that 19.103 acre tract described as Tract 3 in a deed to A.O.C Land Investments, L.L.C., as recorded in Volume 95147, Page 03366 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner in the south line of Tatum Street (a variable width right-of-way at this point), said point also being the northeast corner of "Replat of Lake Park Estates, Phase I and University World, Lot 4A, Block 5 and Lot 5, Block 4", an addition to the City of Richardson, Dallas County, Texas, according to the plat recorded in Instrument No. 200600332584 Official Public Records of Dallas County, Texas and being the beginning point of a non-tangent curve to the right whose center bears South 12 degrees 25 minutes 28 seconds West and having a central angle of 32 degrees 37 minutes 32 seconds, a tangent of 113.85 feet, a radius of 389.00 feet, a chord bearing of South 61 degrees 15 minutes 46 seconds East and a chord length of 218.53 feet;

THENCE in a southeasterly direction, along said curve to the right, and along the south line of said Tatum Street turning into the southwest line of Lake Park Boulevard (a variable width right-of-way), a distance of 221.51 feet to a 1/2 inch iron rod with a red FD cap set for corner;

THENCE South 43 degrees 44 minutes 25 seconds East, continuing along the southwest line of said Lake Park Boulevard, a distance of 47.37 feet to a 1/2 inch iron rod with a red FD cap set for corner, said point being the beginning point of a non-tangent curve to the right whose center bears South 45 degrees 03 minutes 00 seconds West and having a central angle of 61 degrees 03 minutes 02 seconds, a tangent of 228.78 feet, a radius of 388.00 feet, a chord bearing of South 14 degrees 25 minutes 29 seconds East and a chord length of 394.15 feet;

THENCE in a southerly direction along said curve to the right, and along the west line of said Lake Park Boulevard, a distance of 413.43 feet to a 1/2 inch iron rod with a red FD cap set for corner, said point being the beginning point of a non-tangent curve to the left whose center bears South 73 degrees 53 minutes 29 seconds East and having a central angle of 14 degrees 30 minutes 43 seconds, a tangent of 56.69 feet, a radius of 445.24 feet, a chord bearing of South 08 degrees 51 minutes 09 seconds West and a chord length of 112.47 feet;

THENCE in a southerly direction along said curve to the left, and along the west line of said Lake Park Boulevard, a distance of 112.77 feet to a 1/2 inch iron rod with a red FD cap found for corner, said point being the beginning point of a tangent curve to the right whose center bears North 88 degrees 24 minutes 12 seconds West and having a central angle of 88 degrees 27 minutes 12 seconds, a tangent of 77.87 feet, a radius of 80.00 feet, a chord bearing of South 45 degrees 49 minutes 24 seconds West and a chord length of 111.60 feet;

THENCE in a southwesterly direction along said curve to the right, and along the northwest line of said Lake Park Boulevard, a distance of 123.50 feet to a 1/2 inch iron rod with a red FD cap found for corner in the north line of Jonsson Boulevard (at this point a variable width right-of-way);

THENCE North 89 degrees 57 minutes 00 seconds West along the North line of said Jonsson Boulevard a distance of 450.82 feet to a 1/2 inch iron rod with a red FD cap set for corner, said point being a southeast corner of said "Replat of Lake Park Estates, Phase I and University World, Lot 4A, Block 5 and Lot 5, Block 4";

THENCE North 00 degrees 03 minutes 00 seconds East, along an east line of said "Replat of Lake Park Estates, Phase I and University World, Lot 4A, Block 5 and Lot 5, Block 4" a distance of 267.50 feet to a 1/2 inch iron rod with a red FD cap set for corner;

THENCE South 89 degrees 57 minutes 00 seconds East, along a south line of said "Replat of Lake Park Estates, Phase I and University World, Lot 4A, Block 5 and Lot 5, Block 4" a distance of 225.00 feet to an "X" cut on top of a brick column set for corner;

THENCE North 00 degrees 03 minutes 00 seconds East, along an east line of said "Replat of Lake Park Estates, Phase I and University World, Lot 4A, Block, 5 and Lot 5, Block 4" a distance of 442.21 feet to the Point of Beginning and containing 255,564 square feet or 5.8669 acres of land.



City of Richardson
City Council Worksession
Agenda Item Summary



-
- City Council Meeting Date:** February 13, 2012
- Agenda Item:** Review and Discuss Sign Control Board Case #12-01
- Staff Resource:** Don Magner, Director of Community Services
- Summary:** City Council will consider the request of Jeff Gibbens with Pro Med signs, representing Harrington Chiropractic, for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article I, section 18-5(4) to allow a 13.33 square foot time and temperature sign in addition to the approved 36 square feet illuminated channel box sign at 1980 Nantucket Drive, #104.
- Board/Commission Action:** On January 11, 2012, the Sign Control Board unanimously approved Case #12-01.
- Action Proposed:** Approve or deny Sign Control Board Case #12-01.
-

**City of Richardson Sign Control Board
January 11, 2012 Meeting**

SCB Case 12-01

1980 Nantucket Drive, Suite 104

Harrington Chiropractic

Ordinance Requirements

- **Chapter 18, Article 1, Section 18-5 – Prohibited Signs**

(4) Jump clocks or digital display devices showing time, temperature or any printed message may be allowed only by a special permit of the sign control board

Requested Variance

- 13.33 sq. ft. time and temperature sign in addition to the approved 36 sq. ft. illuminated channel box sign

Reason For Variance

- To project a current and clean look
- To provide a public service device

SCB Case #12-01: 1980 Nantucket



W Campbell Rd

W Campbell Rd

Subject Property

Nantucket Dr

Acreage: 0.3409

Surrounding Zoning
250 feet from proposed sign:
Local Retail (2)



Current Sign

ody B's BBQ

HARRINGTON CHIROPRACTIC

World
MARTIAL ARTS
SUPPLIES
— Wholesale — Retail



Time & Temp - UL Stamped
8' Wide

Flush mount, UL Stamped
12' Wide

BQ

20"
High

12005 103

Harrington
Chiropractic
972-238-1373

3' High

13' O.A.H

↑
Distance from neighboring
sign = 4 ft.

↑
Distance from neighboring
sign = 8 ft.

FRONTAGE - 37'

1980 Nantucket Ste 104 - Richardson, TX 75080

Proposed Sign

Sign Control Board Action

- SCB 12-01 was approved unanimously by the Sign Control Board.

**City of Richardson Sign Control Board
January 11, 2012 Meeting**

RESOLUTION NO. 12-01

A RESOLUTION approving and authorizing publication of notice of intention to issue certificates of obligation.

WHEREAS, the City Council of the City of Richardson, Texas (the "City"), has determined that certificates of obligation should be issued under and pursuant to the provisions of V.T.C.A., Local Government Code, Subchapter C of Chapter 271, as amended, for the purpose of paying contractual obligations to be incurred for (1) constructing, improving, renovating, and equipping park and recreation facilities, fire-fighting facilities and City Hall, (2) providing equipment and vehicles for community services, information technology, police, fire, streets, facility services, traffic and transportation, parks and recreation, municipal library, citizen's information services, animal control and solid waste departments and the City's golf course, (3) constructing street improvements, including drainage, landscaping, curbs, gutters, sidewalks, signage, traffic signalization and medians incidental thereto and the acquisition of land and rights-of-way therefor, (4) demolishing dangerous structures and (5) professional services rendered in connection therewith; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City, said notice stating (i) the time and place the Council tentatively proposes to pass the ordinance authorizing the issuance of the certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the certificates are to be issued and (iv) the manner in which the Council proposes to pay the certificates; now, therefore,

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

Section 1: The City Secretary is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation, in one or more series, in the principal amount not to exceed \$7,280,000 for the purpose of paying contractual obligations to be incurred for (1) constructing, improving, renovating, and equipping park and recreation facilities, fire-fighting facilities and City Hall, (2) providing equipment and vehicles for community services, information technology, police, fire, streets, facility services, traffic and transportation, parks and recreation, municipal library, citizen's information services, animal control and solid waste departments and the City's golf course, (3) constructing street improvements, including drainage, landscaping, curbs, gutters, sidewalks, signage, traffic signalization and medians incidental thereto and the acquisition of land and rights-of-way therefor, (4) demolishing dangerous structures and (5) professional services rendered in connection therewith. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

Section 2: The City Secretary shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

Section 3: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject

matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by V.T.C.A., Government Code, Chapter 551, as amended.

Section 4: This Resolution shall be in force and effect from and after its passage on the date shown below.

[remainder of page intentionally left blank]

PASSED AND ADOPTED, this February 13, 2012.

Mayor, City of Richardson, Texas

ATTEST:

City Secretary, City of Richardson, Texas

(City Seal)

APPROVED AS TO FORM:

Robert D. Dransfield, Bond Counsel

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CITY OF RICHARDSON, TEXAS
CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Richardson, Texas, shall convene at 7:30 p.m. on the 26th day of March, 2012, at 411 W. Arapaho Road, Richardson, Texas, and, during such meeting, the City Council will consider the passage of an ordinance authorizing the issuance of certificates of obligation in one or more series in an amount not to exceed SEVEN MILLION TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$7,280,000) for the purpose of paying contractual obligations to be incurred for (1) constructing, improving, renovating, and equipping park and recreation facilities, fire-fighting facilities and City Hall, (2) providing equipment and vehicles for community services, information technology, police, fire, streets, facility services, traffic and transportation, parks and recreation, municipal library, citizen's information services, animal control and solid waste departments and the City's golf course, (3) constructing street improvements, including drainage, landscaping, curbs, gutters, sidewalks, signage, traffic signalization and medians incidental thereto and the acquisition of land and rights-of-way therefor, (4) demolishing dangerous structures and (5) professional services rendered in connection therewith; such certificates of obligation to be payable from ad valorem taxes and a lien on and limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of V.T.C.A., Local Government Code, Subchapter C of Chapter 271, as amended.

City Secretary
City of Richardson, Texas

CITY OF RICHARDSON

TO: Bill Keffler - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 31-12
DATE: February 8, 2012

Request Council approval to initiate bids for the following:

Alley Paving Phase I & Sewer Improvements
Pinecrest-Wateka-Waterview-Odessa

Proposed Council approval date: February 13, 2012
Proposed advertising dates: February 15 & 22, 2012
Proposed bid due date: March 8, 2012 – 2:00 p.m.
Proposed bid opening date: March 8, 2012 – 2:30 p.m.
Engineer's estimated total cost: \$480,000
Account: 378-8702-585-7524, Project SD1001 - \$280K
545-5710-585-7524, Project WS0917 - \$200K



Pam Kirkland, CPPO, CPPB
Purchasing Manager



Kent Pfeil
Director of Finance

Date

Approved: _____



MEMO

TO: Bill Keffler, City Manager

THROUGH: Cliff Miller, Assistant City Manager *CM*

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

SUBJECT: Permission to Advertise Alley Paving Phase I & Sewer Improvements
(Pinecrest – Wateka – Waterview – Odessa)

DATE: February 3, 2012

BACKGROUND INFORMATION:

The 2010 Alley Paving Phase I & Sewer Improvements Project at Pinecrest, Wateka, Waterview and Odessa consists of the removal of the existing concrete pavement and installation of reinforced alley pavement, 8" PVC sanitary sewer main, RCP storm drain with related sidewalk integral concrete curb, grading, sodding and other miscellaneous appurtenances.

FUNDING:

Funding is provided from 2010 GO Bonds #378-8702-585-7524 SD1001 and Water/Sewer CO #545-5710-585-7524 WS0917.

SCHEDULE:

Capital Projects Department plans to begin construction for this project May 2012 and completed by August 2012.

Cc: Brad Bernhard, P.E., Project Engineer
Office\Agenda\Executive\Adv\Alley Sewer Pinecrest Wateka Waterview Odessa

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**ALLEY PAVING PHASE I & SEWER IMPROVEMENTS
PINECREST – WATEKA – WATERVIEW- ODESSA**

BID #31-12

Sealed Bids addressed to the Purchasing Manager of the City of Richardson, Texas, will be received at the Office of the Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Thursday at 2:00 p.m. on March 8, 2012**, 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 Alley Paving Phase I and Sewer Improvements consists of the removal of approximately 2,800 SY of existing concrete pavement and installation of approximately 3,500 SY of 6" reinforced alley pavement, approximately 1,200 LF 8" PVC sanitary sewer main, 300 LF 24" RCP, with related sidewalk integral concrete curb, grading, sodding and other miscellaneous appurtenances.

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 Surety 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 notice of award of contract shall be given to the successful Bidder within ninety (90) days following 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.

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

A maximum of One Hundred Twenty (120) calendar days will be allowed for construction.

One set of plans, specifications and Bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, February 14, 2012** upon receipt of a **NON-REFUNDABLE FEE OF Fifty Dollars (\$50.00)** per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A voluntary Pre-bid meeting will be held **Thursday at 10:00 a.m., February 23, 2012** in the **Capital Projects Conference Room 206**, Richardson Civic Center/City Hall.

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

PROPOSED PROJECT SCHEDULE
ALLEY PAVING & SEWER IMPROVEMENTS
PINECREST – WATEKA – WATERVIEW - ODESSA

BID #31-12

| | |
|----------------------------------------------------|------------------------------|
| Agenda Paperwork to Advertise | Friday, February 3, 2012 |
| Council Authorization to Advertise | Monday, February 13, 2012 |
| Plans/Specs Available for Contractors | Tuesday, February 14, 2012 |
| Advertise in Dallas Morning News | Wednesday, February 15, 2012 |
| Advertise in Dallas Morning News | Wednesday, February 22, 2012 |
| Pre Bid Meeting (10:00 am Room 206) | Thursday, February 23, 2012 |
| Bids Received/Opened (@ 2:00 open @ 2:30 Room 206) | Thursday, March 8, 2012 |
| Agenda Paperwork to Award Contract | Friday, March 16, 2012 |
| Council to Award Contract | Monday, March 26, 2012 |
| Pre-Construction Meeting | ~ April 2012 |
| Project Start | ~ May 2012 |
| Project 120 Calendar Days | ~ August 2012 |

Project Engineer: Brad Bernhard

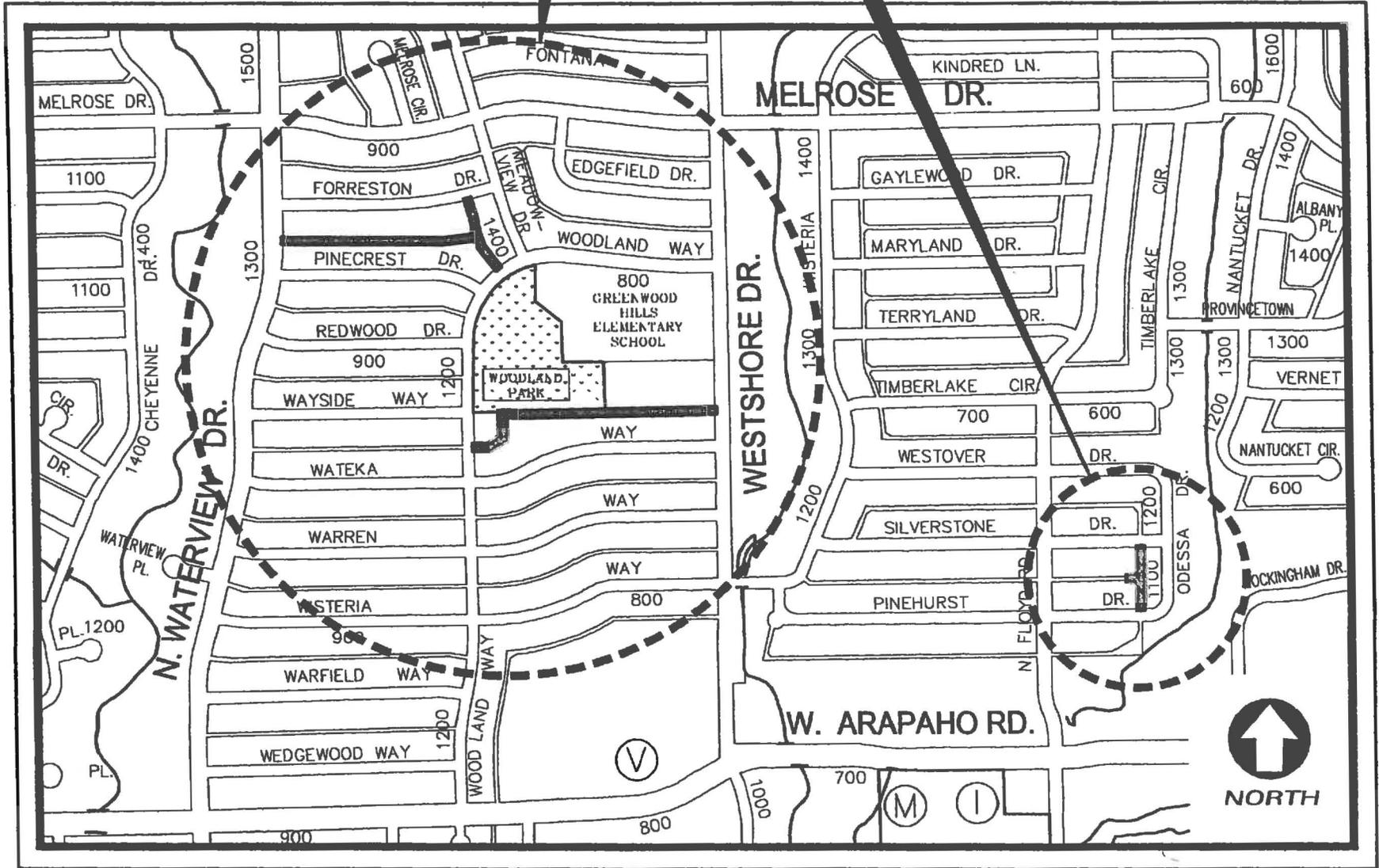
Consulting Engineers Estimate: \$480,000

Fund:

2010 GO Bond #378-8702-585-7524 SD1001 \$280K

Water/Sewer CO #545-5710-585-7524 #WS0917 \$200K

PROJECT LOCATION



VICINITY MAP (NOT TO SCALE)



MEMO

DATE: February 6, 2012
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #21-12 for the 2012 Fire Station Maintenance and Renovations Project to Tegrity Contractors, Inc. in the amount of \$277,797

Proposed Date of Award: February 13, 2012

I concur with the recommendation of Jerry Ortega – Director of Public Services, and request permission to award a contract to the low bidder, Tegrity Contractors, Inc., for the above referenced construction in the amount of \$277,797, which includes all alternates, as outlined in the attached memo.

Funding is provided from the General Fund, the General Special Projects Fund and Short Term Debt Funds. The bid was advertised in *The Dallas Morning News* on January 11 & 18, 2011 and was posted on Bidsync.com. A prebid conference was held on January 18, 2012 and twenty-nine bids were solicited and fifteen bids were received.

Concur:



Kent Pfeil

ATTACHMENTS

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

TO: Bill Keffler, City Manager

THROUGH: Cliff Miller, Assistant City Manager *CM*

FROM: Jerry Ortega, Director of Public Services *J.O.*
 Joe Travers, Assistant Director of Public Services

SUBJECT: Award Bid #21-12 to Tegrity Contractors for the
 2012 Fire Station Maintenance & Renovations Project

DATE: February 2, 2012

ACTION REQUESTED:

Council to consider award of Bid #21-12 to Tegrity Contractors for the 2012 Fire Station Maintenance & Renovations Project in the amount of \$277,797.

BACKGROUND INFORMATION:

On January 26, 2012, Public Services Department opened bids for the subject project. The attached bid tabulation certifies that the apparent low bidder is Tegrity Contractors, Inc.

The contractor provided financial information as of 2009. Since the information is two years old, the Finance Department was not able to complete its standard full review. A check of the Contractor's references revealed very positive comments and indicates the Contractor has the resources and expertise to handle the project. Therefore, Public Services have waived the requirement for a full financial review. Public Services recommend base bid and all listed Alternates for 2012 Fire Station Maintenance & Renovations project, in the amount of \$277,797.

- | | | |
|----------------|-----------|-------------------------------------------------------|
| • Base bid | \$222,222 | |
| • Alternate #1 | 10,000 | Fire Station #5 Replace Ceiling Tile in Apparatus Bay |
| • Alternate #2 | 7,400 | Fire Station #5 Air Conditioning unit in Kitchen #105 |
| • Alternate #3 | 8,204 | Fire Station #6 Repair exterior wood trim |
| • Alternate #4 | 12,500 | Fire Station #6 Replace carpet in Fitness Room |
| • Alternate #5 | deleted | Fire Station #6 Repair roof leaks |
| • Alternate #6 | 17,471 | Fire Station #6 Repair/repaint interior walls |

The work at Fire Stations 5 and 6 consist of interior renovation and general upgrade and maintenance. These include expansion of the kitchen and restroom as well as installation of new lay-in ceilings and repainting of all interior spaces. Alternate work will include the installation of an additional air conditioning unit at Fire Station 5 to meet revised heating and air conditioning requirements. Alternates will also include wall repairs, painting, and carpet replacement at Station 6.

FUNDING:

Funding is provided from the General Fund, the General Special Projects Fund and Short Term Debt Funds.

SCHEDULE:

Construction is expected to begin February 2012 and be completed by May 2012.

Jeff Savage, Supv. Building Facilities
Office\Agenda Reports\Executive\Fire Station Main Renovations

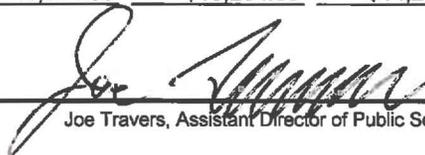
2012 FIRE STATION MAINTENANCE AND RENOVATIONS

BID NO. 21-12

BID OPEN: THURSDAY, JANUARY 26, 2012 @ 2:30

Project Engineer: Joe Travers
Consulting Engineer's Estimate: \$240,000

| CONTRACTOR | Addendum  | Bid Bond  | Base Bid with Contingency | Alternate 1 | Alternate 2 | Alternate 3 | Alternate 4 | Alternate 5 | Alternate 6 |
|---------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------|
| | | | | Fire Station No. 5 Replace ceiling tile In apparatus Bay | Fire Station No. 5 Air Conditioning unit in Kitchen 105 | Fire Station No.6 Repair exterior wood trim | Fire Station No. 6 Replace carpet in Physical Fitness Rm | Fire Station No. 6 Repair roof leaks and replace ceiling | Fire Station No. 6 Repair & repaint interior walls |
| 1. Core Construction | X | X | \$289,000.00 | \$5,207.00 | \$14,812.00 | \$8,127.00 | \$13,584.00 | \$0.00 | \$18,345.00 |
| 2. Denco Construction Specialists | X | X | \$279,000.00 | \$6,000.00 | \$7,000.00 | \$3,000.00 | \$3,300.00 | \$0.00 | \$14,000.00 |
| 3. Idea Construction | X | X | \$286,300.00 | \$9,700.00 | \$7,200.00 | \$7,800.00 | \$21,500.00 | \$0.00 | \$14,700.00 |
| 4. SFCC Inc. | X | X | \$271,000.00 | \$15,700.00 | \$4,000.00 | \$48,000.00 | \$18,500.00 | \$0.00 | \$5,900.00 |
| 5. RKM General Contractors | X | X | \$246,680.00 | \$10,875.00 | \$7,500.00 | \$8,125.00 | \$13,200.00 | \$0.00 | \$15,850.00 |
| 6. H-B Construction, Inc. | X | X | \$241,185.00 | \$11,443.00 | \$9,484.00 | \$4,220.00 | \$16,826.00 | \$0.00 | \$8,930.00 |
| 7. Rawlins Construction, Inc. | X | X | \$228,992.00 | \$21,128.00 | \$6,056.00 | \$6,832.00 | \$28,092.00 | \$0.00 | \$9,425.00 (2) |
| 8. Mart, Inc. | X | X | \$284,000.00 | \$13,000.00 | \$9,200.00 | \$7,900.00 | \$33,000.00 | \$0.00 | \$22,500.00 |
| 9. R & S Commerical Services, LP | X | X | \$232,884.00 | \$18,700.00 | \$5,200.00 | \$7,667.00 | \$21,827.00 | \$0.00 | \$14,032.00 |
| 10. Tegrity Contractors, Inc. | X | X | \$222,222.00 | \$10,000.00 | \$7,400.00 | \$8,204.00 | \$12,500.00 | \$0.00 | \$17,471.00 (1) |
| 11. Radford Construction, LLC | X | X | \$347,000.00 | \$13,244.00 | \$7,000.00 | \$7,772.00 | \$9,400.00 | \$0.00 | \$13,707.00 |
| 12. Concord Commercial Services, Inc. | X | X | \$247,845.00 | \$6,893.00 | \$4,726.00 | \$2,975.00 | \$16,687.00 | \$0.00 | \$11,105.00 |
| 13. Criterion Contractors | X | X | \$230,424.00 | \$10,230.00 | \$7,490.00 | \$7,450.00 | \$15,565.00 | \$0.00 | \$14,520.00 (3) |
| 14. Gene Doss Construction, Inc. | X | X | \$267,000.00 | \$8,800.00 | \$5,700.00 | \$7,500.00 | \$19,600.00 | \$0.00 | \$10,400.00 |
| 15. LDM Design & Construction | X | X | \$240,981.00 | \$15,204.00 | \$14,280.00 | \$7,800.00 | \$18,102.00 | \$0.00 | \$12,600.00 |


 Joe Travers, Assistant Director of Public Services



MEMO

DATE: February 6, 2012
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #22-12 for an annual requirements contract for ready mix concrete to Southern Star Concrete pursuant to unit prices

Proposed Date of Award: February 13, 2012

I concur with the recommendation of Travis Switzer – Assistant Director of Public Services, and request permission to issue an annual requirements contract for ready mix concrete to Southern Star Concrete pursuant to unit prices bid, as per the attached tabulation.

The term of the contract is twelve (12) months with options for four (4) additional twelve (12) month renewal periods, if agreeable to both parties. The award of this contract allows the city to use the ready mix concrete as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum amount of ready mix concrete, payment will be rendered pursuant to the unit prices bid.

A total of \$240,000 is available in various accounts for current anticipated annual expenditures by the Street Department. A prebid conference was held on January 18, 2012 no vendors chose to attend. Six hundred ninety bidders were electronically notified of the bid; seven viewed the bid; and three responsive bids were received.

Concur:

Kent Pfeil

Kent Pfeil

Attachments

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Travis Switzer, Asst. Director of Public Services - Environmental Ops. 

SUBJ: Bid 22-12, Annual Ready Mix Concrete – Award Recommendation

DATE: February 1, 2012

The Public Services Department has reviewed the bids received and recommends award of Bid Number 22-12 Annual Contract for Ready Mix Concrete, to Southern Star Concrete, Inc. A total amount of \$240,000 is available in various accounts for current anticipated annual expenditures by the Street Department. The contract will be for a one year term with options to renew for four additional one year terms.

cc: Jerry Ortega, Director of Public Services
Charles Vessel, Street Superintendent
Al Wittenback, East-side Supervisor
Ron Tower, West-side Supervisor



MEMO

DATE: February 6, 2012
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #32-12 for the Fitness Equipment for Heights Recreation Center to Commercial Fitness Solutions/CommFIT in the amount of \$135,996.75 pursuant to the City of Dallas Contract #BL1107

Proposed Date of Award: February 13, 2012

I concur with the recommendation of Michael Massey – Director of Parks and Recreation, and request permission to issue a purchase order to Commercial Fitness Solutions/CommFIT for the above referenced equipment in the amount of \$135,996.75, as per the attached quotation.

We are purchasing the equipment at this time in order to lock in the pricing as a manufacturer's price increase is due in March 2012, and to place the equipment in line to be manufactured and delivered by the opening of the new facility. Commercial Fitness Solutions/CommFIT has committed to providing us the latest models of the equipment we are ordering.

The fitness equipment has been bid through the City of Dallas Contract #BL1107, which provides a discount of 25% from the manufacturer's price list. Commercial Fitness Solutions/CommFIT has agreed to sell us the fitness equipment at the bid price offered to the City of Dallas on the above referenced bid. The City of Dallas and the City of Richardson have an existing interlocal agreement for cooperative purchasing as authorized by Texas Government Code, Chapter 791.025 and Texas Local Government Code 271.102. This agreement will allow both entities to piggyback off of each other's bids and will automatically renew annually unless either party gives prior notice of termination.

Funding is provided in account 232-3021-581-7431, Project #PR1213 for this equipment.

Concur:


Kent Pfeil

ATTACHMENTS

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

DATE: February 6, 2012

TO: Pam Kirkland, Purchasing Manager

FROM: Michael Massey, Director of Parks and Recreation *Mick*

RE: Capital Purchase Recommendation, Heights Fitness Equipment

The Parks Department has researched various types and models of fitness equipment for the new Heights Recreation Center from various equipment suppliers. It is our recommendation to purchase the Cybex equipment because we would like to offer a different brand of equipment than was purchased for the Huffhines Recreation Center, this will give the residents a choice, should they prefer one brand over the other.

Cybex equipment is available through the City of Dallas Contract #BL1107 with Commercial Fitness Solutions/CommFIT. Attached is a quote from CommFIT in the amount of \$135,996.75, and this includes a 25% discount from list price. The contact for this purchase is Jeff Levitt, and he can be reached at (972) 620-7788, Fax (972) 620-7798, or via E-mail at jeff@comm-fit.com.

Funding is provided in account 232-3021-581-7431, Project #PR1213 for this equipment.



www.comm-fit.com
 4185 Billy Mitchell Dr
 Tel: 972-620-7788
 Mobile: 972-897-7788

877-479-4444
 Addison, Texas 75001
 Fax: 972-620-7798
 email:jeff@comm-fit.com

Heights Rec Center
 711 W. Arapaho rd
 Richardson, TX 75081
 972 744-7850
 Spencer Doyle

Sales Quotation

Questions? Please call Jeff Levitt

Quote Number: 11329F 1/24/2012 Quote Expires on: 3/9/2012

| | | | | | |
|---------------|-----------|-------------------------------------------------------|-------------|----|---------------|
| 770T-PEM | Cybex | New Commercial Treadmill with PEM | \$8,995.00 | 5 | \$44,975.00 |
| 750AT-PE M | Cybex | Total body elliptical with PEM | \$9,595.00 | 5 | \$47,975.00 |
| 750R-PEM | Cybex | Recumbent Bike with PEM | \$5,295.00 | 2 | \$10,590.00 |
| 750U-PEM | Cybex | URpright Bike with tri bars and PEM | \$5,095.00 | 1 | \$5,095.00 |
| 530S-PEM | Cybex | Cybex stepper with PEM | \$4,995.00 | 1 | \$4,995.00 |
| S770-PEM | Sportsart | Pinnacle Trainer with bracket and TVs | \$8,995.00 | 2 | \$17,990.00 |
| CY-EW | Cybex | Extended warranty on treadmill (5/3/3) | \$500.00 | 5 | \$2,500.00 |
| CY-EW | Cybex | Extended warranty on all other cardio | \$350.00 | 11 | \$3,850.00 |
| CF-3264 | Hoist | Adjustable Decline Ab Bench | \$699.00 | 1 | \$699.00 |
| 16250 | Cybex | 10 pr Dumbbell Rack | \$925.00 | 2 | \$1,850.00 |
| 16000 | Cybex | Cybex -10 to 80 degree bench | \$825.00 | 2 | \$1,650.00 |
| 16021 | Cybex | Back Extension | \$1,225.00 | 1 | \$1,225.00 |
| 8830 | Cybex | Bravo Functional Trainer | \$6,995.00 | 1 | \$6,995.00 |
| 12040 | Cybex | Leg Press | \$5,795.00 | 1 | \$5,795.00 |
| 12051 | Cybex | Leg Extension | \$4,315.00 | 1 | \$4,315.00 |
| 12061 | Cybex | Seated Leg Curl | \$4,315.00 | 1 | \$4,315.00 |
| 12001 | Cybex | Chest Press | \$4,315.00 | 1 | \$4,315.00 |
| 17001 | Cybex | Quad Tower | \$1,545.00 | 1 | \$1,545.00 |
| 17130 | Cybex | Embedded Cable Crossover | \$4,215.00 | 1 | \$4,215.00 |
| 17071 | Cybex | Lat Pulldown attachment | \$1,945.00 | 1 | \$1,945.00 |
| 17031 | Cybex | Row attachment | \$1,945.00 | 1 | \$1,945.00 |
| 17060 | Cybex | Triceps pushdown attachment | \$1,225.00 | 1 | \$1,225.00 |
| 17050 | Cybex | Hi/Lo cable attachment | \$1,325.00 | 1 | \$1,325.00 |
| Del/Inst | Comm-Fit | Delivery and Installation | \$0.00 | 1 | \$0.00 |
| Fre | Comm-Fit | Freight | \$0.00 | 1 | \$0.00 |
| Disc | Comm-Fit | City of Dallas Bid # BL1107 Master agreement discount | \$45,332.25 | -1 | (\$45,332.25) |

50% down 90 days before delivery.
Balance due on completed delivery.

I accept the terms and conditions of this quotation.

Signed: _____

Name: _____ Title: _____

Terms: Orders less than \$10,000 COD. Major credit cards accepted.

I decline my option for an extended service contract. **DELIVERY INSTRUCTIONS:**

Must arrive by: ___/___/___ Loading Dock? Yes No

Inside? Yes No Partial Shipment OK? Yes No

| | |
|------------------|---------------------|
| Sub-Total | \$135,996.75 |
|------------------|---------------------|

| | |
|------------|--|
| Tax | |
|------------|--|

| | |
|--------------|---------------------|
| Total | \$135,996.75 |
|--------------|---------------------|

Thank you for considering our company. If you decide not to buy from us, we would appreciate your feed-back so that we can serve you better in the future!

For your protection . . .
We recommend surge suppressors, tape backup, and anti-virus software for every system.

RFB Signature Page, Instructions, General Conditions
SOLICITATION NUMBER: BL1107
DUE DATE/TIME: May 18, 2011, 2:00 PM



RFB Name: Fitness Equipment
and Repair

Business Development & Procurement Services
1500 Marilla, Room 3FN; Dallas, Texas 75201
Sandy Baxter, (214) 670-3446 or sandra.baxter@dallascityhall.com
Pre-Bid Meeting April 29, 2011 at 10:00 am.
Pre-Bid will be held at 1500 Marilla, 3FS, Dallas, TX 75201

357153

The purpose of this solicitation is to seek interested and qualified parties that can provide commercial fitness equipment or maintenance and repair of commercial fitness equipment. Award will be made based on lowest cost by group. The City reserves the right to award by method deemed most advantageous to the City.

Specifications and all associated documents may be viewed and downloaded at www.bids.dallascityhall.org. By submitting a solicitation response, the submitter agrees to the terms and conditions outlined throughout this request for bid.

The undersigned hereby offers to furnish and deliver the goods or services as specified at the prices and terms there stated herein and in strict accordance with the RFB and conditions of bidding, all of which are made a part of this offer. After RFB closing date, this offer is not subject to withdrawal without permission of the City's Purchasing Agent.

| | | |
|------------------------|--------------------------------------------------------------|-------------------|
| 5/12/2011 | COMM-FIT L.P. | |
| Date | Full Legal Company Name | |
| | 4545 SPRING VALLEY RD # 100, DALLAS TX 75244 | |
| | (Address, City, State and ZIP Code) Note: No Post Office Box | |
| (972) 620-7788 ext 203 | 972 620-7798 | jeff@comm-fit.com |
| Telephone No. | Fax No. | email address |
| | JEFF LEVITT | PRESIDENT |
| Authorized Signature | Print Name | Title |

Note: DALLAS CITY CHARTER, CHAPTER XXII, SEC. 11, FINANCIAL INTEREST OF EMPLOYEE OR OFFICER PROHIBITED, (a) No officer or employee shall have any financial interest, direct or indirect, in any contract with the city, or be financially interested, directly or indirectly, in the sale to the city of any land, materials, supplies or services, except on behalf of the city as an officer or employee.

Cooperative Purchasing: Should other governmental entities decide to participate in this contract, would you, the vendor, agree that all terms, conditions, specifications, and pricing would apply? Yes No

If you checked "yes," the following will apply: Governmental entities utilizing Inter-Governmental Contracts with the City of Dallas will be eligible, but not obligated, to purchase material/services under this contract(s) awarded as a result of this solicitation. All purchases by governmental entities other than the City of Dallas will be billed directly to that governmental entity and paid by that governmental entity. The City of Dallas will not be responsible for another governmental entity's debts. Each governmental entity will order its own material/services as needed.

Mike Frosch
Purchasing Agent

BID SHEET

BL1107 FITNESS & EXERCISE EQUIPMENT

Must bid all lines in a group (GP) to be responsive to that group. The City reserves the right to award by the method most advantageous to the City.

| GP # | DISCOUNT OFF MANUFACTURER'S LIST | UNIT | EST 2-YEAR TOTAL | DISCOUNT OR PER HOUR | EXTENDED COST |
|------|-----------------------------------|---------|------------------|----------------------|---------------|
| 1 | CYBEX, all fitness equipment | Dollars | \$277,280 | 25% | |
| 1a | Percentage discount for parts | Dollars | \$2,000 | 25% | |
| 1b | Hourly rate for repair | Hours | 48 | 48 | \$2,304.00 |
| 2 | HOIST, all fitness equipment | Dollars | \$30,000 | 25% | |
| 2a | Percentage discount for parts | Dollars | \$400 | 25% | |
| 2b | Hourly rate for repair | Hours | 48 | 48 | \$2,304.00 |
| 3 | LANDICE, all fitness equipment | Dollars | \$40,000 | 25% | |
| 3a | Percentage discount for parts | Dollars | \$500 | 25% | |
| 3b | Hourly rate for repair | Hours | 48 | 48 | \$2,304.00 |
| 4 | PRECOR, all fitness equipment | Dollars | \$477,000 | No Bid | |
| 4a | Percentage discount for parts | Dollars | \$3,500 | No Bid | |
| 4b | Hourly rate for repair | Hours | 48 | No Bid | #VALUE! |
| 5 | SPORTS ART, all fitness equipment | Dollars | \$90,000 | 25% | |
| 5a | Percentage discount for parts | Dollars | \$250 | 25% | |
| 5b | Hourly rate for repair | Hours | 48 | 48 | \$2,304.00 |
| 6 | MATRIX, all fitness equipment | Dollars | \$105,000 | No Bid | |
| 6a | Percentage discount for parts | Dollars | \$1,900 | No Bid | |
| 6b | Hourly rate for repair | Hours | 48 | No Bid | #VALUE! |
| 7 | QUANTUM, all fitness equipment | Dollars | \$40,000 | No Bid | |
| 7a | Percentage discount for parts | Dollars | \$150 | No Bid | |
| 7b | Hourly rate for repair | Hours | 48 | No Bid | #VALUE! |
| 8 | PRO-ELITE, all fitness equipment | Dollars | \$21,500 | No Bid | |
| 8a | Percentage discount for parts | Dollars | \$1,610 | No Bid | |
| 8b | Hourly rate for repair | Hours | 48 | No Bid | #VALUE! |
| 9 | PARAMOUNT, all fitness equipment | Dollars | \$20,000 | No Bid | |
| 9a | Percentage discount for parts | Dollars | \$3,000 | No Bid | |
| 9b | Hourly rate for repair | Hours | 48 | No Bid | #VALUE! |

| GP # | COST PER - MANUFACTURER/DESCRIPTION | UNIT | EST TOTAL | UNIT COST | EXTENDED COST |
|------|---------------------------------------------------------------------------------------------------------------|-------|-------------|-----------|---------------|
| 10 | ALGRA laminated guide, 24" x 36", multi-color laminated chart, muscle, flexibility, heart rate or leg workout | Each | 488 | 30 | \$14,615.60 |
| 11 | TKO Curl Bar | Each | 28 | 39 | \$1,092.00 |
| 12 | TKE rubber coated weight, per pound | Pound | 2,200 | 2 | \$3,718.00 |
| 13 | MEDICINE BALL / RACK | | | | |
| 13a | 4 lb medicine ball | Each | 24 | 24 | \$576.00 |
| 13b | 6 lb medicine ball | Each | 24 | 27 | \$640.08 |
| 13c | 8 lb medicine ball | Each | 24 | 35 | \$832.08 |
| 13d | 10 lb medicine ball | Each | 24 | 43 | \$1,024.08 |
| 13e | 12 lb medicine ball | Each | 24 | 49 | \$1,183.92 |
| 13f | Medicine ball rack | Each | 24 | 65 | \$1,567.92 |
| | | | Group Total | | \$5,824 |
| 14 | ADER DUMBELL | | | | |
| 14a | 5-50 rubber hex dumbell set | Set | 94 | 699 | \$65,706.00 |
| 14b | 55 lb rubber octagon dumbell | Each | 96 | 70 | \$6,688.32 |
| 14c | 60 lb rubber octagon dumbell | Each | 96 | 76 | \$7,296.00 |
| 14d | 65 lb rubber octagon dumbell | Each | 96 | 82 | \$7,903.68 |
| | | | Group Total | | \$87,594 |
| 15 | KETTLEBELL | | | | |
| 15a | 6, 8, & 12 kg set, fully cast iron, outstanding handle | Set | 16 | 80 | \$1,280.00 |
| 15b | 12, 24 & 32 kg set, fully cast iron, outstanding handle | Set | 16 | 200 | \$3,199.20 |
| | | | Group Total | | \$4,479 |

ADER



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, February 13, 2012

Agenda Item: Review and Discuss Item Listed on the City Council Meeting Agenda

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will have an opportunity to preview and discuss with City Staff the agenda items that will be voted on at the City Council Meeting immediately following the Work Session.

Board/Commission Action: Various, if applicable.

Action Proposed: No action will be taken.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, February 13, 2012

Agenda Item: Review and Discuss the Selection of the Public Art Concept for the Heights Recreation Center and Aquatics Center Project

Staff Resource: Michael Massey, Director of Parks and Recreation

Summary: City staff and Meredith McKinley of Via Partnership will provide an overview of the art selection process associated with the Heights Recreation Center and Aquatics Center project. City Staff and Ms. McKinley will also present the art concept recommendation from the External Stakeholder Committee, Parks and Recreation Commission, and the Arts Commission. Art was included as a component of the project for the recreation center and aquatics center during the development of the 2010 Bond Program. The City Council formed an External Stakeholder Committee made up of citizens from the community to develop goals for the art project, review artist qualifications, select artist finalists, and recommend an art concept.

Board/Commission Action: The Parks and Recreation Commission and the Arts Commission recommended the proposed public art concept on February 9, 2012.

Action Proposed: Selection of the proposed public art concept for the Heights Recreation Center and Aquatics Center Project.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, February 13, 2012

Agenda Item: Review and discuss characteristics of the Main Street/Central Expressway Corridor Enhancement Areas and commencement of the upcoming study.

Staff Resource: Monica Heid, Community Projects Manager

Summary: Staff will present a briefing on existing conditions in the Main Street/Central Expressway Corridor as the first step in the study process. Discussion will include provisions for the study in the Comprehensive Plan; proposed study boundaries; existing zoning, land use and development character; parcel size and ownership; infrastructure issues; study area demographics; and the anticipated schedule for the study.

Board/Commission Action: N/A

Action Proposed: Review and Discuss



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, February 13, 2012

Agenda Item: Items of Community Interest

Staff Resource: Bill Keffler, City Manager

Summary: 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 of Richardson 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 the posting of the agenda.

Board/Commission Action: NA

Action Proposed: No action will be taken.

