

**RICHARDSON CITY COUNCIL**  
**MARCH 12, 2012**  
**7:30 P.M.**  
**CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

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- 1. INVOCATION – AMIR OMAR**
  - 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – AMIR OMAR**
  - 3. MINUTES OF THE FEBRUARY 27, 2012 MEETING**
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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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**PUBLIC HEARING ITEMS:**

5. PUBLIC HEARING, ZONING FILE 12-02: A REQUEST BY HOWARD L. LAWSON, REPRESENTING THE LAWSON CO., FOR A CHANGE IN ZONING FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO C-M COMMERCIAL WITH SPECIAL CONDITIONS AND I-M(1) INDUSTRIAL WITH A SPECIAL PERMIT FOR AN INDOOR SELF-SERVICE WAREHOUSE WITH SPECIAL CONDITIONS FOR A PORTION OF 528 W. ARAPAHO ROAD (NORTH SIDE OF ARAPAHO ROAD, WEST OF CUSTER ROAD).

ACTION TAKEN:

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**ACTION ITEMS:**

6. WILLOWS APARTMENT COMPLEX AND DANGEROUS BUILDING CONSIDERATIONS AND TAKE ACTION DECLARING THAT THE WILLOWS APARTMENTS COMPLEX IS A DANGEROUS STRUCTURE.

ACTION TAKEN:

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ALL ITEMS LISTED UNDER ITEM 7 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:

7. CONSENT AGENDA:
  - A. CONSIDER THE FOLLOWING ORDINANCES:
    1. ORDINANCE NO. 3856, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL TO PD PLANNED DEVELOPMENT FOR I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL WITH SPECIAL CONDITIONS.

2. ORDINANCE NO. 3857, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 6, BY AMENDING SECTION 6-345(A) REGARDING THE APPEAL OF A DECISION OF THE BUILDING AND STANDARDS COMMISSION, BY AMENDING SECTION 6-367 TO ADD SUBSECTION (53) REGARDING STRUCTURAL STANDARDS FOR FOOD PREPARATION AREAS; BY AMENDING CHAPTER 13, BY AMENDING SECTION; 13-157 REGARDING GARAGE/OCCASIONAL SALES, BY AMENDING THE DEFINITION OF OPEN STORAGE IN SECTION 13-161, BY AMENDING SECTION 13-162(A) REGARDING OPEN STORAGE REQUIREMENTS; BY AMENDING CHAPTER 14, BY AMENDING SECTION 14-2 ENUMERATION OF NUISANCES TO ADD SUBSECTION (13) REGARDING THE PARKING OF CERTAIN VEHICLES, AND BY AMENDING THE DEFINITION OF JUNKED VEHICLE IN SECTION 14-61.
- B. CONSIDER RESOLUTION NO. 12-03, ESTABLISHING AN ADMINISTRATIVE FEE FOR THE EXPENSES RELATED TO THE CITY CAUSING THE WORK TO BE DONE TO KEEP PROPERTY FREE FROM WEEDS, RUBBISH, BRUSH AND ANY OTHER OBJECTIONABLE, UNSIGHTLY OR UNSANITARY MATTER OF WHATEVER NATURE AS AUTHORIZED BY THE CODE OF ORDINANCES.
  - C. CONSIDER ADVERTISEMENT OF BID #35-12 – HVAC IMPROVEMENTS AT THE RICHARDSON COMMUNICATIONS BUILDING. BIDS TO BE RECEIVED BY THURSDAY, MARCH 29, 2012 AT 2:00 P.M.
  - D. CONSIDER AWARD OF THE FOLLOWING BIDS:
    1. BID #25-12 – WE RECOMMEND THE AWARD TO CAMINO CONSTRUCTION, LP, FOR THE STREET REHABILITATION PHASE III PROJECT (MELROSE/MEADOW VIEW COURT) IN THE AMOUNT OF \$1,618,477.
    2. BID #27-12 – WE RECOMMEND THE AWARD TO ARK CONTRACTING FOR THE HUNT BRANCH SANITARY SEWER & 200 WEST SHORE DRIVE EROSION CONTROL IN THE AMOUNT OF \$231,885.
    3. BID #34-12 – WE REQUEST AUTHORIZATION TO ISSUE CO-OP PURCHASE ORDERS TO SAM PACK’S FIVE STAR FORD FOR THE CO-OP PURCHASE OF VARIOUS TRUCKS FOR PARKS & RECREATION (\$134,480.04), ANIMAL SERVICES (\$18,515.74), WATER & SEWER OPERATIONS (\$20,577.71), AND EMERGENCY MANAGEMENT (\$26,036.82) THROUGH THE STATE OF TEXAS PROCUREMENT AND SUPPORT SERVICES CONTRACTS #071-A1 AND #072-A1.
    4. BID #36-12 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO APAC TEXAS, INC. FOR HOT MIX ASPHALTIC CONCRETE THROUGH THE CITY OF GARLAND BID 2733-12 PURSUANT TO UNIT PRICE OF \$60/TON.

8. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE MARCH 7, 2012, MEETING.

*ACTION TAKEN:*

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, MARCH 12, 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 Willows Apartment Complex and Dangerous Building Considerations
- C. Review and Discuss Proposed Trail Rules and Guidelines
- D. Review and Discuss the 2011 – 2013 City Council Near Term Action Items
- E. Report on Items of Community Interest

EXECUTIVE SESSION

- In compliance with Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:
  - Personnel
    - City Manager
- Council will reconvene into open session, and take action, if any, on matters discussed in executive session.

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, MARCH 9, 2012, BY 5:00 P.M.

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CITY SECRETARY

**MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL  
February 27, 2012  
City of Richardson, Texas**

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, February 27, 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

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1. **INVOCATION – STEVE MITCHELL**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**
3. **MINUTES OF THE FEBRUARY 13, 2012 MEETING**

*ACTION TAKEN:* Mr. Omar moved approval of the minutes as submitted; second by Mr. Hartley 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.)

None

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**PUBLIC HEARING ITEMS:**

5. **PUBLIC HEARING, ZONING FILE 11-28: A REQUEST BY GENE MILLAR, REPRESENTING TEAM GROUP, LTD., TO REZONE A 12.4-ACRE LOT FROM I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL TO PD PLANNED DEVELOPMENT FOR THE I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL DISTRICTS WITH MODIFIED DEVELOPMENT STANDARDS FOR THE EXPANSION OF AN EXISTING COLD STORAGE FACILITY AT 401**

**N. GROVE ROAD (NORTHWEST CORNER OF GROVE ROAD AND APOLLO ROAD). THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL.**

Mr. Keffler advised that the Plan Commission recommend unanimous approval of the request during its February 7, 2012 meeting. He explained that the Commission added a stipulation for enhanced landscaping along Apollo Road and he referred to the letter from the applicant dated February 23<sup>rd</sup> about other items of mitigation. He asked Michael Spicer, Director of Development Services, to brief the Council.

Mr. Spicer stated the subject property is a 12.4 acre lot which includes two different industrial zoning districts. He described the existing site and specifically noted the railroad easement along the north end of the property. The site is occupied by an existing cold storage warehouse consisting of about 145,600 sq ft. The loading dock area is screened from the residential neighborhood by an 8 ft masonry wall. The applicant intends to expand the current facility by nearly 82,000 sq. ft to the north and includes additional office space and cold storage. The expansion includes 13 loading docks facing Grove Road, nine additional parking spaces out front, a driveway off of Grove Road at the northeast corner of the property, and a landscape buffer mitigating the view of the loading dock area along Grove Road. He noted that the existing driveway along Apollo would be closed and the Apollo Road area will be landscaped with ornamental trees, shrubs and ground cover. He reviewed the modified standards exclusively for the expansion of the building and listed the items agreed to by the owner as stated below.

- Re-positioning of parked trailers with refrigeration units at the loading dock doors to minimize excess sound, and restricting parking of trucks and trailers next to the 8' concrete wall, parallel with Apollo Road;
- Transportation managers of the companies accessing the site have been requested to minimize maneuvering of vehicles, use of horns, and elimination of any unnecessary noise, during the late evening or early morning hours;
- Signs have been installed at the truck drive entrance off North Grove to notify drivers to turn off their engines when parked;
- Adjust the angle of the lights over the truck dock doors, to minimize the light into the neighborhood; and
- Add a light "shield" on the south side light fixture to redirect the light back toward the facility and away from Apollo Road.

Mr. Spicer specifically pointed out the additional landscaping required by the City Plan Commission that resulted in an approximate 60% increase above that proposed by the applicant. He explained that only turf exists currently in the area between the wall and the curb. He provided the elevations and described the exterior material. He concluded the presentation with photos of the facility and noted that the Plan Commission unanimously recommended approval of the request.

Mr. Solomon asked about the abandonment of the railroad easement and Mr. Spicer replied that the plan anticipates either concept. If the abandonment occurs, the applicant would be able to build to the maximum of over 80,000 sq ft of additional space. He stated the reason for the abandonment is for the fire lane.

Mr. Mitchell asked about truck traffic and Mr. Spicer stated the entry would be from N. Grove Road and he noted that the driveway gate at Apollo is currently closed.

Mr. Omar asked about the wall and landscaping along Apollo and Mr. Spicer responded that current drive will be landscaped to prevent entry at the site but the wall will not be extended. The sidewalk currently runs adjacent to the wall and between the six drainage inlets. With the improvements, the sidewalk abutting the base of the wall will be removed and installed back of curb and landscaping installed adjacent to the wall making the sidewalk meander. He stated the development plan would include at least 27 ornamental trees subject to review by the Plan Commission. Mr. Omar voiced concern about the current condition of the wall and asked if any adverse impact would occur with removal of the sidewalk and asked if there was a mechanism to require the wall to be painted. Mr. Spicer advised that the Council could require the wall to be repainted. Mr. Keffler stated there is no provision to require properties to repaint the walls unless there is a graffiti problem, but staff will work with the owners to get voluntary improvements.

Mayor Townsend opened the public hearing and invited the applicant to present the request.

Gene Miller, DeSoto, Texas, applicant, stated the main reason for making application was to have the additional height. He noted the improvements made in 2005, additional accounts, good employees; now the facility is full and expansion is needed. He advised that there is a tremendous amount of fixed costs and it makes good economical sense to expand at this site.

Mr. Omar asked the applicant's viewpoint and willingness to address the aesthetic of the wall with cleaning and repainting and Mr. Miller stated he would talk to the owner. With regard to landscaping, he stated they would be installing live oaks, red tip photinia and some type of ground cover. He felt the wall appearance would change because of the additional landscaping. He also noted that the landscaped area would be irrigated. With regard to the thermo-king trucks, Mr. Miller stated they are working to reposition trucks and are asking the drivers to park as requested to address the sound. He stated there may be times when it is unavoidable. Mr. Mitchell stated that the proximity of the site to a residential area causes the need for more sensitivity regarding impacts to the neighborhood. Mr. Miller stated they have made a commitment to make improvements and acknowledged that it would take some time to completely comply. He also stated they would be encouraging use of the newer east side docks.

Manuela & Mary Garcia, 522 Apollo Road, addressed the noise from the idling of the vehicles, as well as noise with use of radios and horns as well as the workers. She also expressed concern with regard to the fumes from the trucks and felt the wall should be higher.

Shirley Parker, 518 Apollo Road, stated she has lived at the address for 46 years and talked about the noises caused by the refrigeration trucks as well as unloading occurring in the very early morning hours. She noted the diesel fumes, particularly in the summer time. She felt the problem with the noise and fumes is due to the wall being too short. She also asked about if there is a restriction on loading hours and Mr. Keffler replied that he was unaware of a restriction.

Jeffrey Roddy, 525 Royal Crest, commented that the idling occurs all of the time and also voiced concern about the fumes, but is not concerned about the aesthetics of the wall. He suggested construction of a baffle along the top of the fence to address the fumes and asked about enforcement.

Mr. Omar moved to close the public hearing; second by Ms. Maczka and the motion was approved with a unanimous vote.

Mr. Mitchell referred to the testimony of the residents and asked Mr. Miller if it were possible to move the existing docks to the north side and Mr. Miller stated it would not be viable at this time because of the dock area. With regard to the height of the wall, Mr. Miller stated the wall was engineered for eight foot and he does not know that it would be able to sustain additional height. He noted again the plan to add live oak trees and photinia to address the noise. He noted that newer vehicles are more efficient but he was not sure he could do anything further to impact the fumes. He stated they have also been checking the site and have not noticed trucks idling. He stated the refrigeration units are more efficient and burns cleaner although they may not ever be rid of the diesel smell.

Mr. Omar suggested planting the photinia or something like photinia plants on the inside of the wall would absorb some of the sound and smell and Mr. Miller stated there is a sanitary sewer line easement in the area. Mr. Spicer stated the primary concern is access to the sewer line. Mr. Omar also suggested landscaping along the west side of the property.

Mr. Hartley asked about the use of the docks on the south side and Mr. Miller stated the plan is to lessen the activity along the south side. He stated that most of the trucks arrive by appointment and when the trucks are backed to a door, the truck is as far away from the south wall as it can be. The plan for the east side dock is to be by appointment only and currently the earliest appointment is 7:00 a.m. He stated that some trucks will arrive early but they are unaware of any loading and unloading activity in the last few months. Loading times are generally 7:00 a.m. to 6:00 p.m. and Mr. Miller noted that there are some outside of those hours. The plan for the future is to be more systematic about loading and unloading. Normal business hours are roughly 7:00 a.m. to 7:00 p.m. He noted that there is a client whose safety practice is to sound the horn to insure there is no one behind the truck and they have met with the account representative to address the concerns.

Mr. Mitchell suggested the option of removing some of the parking lot to allow for planting inside the wall to address the fumes. Mr. Miller stated he could not respond definitively without discussing it with the owner and stated he did not know if it would solve the concerns. He stated the intent by the owner is solid; the owner is a good neighbor and intends to move forward.

Ms. Maczka stated that she did not want to lose sight of the fact that the applicant has already been very responsive to the concerns voiced by the Plan Commission. She voiced concern about the aesthetic of the wall and also about the fumes. She stated she liked the idea of the photinias on the inside of the wall. Mayor Townsend felt the applicant has demonstrated his willingness to work with the City and the neighbors and did not feel that stipulations were necessary. Discussion was held regarding the placement of the trees and photinias and the impact on the sewer line and wall. Mr. Omar reiterated his suggestion to plant photinias along the west side of the property to the back of the building.

**ACTION TAKEN:** Mr. Dunn moved approval as requested with an additional requirement for photinias on the west side of the property subject to staff review; second by Mr. Hartley. Discussion. Mr. Omar stated he would like to ask staff to find a solution that would best create sound and smell absorption. Mr. Keffler reminded Council that the Plan Commission is responsible for approval of a landscape plan and formal site plans at a later stage. Mr. Solomon clarified that the Council was asking for this

opportunity to be maximized to improve the aesthetics along Apollo and the aesthetics to be the maximum for sound absorption, smell absorption, site lines improved upon, re-looking at the landscaping alignment to be inside for some if necessary and including painting the all. Mr. Keffler stated it would be best for Council to state where to place the plant material. Mr. Mitchell asked Mr. Dunn if he were willing to include power washing and Mr. Dunn responded affirmatively but was not willing to amend the motion to require the photinias within the wall. Mr. Omar stated he would vote in opposition based on the placement of the photinias on the outside of the wall. Mayor Townsend restated the motion as follows: to approve the request with the added stipulations that the wall be power washed and require the planting of photinias on the west property line. The vote on the motion was 4-3, Mr. Solomon, Ms. Maczka and Mr. Omar in opposition. Motion approved.

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ALL ITEMS LISTED UNDER ITEM 6 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:

**6. CONSENT AGENDA:**

Mr. Dunn asked about Ordinance 3855 and Mr. Keffler replied that it is a procedural item codifying ordinance approved during the previous year.

**ACTION TAKEN:** Mr. Solomon moved to approve the Consent Agenda as presented; second by Mr. Hartley and the motion was approved with a unanimous vote.

**A. Approve the following Ordinances:**

1. Ordinance No. 3853, amending the Comprehensive Zoning Ordinance and Zoning Map to grant a change in zoning to grant a Special Permit for an Indoor Soccer Facility with Special Conditions and by repealing the Special Permit for an Inline Hockey Arena on a 1.23-acre tract of land zoned C-M Commercial located at 1000 Hampshire Lane.
  2. Ordinance No. 3854, amending the Comprehensive Zoning Ordinance and zoning map by amending and restating Ordinance No. 3849 by amending the Special Conditions and concept plan for a patio home development.
  3. Ordinance No. 3855, adopting Supplement No. 20 to the Code of Ordinances, adopted October 16, 1992.
- B. Approve Resolution No. 12-02, suspending the March 6, 2012, effective date of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex”) requested rate change to permit the City time to study the request and to establish reasonable rates, approving cooperation with Atmos cities steering committee (“ACSC”) and other cities in the Atmos Mid-Tex Service area to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals; requiring reimbursement of Cities’ rate case expenses, finding that the meeting at which this**

Resolution is passed is open to the public as required by law; and requiring Notice of this Resolution to the Company and ACSC's legal counsel.

- C. Approve advertisement of Bid #33-12 – 2010 alley rehabilitation project Phase III (400 Block of Malden & 1400 Block of Lorrie). Bids to be received by Thursday, March 22, 2012 at 2:00 P.M.

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**7. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE FEBRUARY 8, 2012, MEETING.**

ACTION TAKEN: Mr. Solomon moved approval of the minutes as presented; second by Mr. Mitchell and the motion was approved with a unanimous vote.

Mayor Townsend adjourned the meeting at 9:18 p.m. and announced that the Council would reconvene the Work Session in the Richardson.

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MAYOR

ATTEST:

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CITY SECRETARY



City of Richardson  
City Council Meeting  
Agenda Item Summary



**Meeting Date:**

Monday, March 12, 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.

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# MEMO

**DATE:** March 8, 2012  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 12-02 – Self-Service Warehouse

## REQUEST

Howard L. Lawson, representing The Lawson Co., is requesting approval to rezone 3.49 acres of a 4.71-acre site to I-M (1) Industrial with a Special Permit for a self-service warehouse with special conditions and the balance of the site (1.22 acres) to C-M Commercial with special conditions. The subject property is located on the north side of Arapaho Road, west of Custer Road, and is presently zoned C-M Commercial with special conditions.

A similar request by the same applicant for this location, which included outdoor vehicle storage, was previously denied by City Council without prejudice on December 12, 2011. The current request does not include outdoor vehicle storage.

## BACKGROUND

The applicant is requesting the I-M (1) Industrial zoning for the 3.49-acre portion of the property because the Comprehensive Zoning Ordinance only allows a “self-storage warehouse” upon approval of a Special Permit in industrial districts; however, as requested, the subject property would be restricted exclusively to the proposed use and those allowed in the C-M Commercial.

The intent is to repurpose the existing 65,000 square foot building with 422 indoor storage units and provide for its future expansion with an additional 60 storage units. The site exceeds the parking and landscaping requirements for both the existing building and its future expansion. At build-out, the site would comprise a 71,000-square foot structure with 482 storage units.

City subdivision regulations require nonresidential buildings to maintain a 60-foot open space setback when located adjacent to any residential zoned property. The existing building was built prior to this requirement and is located approximately twenty (20) feet from residential zoned property to the north. Consequently, the building is a non-conforming structure and may not be expanded. Therefore, the applicant’s request also includes a variance to reduce the 60-foot open space setback to 20 feet to acknowledge the existing site condition and allow for the building’s future expansion.

A representative of the property to the north, Northrich Baptist Church, spoke in favor of the request at the City Plan Commission public hearing. One letter opposing the request has been received.

## PLAN COMMISSION RECOMMENDATION

On February 21, 2012 the City Plan Commission voted 5-2 (Commissioners Gantt and Hand opposed) to recommend approval of the request, with modified language regarding renewal of the Special Permit and adding a condition stating only C-M Commercial uses and a self-service warehouse are allowed.

## ATTACHMENTS

Special Conditions	Zoning Exhibit (Exhibit “B”)
CC Public Hearing Notice	Site Photos (Exhibits C-1 through C-3)
City Plan Commission Minutes 02-21-2012	Applicant’s Statement & Proposed Conditions
Staff Report	Notice of Public Hearing
Zoning Map	Notification List
Aerial Map	Correspondence in Opposition
Oblique Aerial Looking North	

## **SPECIAL CONDITIONS ZF 12-02**

1. The 3.49-acre tract of land, described on Exhibit B, shall be zoned to the I-M(1) Industrial District with a Special Permit for a self-service warehouse and shall be developed and used in accordance with the zoning regulations for the C-M Commercial District, subject to the following special conditions:
  - a. The self-service warehouse shall be constructed in substantial conformance with attached concept plan (Exhibit “B”).
  - b. Unless renewed as provided herein, the Special Permit and its approved site plan or concept plan is conditionally granted for a term of twenty (20) years and shall automatically terminate when the time limit expires. The Special Permit may be renewed for two (2) additional time periods of five (5) years each upon submittal of a new application by the property owner or representative in compliance with the procedure for a change in zoning district classification at least 180 days prior to the date of the termination of the current special permit time period.
  - c. The minimum setback along the north property line for the 65,000 square foot existing building, as depicted on Exhibit “B”, shall be twenty (20) feet.
  - d. All outdoor storage and display is prohibited.
  - e. Outdoor wall mounted lighting shall be limited to wall sconces with shields, mounted at a maximum height of eight (8) feet.
  - f. The use of the property shall be restricted to a self-service warehouse in conformance with Exhibit “B” and uses allowed in the C-M Commercial District.
2. The balance of the 4.71-acre tract of land (1.22 acres) shall be zoned to the C-M Commercial District and shall be developed and used in accordance with the zoning regulations for the C-M Commercial District.

**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, March 12, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request.

**Zoning File 12-02**

Request by Howard L. Lawson, representing the Lawson Co., for a change in zoning from C-M Commercial with special conditions to C-M Commercial with special conditions and I-M(1) Industrial with a Special Permit for an indoor self-service warehouse with special conditions for a portion of 528 W. Arapaho Road (north of Arapaho Rd, west of Custer Rd).

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 – February 21, 2012**

**Zoning File 12-02:** Consider and take necessary action for a request by Howard L. Lawson, representing the Lawson Company, for a change in zoning from C-M Commercial with special conditions to C-M Commercial with special conditions and I-M(1) Industrial with a Special Permit for an indoor self-service warehouse with special conditions for a portion of 528 W. Arapaho Road, north side of Arapaho Road, west of Custer Road.

Mr. Shacklett advised that the applicant was requesting to rezone 4.7 acres located at the northwest corner of Arapaho and Custer Roads. The rezoning would cover the northeastern 3.49-acres from C-M Commercial to I-M(1) Industrial with a Special Permit for a self-service warehouse leaving the remaining 1.2 acres to be rezoned back to C-M Commercial and developed and used in accordance with the regulations for C-M Commercial District.

Mr. Shacklett gave a brief history of the site noting that in November 2011, the Commission reviewed a similar request with a change from C-M Commercial to IM-1 Industrial with a Special Permit for a self-service warehouse that included outdoor storage of motor vehicles. The Commission recommended approved the request, but the City Council denied the request, without prejudice, stating they did not think the outdoor vehicles storage was appropriate for the site.

Mr. Shacklett noted that the applicant was requesting the same self-service warehouse with 422 units located within the existing 65,000-square foot building; however, they had removed the outdoor vehicle storage on the east side of the property and were asking for a 6,000- square foot future building expansion that would accommodate an additional 60 units. He added that if the expansion was built, additional landscape areas would be added to ensure the site met or exceeded the City's requirements.

In addition, Mr. Shacklett pointed out that the applicant was providing a fire lane on the east side of the building, and the 1.2 acres on the southwest portion of the lot would remain under C-M Commercial zoning.

Mr. Shacklett concluded his presentation stating that should the Commission approve the request, the motion should include the conditions noted in their case packet.

Commissioner Maxwell asked how the 20-foot setback affected the proposed expansion and would it apply to all four sides of the building.

Mr. Shacklett replied the special condition granted a 20-foot setback along the north property line for the existing 65,000-square foot building, which validated only just the portion of the building that currently encroached into the normal 60-foot setback.

Commissioner Maxwell asked if the turnaround for the fire lane was necessary because a normal fire lane was 24 feet and the fire trucks would have a problem getting around the building.

Mr. Chavez replied that it was necessary because the fire trucks needed to be within 200 feet of any point in the building for coverage and the turnaround made that possible.

Commissioner Maxwell asked for clarification of the 20 year guaranteed term versus what rights the City would have as far as recalling or revoking the Special Permit.

Mr. Chavez replied the applicant was requesting an initial 20 year Special Permit with two five year extension; however, it did not limit the City's ability to reconsider the permit at any time. In addition, the applicant had originally requested the City keep track of the redevelopment in the area and at the time the permits for construction reached 50%, the City would notify the applicant so they could begin their exit strategy, however, this requirement would create an administrative burden.

Commissioner DePuy stated that the 20 year limit on the Special Permit seemed excessive, and wanted to know if removing the section referring to the City keeping track of the redevelopment in the area would decrease the burden on the City.

Mr. Chavez replied that it was not the normal time frame and stated the typical time frame was from a five to seven year time limit and suggested the applicant may be able to answer why the 20 year limit was important to them.

Mr. Shacklett added what was being removed by staff from the applicant's proposed language was the requirement to track all development in what could be the W. Arapaho Redevelopment and Reinvestment study area.

Commissioner DePuy asked if the expansion took place, would there be sufficient parking to meet the City's requirements.

Mr. Shacklett replied the applicant was required to have 28 parking spaces, and since the entirety of the lot counts towards the building and they have over 200 with 88 of those within the 3.47 acres.

Commissioner Hand asked staff to define redevelopment and if it was explained in the application.

Mr. Shacklett replied the applicant requested the use of the word, but the staff's proposed special conditions would remove that term.

Commissioner Hand suggested it was not realistic to assume that 45 acres of the 80-90 acres in the Redevelopment/Reinvestment area would have to redevelop to make the plan viable, thought the application had been by written to totally favor the applicant and discouraged

redevelopment on Arapaho Road. He felt it was counter-intuitive when the City had been working so hard to redevelop property to approve an item like this.

Mr. Hand added that he had been the lone dissenting vote the last time the project was before the Commission and he would vote against it again.

Mr. Chavez noted that the language referenced to by Mr. Hand was contained in the applicant's request, but had been removed in staff's recommendations to the Commission.

Commissioner Hand said it would help to define it a little better not to be dealing with the redevelopment language.

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

Mr. Bill Dahlstrom, representing The Lawson Company, 901 Main Street, Dallas, Texas, stated he thought the proposal was an opportunity to make good use of a vacant building, and highlighted some of changes made in the current application from the previous submittal including a time limit, limit of I-M(1) uses to C-M Commercial uses, removal of all outdoor storage and display, and landscaping that exceeds the City's requirement.

Mr. Dahlstrom explained the language referenced by Mr. Hand was proposed to accommodate redevelopment and thought that redevelopment would be good for the area. He added that they thought if sufficient redevelopment took place in the future, and it was at a point that allowed redevelopment of all the properties, it could be taken into consideration at the time of the five year extension request.

Mr. Dahlstrom concluded his presentation by pointing out they had addressed comments from the City Council and added four items that made the application more restrictive and were requesting approval.

Chairman Gantt asked why the applicant was requesting 20 years for their Special Permit considering that most permits are granted for five or seven, especially with the applicant stating they were in favor of redevelopment along Arapaho Road.

Mr. Dahlstrom replied that their original request was for 30 years, but they had reduced to 20 years with two 5 year extensions so it would help recoup their investment. He added that the investment in the structure would be significant and he did not think 20 years was out of the question for the type of facility.

Commissioner Linn asked if the sale of the property was contingent upon approval of the Special Permit, as it was in the November 2011 submittal.

Mr. Dahlstrom said he assumed it was the same.

Mr. Richard Ferrara, 405 N. Waterview, Richardson, Texas, explained he was a consultant working with the owner of the property, Legacy Texas Bank, and advised the bank and the new owner that they had an obligation to be aware of the redevelopment in the area and not

be a hindrance, at which point the owner said they would only be in the area as long as they were not in the way.

Commissioner Bright asked if the property had changed ownership from the bank to the new owner.

Mr. Ferrara replied that it had not and the sale was subject to approval of the rezoning and Special Permit.

Mr. Richard Ramey, representing Legacy Texas Bank, 707 E. Arapaho Road, Richardson, Texas, pointed out that many of the surrounding lots had recently sold to multiple parties for retail and restaurant uses and felt it was unlikely the property would be redeveloped for at least 10 to 15 years.

Chairman Gantt asked if Mr. Ramey could comments on the 20 year term request.

Mr. Ramey explained that the bank was giving a 25 year amortization on the property, but was willing to accept the risk of 20 years if the applicant had to repurpose the property at that time. He added that 20 years presented the bank with a reasonable amount of time to recoup their investment.

Mr. David Beatty, representing Northrich Baptist Church, 201 Mistletoe, Richardson, Texas, stated the church was in favor of the original submittal and they were continuing their support with the new submittal.

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

Commissioner Maxwell asked for clarification on staff's recommendation regarding the 20 year term. If item 1.b. was removed from the conditions and no time limit was imposed, would the Special Permit run indefinitely, or if item 1.b. remained and expired at the end of the 20 year time period, would the applicant have to request a five year extension.

Mr. Shacklett replied without a time limit the Special Permit would run indefinitely; however, the City could reconsider the special permit at any time. As conditioned, the Special Permit expires, unless an application was submitted to request a five year extension.

Commissioner Hand asked why the site was being rezoned to I-M(1) Industrial. He also wanted to know if the property was no longer used as a warehouse, would it have to be rezoned to another zoning district.

Mr. Shacklett replied that the Comprehensive Zoning Ordinance only allows self-service warehouses by Special Permit in an Industrial District; therefore, the zoning change was necessary.

Regarding rezoning the property if it was no longer a self-service warehouse, Mr. Shacklett replied that the property would retain its right to the Special Permit unless it was revoked, but and it would retain its right to uses allowed in the C-M Commercial District.

Chairman Gantt asked for confirmation that the use rights only applied if they were awarded a Special Permit, and that the zoning would remain with the property even if the current applicant was no longer in business.

Mr. Shacklett replied that the current request was not tied to a specific entity, and would remain with the property for the specified time frame.

Commissioner Hand asked if the City had ever reconsidered a Special Permit.

Mr. Shacklett and Mr. Chavez replied that they did not know of that happening in the time they had been with the City.

Commissioner Hand reiterated that he thought the submittal was counter-intuitive to redevelopment.

Mr. Smith suggested a change to the wording of the special condition to ensure that the renewal process would require the owner to go back through the zoning process should the Commission choose to approve the request. He stated item 1.b should read: "The Special Permit may be renewed for two additional time periods for five (5) years each upon submittal of a new application by the property owner representative," and insert "in compliance with the procedure for a change in zoning district classification," which means the owner would have all the underlying uses in an Industrial District.

Chairman Gantt disagreed and said that the uses would be allowed in accordance with the zoning regulations for the C-M District.

Mr. Smith replied that if the Commission granted a change in zoning from C-M Commercial to I-M(1) Industrial with a Special Permit for self-service warehouse, then the base zoning had been changed from Commercial to Industrial, which includes all the underlying uses.

Mr. Chavez reported that the language in the conditions was taken from approved and adopted language of a previous zoning case where it was zoned to a district to allow a use, but developed under the special uses of the desired district. He added that the request did rezone the property to industrial, but restricted the uses and the development standards to C-M Commercial.

Mr. Smith stated that the developer had offered to make the zoning change from C-M Commercial to I-M(1) Industrial that would terminate at 20 years so the Commission could conditionally grant the change in zoning for the Special Permit. He added that during the 20 year term, the underlying I-M(1) Industrial District uses would remain.

Commissioner Hand asked if it was possible to tie the Special Permit to the owner.

Mr. Chavez replied that it was possible and had to be included in the motion.

Chairman Gantt asked if the Commission had any other questions regarding the application besides the question of the underlying zoning.

Commissioner Bouvier asked what would happen if the self-service warehouse left the property before the end of the 20 year term; would it revert to C-M commercial standards.

Mr. Dahlstrom stated that he and Mr. Smith had come to a compromise and that as the special conditions were written, there is only one additional use allowed and that is of the storage and C-M uses under the Industrial District. He suggested the applicant would be agreeable to allow the C-M restrictions to survive the 20 year term and after that term the only uses allowed would be C-M Commercial.

Chairman Gantt explained that Mr. Bouvier was asking if the Commission allowed the zoning, as proposed, during the Special Permit period, and the Commission ever recalled the permit, would the zoning revert back to straight C-M Commercial.

Mr. Smith replied that if the Council ever directed the Commission to rezone the property back to straight commercial, or to eliminate the Special Permit, the Commission could change the zoning classification. He added that the Commission could add to the proposed language that the only use allowed would be self-service warehouse and the C-M Commercial uses allowed in the Industrial District, which should give the City adequate protection against the applicant or a subsequent owner trying to bring in some other industrial uses.

Commissioner Hand asked if the suggested condition of tying the Special Permit to the applicant would be included.

Chairman Gantt concurred that the Special Permit should be tied to the applicant, but said if the zoning was changed to I-M there was still the risk that if the applicant left the property the zoning would allow Industrial uses. He noted that Mr. Smith's wording would help restrict that possibility.

Mr. Shacklett explained that the staff was stating in special condition number one that not just the stated C-M uses would be allowed in I-M(1) Industrial, but all C-M Commercial uses (i.e., building, height and area regulations).

Mr. Smith suggested some additional language should be added: "The use of the property shall be limited to a self-service warehouse and all non-industrial uses allowed in the C-M Commercial District."

Mr. Ferrara said he thought the way to word the condition was that the Special Permit allowed all the uses of the C-M Commercial District, and in granting the Industrial zoning, it is exclusive to only self-service warehouse and exclusive of any additional uses that occur in light industrial zoning that do not occur in the commercial zoning.

Mr. Smith stated that the intent was to allow C-M Commercial District uses and also the self-service warehouse for a period of 20 years. So the additional condition should state: "the use of the property shall be limited to a self-service warehouse and other uses allowed in the C-M Commercial District."

Commissioner Hand stated he was not going to vote in favor of the application, but thought it was worth saying he appreciated the malleability the applicant had shown with their new request.

**Motion:** Commissioner Bright made a motion to recommend approval of Item 6 as presented in the revised pages 4 and 5 handed out by staff in the briefing session with the addition of the word “Permit” on item 1B; second by Commissioner Bouvier.

Mr. Smith asked if the motion should include “in compliance with the procedure for a change in zoning district classification” after the word representative.

Mr. Bright concurred with that change.

Commissioner Frederick seconded the motion.

Mr. Smith asked if the special conditions should include “that the use of the property shall be limited to self-service warehouse and uses allowed in the C-M Commercial District.”

Commissioner Bright replied that he thought that issue was already included in item 1B.

Mr. Shacklett replied that was the question as to whether or not special condition number one that states “shall be zoned I-M(1) with a Special Permit for self-service warehouse and shall be developed and used in accordance with the zoning regulations for the C-M Commercial District. He felt that statement covered the fact that there was a Special Permit and everything else was per the C-M District regulations.

Mr. Smith said he preferred the language that “The use of the property shall be restricted to a self-service warehouse and uses allowed in the C-M Commercial District.” so there is no question as to the intent.

Commissioner Bright said he was open to Mr. Smith’s revision and suggested it should be listed as item 1F, and Commissioner Frederick concurred with the revision.

Motion passed 5-2 with Chairman Gantt and Commissioner Hand opposed.



## Staff Report

**TO:** City Council

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

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

**DATE:** March 8, 2012

**RE:** **Zoning File 12-02:** Self-Service Warehouse

### REQUEST:

Rezone 4.7-acre lot from C-M Commercial with special conditions to C-M Commercial with special conditions and I-M(1) Industrial with a Special Permit for an indoor self-service warehouse with special conditions on the north side of Arapaho Road, west of Custer Road.

### APPLICANT / PROPERTY OWNER:

Howard L. Lawson – The Lawson Co. / Richard R. Ramey – Legacy Texas Bank

### TRACT SIZE AND LOCATION:

4.7-acre site, 528 W. Arapaho Road, north side of Arapaho Road, west of Custer Road.

### EXISTING DEVELOPMENT:

Vacant 65,000-square foot building.

### ADJACENT ROADWAYS:

**Arapaho Road:** Six-lane, divided arterial; 31,600 vehicles per day on all lanes, eastbound and westbound, east of Custer Road (May 2011).

**Custer Road:** Four-lane, undivided major collector; 7,100 vehicles per day on all lanes, northbound and southbound, north of Arapaho Road (May 2011).

### SURROUNDING LAND USE AND ZONING:

**North:** Public/Institutional/School; D-1400-M Duplex

**South:** Retail/Commercial; C-M Commercial

**East:** Single Family; D-1400-M Duplex  
**West:** Retail/Commercial; C-M Commercial

**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: Neighborhood Residential  
South: Enhancement/Redevelopment  
East: Neighborhood Residential  
West: Enhancement/Redevelopment

**EXISTING ZONING:**

C-M Commercial (Ordinance No. 171-A).

**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.

**APPLICANT'S STATEMENT**

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

**STAFF COMMENTS:**

**Background:**

The subject site was originally developed in the 1960's as part of the Northrich Village Shopping Center and has been occupied with retail and office uses. In January 2011, a portion of the Northrich Village Shopping Center was replatted to accommodate the construction of Jack in the Box at the southern end of the shopping center.

In September of 2011, the applicant submitted a similar application that included an area for outdoor storage of vehicles such as boats, motor homes, and other recreational vehicles on the east side of the building. The area was to be secured with 8-foot controlled access metal gates.

On November 15, 2011, the City Plan Commission recommended approval of the request; however, on December 12, 2011, the City Council denied the request without prejudice stating that they did not feel the outdoor vehicle storage was appropriate for the location. Since then, the

applicant has revised his previous request by removing the outdoor vehicle storage area that was proposed on the east side of the building.

### **Applicant's Request**

The applicant's current request is to rezone the subject 4.71 acre site (Lot 2B) from C-M Commercial with special conditions to:

- I-M(1) Industrial for 3.49 acres of the 4.71 acre site (Lot 2B) with a Special Permit for a self-service warehouse with special conditions. The special conditions relate to restricting uses allowed on the 3.49-acre site to uses allowed in the C-M Commercial District, prohibiting outdoor vehicle storage, wall mounted light height restrictions and a time limit on the Special Permit. The requested change to I-M(1) Industrial is necessary as the Comprehensive Zoning Ordinance only allows a "self-service warehouse" in industrial districts upon approval of a Special Permit; and

*(The applicant's requested time limit of the Special Permit would be for a twenty (20) year term with two(2), 5-year automatic extensions unless within eighteen (18) months before, but not sooner than twelve (12) months before each respective termination date, the City of Richardson advises the property owner in writing that more than 50% of the West Arapaho Enhancement/Redevelopment area has received permits for redevelopment within the previous five (5) years of the date of such written notice.*

*With the exception of the 20 year term and automatic extensions, the required notification and required tracking of development progress within the West Arapaho Enhancement/Redevelopment area creates an administrative burden on the city. Should the area be rezoned in the future, the site will be considered a non-conforming use and shall be allowed to continue as such until the use is abandoned, changed to an allowed use or upon revocation of the site's certificate of occupancy by the City. In addition, the Commission, at the direction of City Council, may, at any time, initiate proceedings to reconsider any existing Special Permit, provide the conditions of operation or other circumstances surround the special permit call into question public health, safety, morals, general welfare, or for any other reason.)*

- C-M Commercial with special conditions for the balance of the property.

*(The current special conditions relate to required approval of a site plan and screening; therefore, the special conditions are no longer necessary as they are already a requirement for any development in the city).*

### **Proposed Self-Service Warehouse:**

- Building Size: 65,000 square feet (existing structure), with a future 6,000-square foot expansion on the east side of the building to accommodate sixty (60) additional storage units; for a total of 71,000 square feet.
- Storage Units: 422 individual storage units, with an additional sixty (60) units associated with the future proposed building expansion for a total of 482 units.
- Building Materials: No changes are being proposed to the exterior of the building.

- **Setbacks:** With the exception of the setback along the north property line of the site, no other changes are being requested.

The building; constructed prior to the 60-foot open space setback required for non-residential buildings when located adjacent to residential zoned property, is located approximately twenty (20) feet from the north property line. As such, the building is a non-conforming structure and cannot be expanded. In order to allow for the future expansion of the building, the applicant's request is to reduce the required 60-foot open space setback to twenty (20) feet to accommodate the existing condition on the site. The subject setback is depicted in the site information table on the zoning exhibit which notes the rear of the building is within the 60-foot open space setback (Exhibit "B").

- **Landscaping Percentage:** 8.2% existing, with expansion 8.8%; 7% required.

The additional landscaping will be provided with the proposed expansion in the way of newly created landscape areas adjacent to the south and north portion of the expansion.

- **Number of Parking Spaces:** 229 existing on the 4.71-acre site (Lot 2B). As proposed, 25 required (1 space per 20 units and 1 space per 250 square feet of office space) with 112 spaces provided within the subject area of the Special Permit, and 3 additional spaces for the proposed expansion for a total of 28 spaces, with 88 spaces provided within the subject area of the Special Permit. As proposed, a total of 205 parking spaces are provided for on Lot 2B.

The applicant has stated the site is ideal since there is a lack of climate controlled self-service warehouses in West Richardson. From a land use impact standpoint, a self-service warehouse is considered a benign land use due to the low generation of noise and traffic from the site. With the removal of outdoor storage of vehicles, noise and traffic to the adjacent residential neighborhood located to the east of the subject site is eliminated.

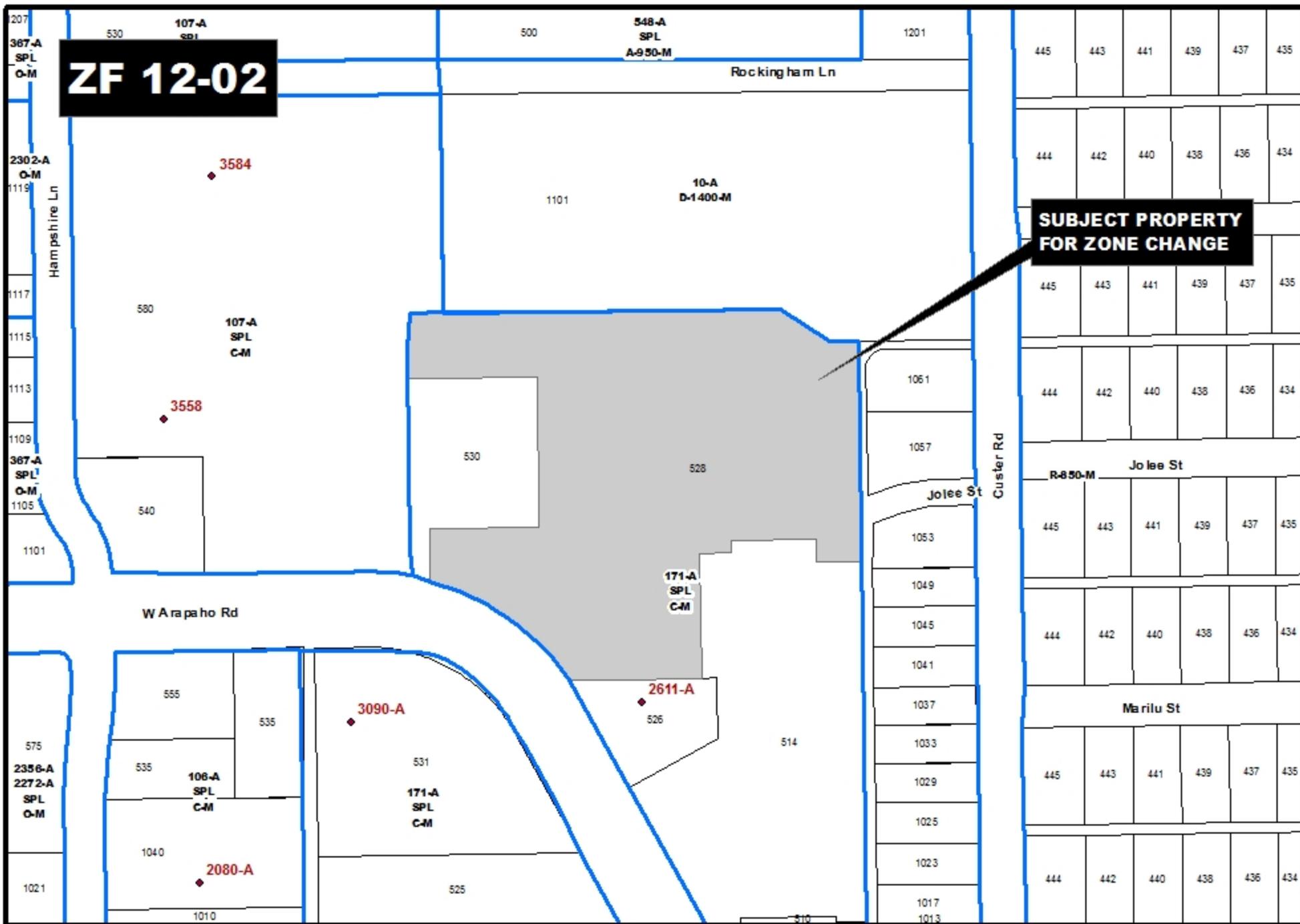
**Correspondence:** As of this date, one (1) letter in opposition has been received.

**Motion:** On February 21, 2012, the City Plan Commission recommended approval on a vote of 5-2 (Commissioners Gantt and Hand opposed) subject to the following conditions:

1. The 3.49-acre tract of land, described on Exhibit B, shall be zoned to the I-M(1) Industrial District with a Special Permit for a self-service warehouse and shall be developed and used in accordance with the zoning regulations for the C-M Commercial District, subject to the following special conditions:
  - a. The self-service warehouse shall be constructed in substantial conformance with attached concept plan (Exhibit "B").
  - b. Unless renewed as provided herein, the Special Permit and its approved site plan or concept plan is conditionally granted for a term of twenty (20) years and shall automatically terminate when the time limit expires. The Special Permit may be renewed for two (2)

additional time periods of five (5) years each upon submittal of a new application by the property owner or representative in compliance with the procedure for a change in zoning district classification at least 180 days prior to the date of the termination of the current special permit time period.

- c. The minimum setback along the north property line for the 65,000 square foot existing building, as depicted on Exhibit “B”, shall be twenty (20) feet.
  - d. All outdoor storage and display is prohibited.
  - e. Outdoor wall mounted lighting shall be limited to wall sconces with shields, mounted at a maximum height of eight (8) feet.
  - f. The use of the property shall be restricted to a self-service warehouse in conformance with Exhibit “B” and uses allowed in the C-M Commercial District.
2. The balance of the 4.71-acre tract of land (1.22 acres) shall be zoned to the C-M Commercial District and shall be developed and used in accordance with the zoning regulations for the C-M Commercial District.



## ZF 12-02 Zoning Map

Updated By: belleg Date: January 31, 2012  
 File: D:\Mapping\Cases\Z\2012\ZF1202\ZF1202 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 12-02**

**SUBJECT PROPERTY FOR ZONE CHANGE**

**ZF 12-02 Aerial Map**

Updated By: belleg, Date: January 31, 2012  
File: D:\Mapping\Cases\ZF\2012\ZF1202\ZF1202Aerial.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.





Jolie St

Apache Rd

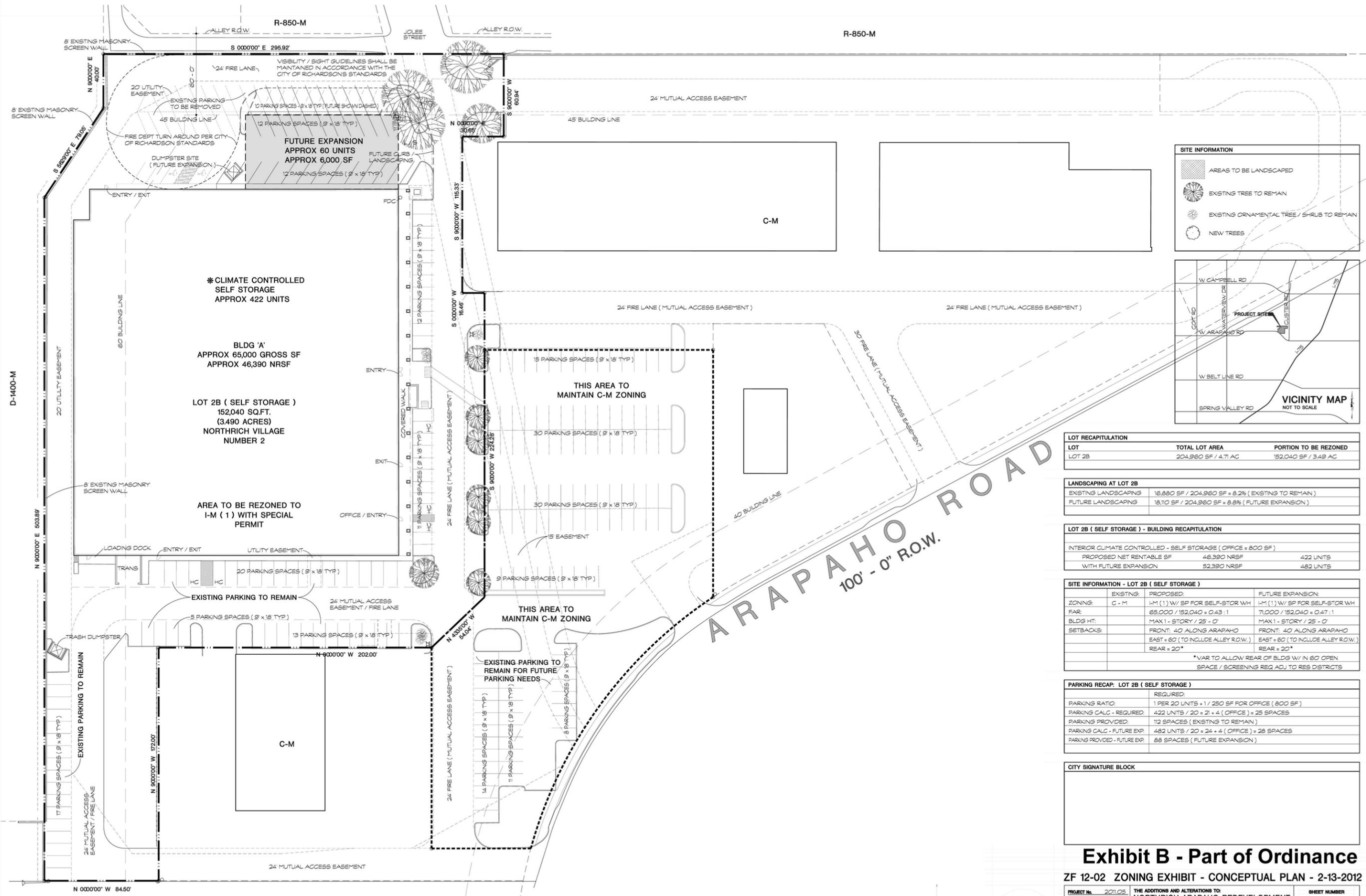
Custer Rd

Area for Special Permit

Area to be Rezoned

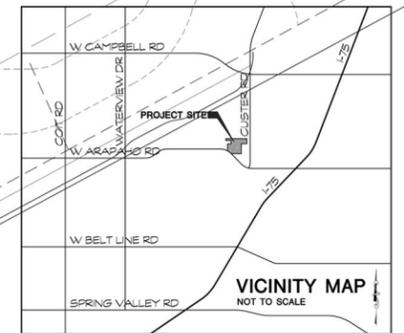
Oblique Aerial Looking North





**SITE INFORMATION**

- AREAS TO BE LANDSCAPED
- EXISTING TREE TO REMAIN
- EXISTING ORNAMENTAL TREE / SHRUB TO REMAIN
- NEW TREES



**LOT RECAPITULATION**

LOT	TOTAL LOT AREA	PORTION TO BE REZONED
LOT 2B	204,960 SF / 4.71 AC	152,040 SF / 3.49 AC

**LANDSCAPING AT LOT 2B**

EXISTING LANDSCAPING	16,880 SF / 204,960 SF = 8.2% (EXISTING TO REMAIN)
FUTURE LANDSCAPING	18,110 SF / 204,960 SF = 8.8% (FUTURE EXPANSION)

**LOT 2B ( SELF STORAGE ) - BUILDING RECAPITULATION**

INTERIOR CLIMATE CONTROLLED - SELF STORAGE ( OFFICE = 800 SF )	
PROPOSED NET RENTABLE SF	46,390 NRSF      422 UNITS
WITH FUTURE EXPANSION	52,390 NRSF      482 UNITS

**SITE INFORMATION - LOT 2B ( SELF STORAGE )**

	EXISTING	PROPOSED	FUTURE EXPANSION
ZONING:	C - M	I-M (1) W/ SP FOR SELF-STOR WH	I-M (1) W/ SP FOR SELF-STOR WH
FAR:	65,000 / 152,040 = 0.43 :1	71,000 / 152,040 = 0.47 :1	
BLDG HT:	MAX 1 - STORY / 25 - 0'	MAX 1 - STORY / 25 - 0'	
SETBACKS:	FRONT: 40' ALONG ARAPAHO	FRONT: 40' ALONG ARAPAHO	
	EAST = 60' (TO INCLUDE ALLEY R.O.W.)	EAST = 60' (TO INCLUDE ALLEY R.O.W.)	
	REAR = 20'	REAR = 20'	

\*VAR TO ALLOW REAR OF BLDG W/ IN 60' OPEN SPACE / SCREENING REQ ADJ TO RES DISTRICTS

**PARKING RECAP: LOT 2B ( SELF STORAGE )**

	REQUIRED
PARKING RATIO:	1 PER 20 UNITS + 1 / 250 SF FOR OFFICE ( 800 SF )
PARKING CALC - REQUIRED:	422 UNITS / 20 = 21 + 4 ( OFFICE ) = 25 SPACES
PARKING PROVIDED:	112 SPACES ( EXISTING TO REMAIN )
PARKING CALC - FUTURE EXP:	482 UNITS / 20 = 24 + 4 ( OFFICE ) = 28 SPACES
PARKING PROVIDED - FUTURE EXP:	88 SPACES ( FUTURE EXPANSION )

**CITY SIGNATURE BLOCK**

**Exhibit B - Part of Ordinance**

ZF 12-02 ZONING EXHIBIT - CONCEPTUAL PLAN - 2-13-2012

PROJECT No:	201105	THE ADDITIONS AND ALTERATIONS TO	SHEET NUMBER
DRAWN BY:	JW/J	NORTHRICH ARAPAHO REDEVELOPMENT	
CHECKED BY:	WBK	628 W. ARAPAHO ROAD	
DATE:	07-26-11 / 08-02-2011	RICHARDSON, TEXAS	
UPDATED:	08-11-2011 / 08-25-2011	FOR : MR. HOWARD LAWSON	
REVISED:	10-24-2011	741 HINES PLACE, STE. 100	
ISSUED:		DALLAS, TEXAS 75238	
		PHONE (214) - 637 - 6568	
		FAX (214) - 637 - 6563	
		<b>HKI ARCHITECTS</b>	<b>A1</b>
		PAUL LOUIS HANERMAN, AIA    WILLIAM BERNARD FORSCHNER, AIA	1 OF 1

**A ZONING EXHIBIT - CONCEPT PLAN - CITY OF RICHARDSON, TEXAS**



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**NWC Arapaho Rd & Custer Rd - November 2011**





(3)

**Looking Southeast  
at Adjacent Buildings**

**NWC Arapaho Rd & Custer Rd - November 2011**



(4)

**Looking Southwest  
across Arapaho Road**



(5)

**Looking Northwest at  
East Side of Facility**

**NWC Arapaho Rd & Custer Rd - November 2011**



(6)

**Looking West at Property  
from Custer Road**



JACKSON WALKER L.L.P.  
ATTORNEYS & COUNSELORS

William S. Dahlstrom  
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(214) 661-6616 (Direct Fax)  
wdahlstrom@jw.com

March 8, 2012

VIA ELECTRONIC MAIL

Hon. Bob Townsend  
And City Councilmembers  
City of Richardson  
411 West Arapaho Road  
Richardson, Texas 75080

Re: Zoning File 12-02;  
Special Permit for a Self Storage facility at 528 W. Arapaho Road.

Dear Mayor Townsend and Richardson Councilmembers:

On behalf of Howard Lawson, of the Lawson Company, this office filed an application for a Special Permit at 528 W. Arapaho Road for a self storage facility in January of this year. This application followed a similar request that the Lawson Company made late last year that was denied without prejudice by City Council primarily because the request included outside storage and the applicant, at that time, was unable to agree to a time limit for this use.

After further considering the initial proposal and discussing the matter with the seller after City Council denied the previous application, Mr. Lawson was able to modify his request and we subsequently filed a new application that addressed the City Council concerns. This application was recommended for approval by the City Plan Commission on February 21, 2012.

We thought that it was appropriate, at this time, to summarize the request and the specifics of the request, as follows:

- a. The Property consists of 4.7 acres of land encompassed by a 65,000 square foot building (Northwest area of Arapaho and Custer).
- b. The Property is currently zoned "C-M" Commercial.
- c. The requested zoning is a Special Permit for an indoor self-service warehouse and "I-M" Industrial for 3.49 acres of the site.
- d. 1.21 acres of the Property will remain as "C-M" zoning.

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- e. The Special Permit limits the use of the 3.49 acre tract zoned "I-M" to a self-service warehouse as depicted on the site plan and all other uses allowed in the "C-M" Commercial District. Therefore, uses permitted in "I-M" that are not permitted in "C-M" will not be permitted on the Property.
- f. The use of the Property for a self-storage warehouse must comply with the approved site plan.
- g. The Special Permit is limited to a period of 20 years with two 5-year extensions which require compliance with the procedure for a zoning change.
- h. There will be 422 individual storage units, all inside the building.
- i. **There will not be any outside storage including storage of vehicles.**
- j. We have requested the ability to add 6,000 square feet of additional building sometime in the future (within existing guidelines).
- k. There is a 20 foot setback on the north side of the building (between building and north fence) which complied with code at the time the building was constructed. A waiver of the 60 foot requirement on the north side is requested to allow for the potential 6,000 square foot addition on east side of building. The east side setback would remain at 60 foot.
- l. Landscaping will be provided at 8.2% now and 8.8% with the 6,000 square foot expansion in the future. The requirement is 7%.
- m. Northrich Baptist Church, the owner of the property immediately to the north of the subject property, spoke in favor of the project at the CPC hearing. No opposition has been expressed from neighborhood.

The Lawson Company understands and supports the potential for redevelopment of this property at the right time. We believe that when this area redevelops, it will be a situation in which numerous properties will be subject to a plan for development. The proposed use is a reasonable use of the subject property until such time that the area redevelops. Further, as stated in the staff report, the proposed self-service warehouse use is a "benign land use due to the low generation of noise and traffic from the site."

Therefore, we respectfully request approval of the request as recommended by the CPC. Thank you for your consideration of this request. We will be at the March 12, 2012 City Council hearing to present the request and answer any questions you may have.

Regards,



William S. Dahlstrom

cc: Howard Lawson  
Richard Ramey  
Richard Ferrara

## Explanation and Description of Request

After consideration of the dialog between the applicant & members of the City Council during the initial submittal of this request and after extensive discussion with his team of consultants & the seller Mr. Howard Lawson feels that he better understands the importance of this tract in the eventual redevelopment of this area of the city.

Please make note of several of the special conditions attached to this application that we hope meet with the City of Richardson's approval.

The facility for which this request is being made was originally built as a department store "anchor" for a shopping center. Over several decades the building has housed several other uses but more recently has stood empty.

The total amount of on site landscaping shall be approximately 7.2% and the illustrative plan indicates a minimum of 25 active patron & employee parking spaces for conversion of the existing building. Future expansion would approximately require an additional 7 parking spaces. Parking provided, after factoring in parking removed due to the expansion, would be 32 parking spaces. Therefore, sufficient parking exists for the conversion of the existing structure and for the future expansion.

## **Applicant's Proposed SPECIAL CONDITIONS**

1. The 3.49-acre tract of land, described on Exhibit B, shall be zoned to the I-M (1) Industrial District with a Special Permit solely and exclusively for a self-service warehouse use.
2. The Special Permit for a self-storage warehouse use 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. The uses permitted within this property are a self-storage warehouse use and uses permitted in C-M Commercial District that are also permitted in the I-M (1) Industrial District.
4. Outdoor vehicle storage shall not be allowed on the property.
5. Lighting for the outdoor storage area shall be limited to wall sconces with shields, mounted at a maximum height of eight (8) feet.
6. The term of this Special Permit is twenty (20) years with two five (5) year automatic extensions unless within eighteen (18) months before, but not sooner than twelve (12) months before each respective termination date, the City of Richardson advises the property owner in writing that more than 50% of the Arapaho special study area has received permits for redevelopment within the previous five (5) years of the date of such written notice.



# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

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

### ZONING CHANGE & SPECIAL PERMIT

**File No./Name:** ZF 12-02 / Northrich Village No. 2  
**Property Owners:** Richard R. Ramey / Legacy Texas Bank  
**Applicant:** Howard L. Larson / The Lawson Company  
**Location:** 528 W. Arapaho Road (See map on reverse side)  
**Current Zoning:** C-M Commercial district regulations  
**Request:** Zoning change from C-M Commercial with special conditions to C-M Commercial with special conditions and I-M(1) Industrial with a Special Permit for a self-service warehouse with special conditions for a 4.71 acre tract of land.

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

**TUESDAY, FEBRUARY 21, 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.

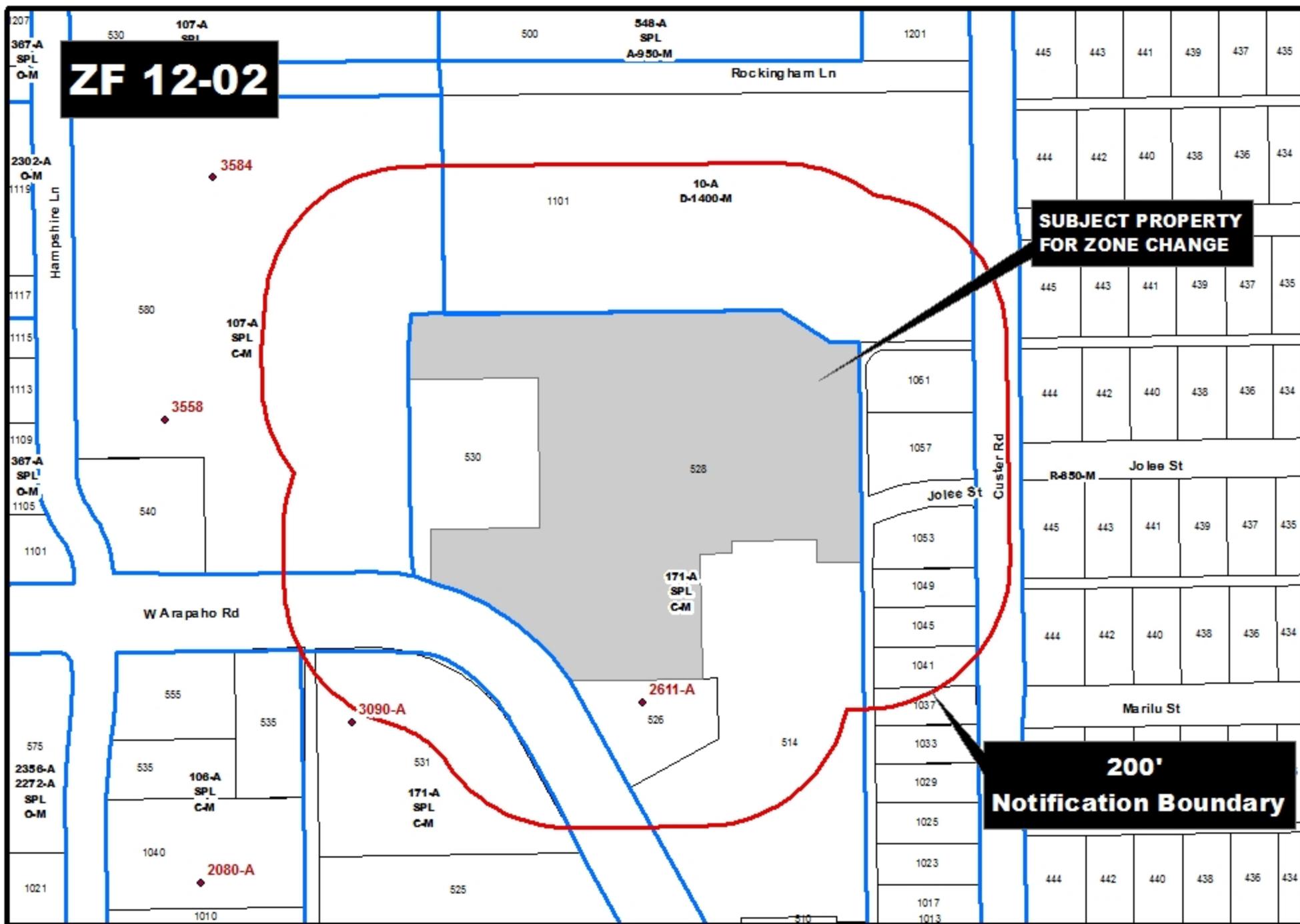
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

*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 12-02.

Date Posted and Mailed: 02/10/12



# ZF 12-02 Notification Map

Updated By: belleg Date: January 31, 2012  
 File: D:\Mapping\Cases\Z\2012\ZF1202\ZF1202 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.



NORTHRICH BAPTIST CHURCH  
1101 CUSTER ROAD  
RICHARDSON, TX 75080-4503

HOPPENSTEIN PROPERTIES, INC  
PO BOX 207  
WACO, TX 76703-0207

LEGACY TEXAS BANK  
C/O MIKE JONES  
100 THROCKMORTON ST, # 151  
FORT WORTH, TX 76102-2899

SHUFFLER PROPERTIES LTD  
2901 W OAK ST  
PALESTINE, TX 75801-5403

AUTOZONE INC  
DEPT 8088 # 1483  
PO BOX 2198  
MEMPHIS, TN 38101-2198

GILBERT PRISCILLA  
1100 STRATFORD DR  
RICHARDSON, TX 75080-2915

GILBERT PRISCILLA & RAY W  
1100 STRATFORD DR  
RICHARDSON, TX 75080-2915

CHANEY TIMOTHY ALAN  
PO BOX 670792  
DALLAS, TX 75367-0792

VESTAL FREDDY TRUSTEE  
2617 ROYAL TROON DRIVE  
PLANO, TX 75025-6467

SOSA MARTHA M & JOSE SOSA  
7308 FRANKFORD ROAD  
DALLAS, TX 75252-6348

CENETURY ARAPAHO LLC  
PO BOX 863975  
PLANO, TX 75086-3975

TRINITY CAR WASH INC  
535 W ARAPAHO ROAD  
RICHARDSON, TX 75080-4340

**HOWARD L LAWSON  
THE LAWSON COMPANY  
7411 HINES PLACE, STE 100  
DALLAS, TX 75235-4022**

**RICHARD R RAMEY  
LEGACY TEXAS BANK  
707 E APARAHO ROAD  
RICHARDSON, TX 75081**

**ZF 12-02  
Notification List**

**SHUFFLER PROPERTIES, LTD.**

**2907 W OAK ST.**

**PALESTINE, TX 75801**

**903.723.8894 903.723.8895 FAX**

City Plan Commission  
Development Services Department  
City of Richardson Texas  
411 W Arapaho Rd Room 204  
Richardson, TX 75080

**RECEIVED  
FEB 22 2012  
DEVELOPMENT SERVICES**

Re: ZF 12-02/Northrich Village No. 2

February 15, 2012

Dear Sirs/Ladies:

We are unable to come to your meeting regarding the proposed zoning change for the above referenced property, but wanted to make our opinions known and get them on the record.

We own the following pieces of property that will be affected by the building of self storage units behind us:

1057/1059 Custer  
1061/1063 Custer

We believe that this change in zoning will have an adverse effect on our property values. Additionally, we foresee problems with people leaving unwanted articles on our property that they don't want to haul off. We have this very problem in Palestine, Texas. Since the City of Richardson has a very aggressive stance on patrolling property on a regular basis, we see that we could be penalized unfairly by the illegal dumping of the public storage patrons.

To be blunt, we are against this change, as we believe it will have an adverse effect on our property as outlined above.

Sincerely,



Sloan Shuffler  
Managing Partner



City of Richardson  
City Council Worksession  
Agenda Item Summary



**City Council Meeting Date:** March 12, 2012

**Agenda Item:** Willows Apartment Complex and Dangerous Building Considerations and Take Action Declaring that the Willows Apartment Complex is a Dangerous Structure

**Staff Resource:** Don Magner, Director of Community Services

**Summary:** Staff will provide City Council an overview of the condition of The Willows Apartment Complex, located at 116 S. Bowser Road, including outstanding property standards, structural standards, utility standards, health standards, nuisance and environmental violations.

**Board/Commission Action:** NA

**Action Proposed:** Take Action Declaring that the Willows Apartment Complex is a Dangerous Structure

**ORDINANCE NO. 3856**

**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 FROM I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL TO PD PLANNED DEVELOPMENT FOR I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL 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 11-28).**

**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 19-A, adopted on January 8, 1957, shall not govern the zoning and development of the property described in Exhibit “A”.

**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 5<sup>th</sup> day of June, 1956, as heretofore amended, so as to grant a change in zoning from I-M(1) Industrial and I-FP(2) Industrial to PD Planned Development for I-M(1) Industrial and I-FP(2) Industrial 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 3.** That the change in zoning is granted subject to the following special conditions:

1. The property shall be developed and used in substantial conformance with the Concept Plan attached as Exhibit “B” and the Building Elevations attached as Exhibit “C”, and which are hereby approved.

2. Base Zoning District: The portion of the property depicted on the Concept Plan designated for I-M (1) shall be developed and used in accordance with the I-M (1) Zoning District regulations except as otherwise provided herein. The portion of the property depicted on the Concept Plan designated for I-FP (2) shall be used and developed in accordance with the I-FP (2) Zoning District regulations, except as otherwise provided herein.
3. The building height for the one-story structure as depicted on the Building Elevations shall be limited to a maximum height of forty-four (44) feet and shall only apply to the expansion portion of the building as depicted on the attached Concept Plan.
4. Planting beds shall be provided within the right-of-way of Apollo Road as depicted on the attached Concept Plan. The planting beds shall extend the full length of the existing loading dock to the maximum extent practicable, without affecting existing drainage inlets and shall be landscaped and maintained with trees, shrubs, and ground cover.
5. A landscape evergreen screen shall be provided and maintained along the west property line to a point even with the south building wall of the existing facility as depicted on the attached Concept Plan.

**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.** 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.** 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 12<sup>th</sup> day of March, 2012.

**APPROVED:**

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

**APPROVED AS TO FORM:**

**CORRECTLY ENROLLED:**

\_\_\_\_\_  
**CITY ATTORNEY**  
(PGS:3-8-12:TM 54418)

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 11-28**

Being a tract of land situated in the City of Richardson, Dallas County, Texas and being all of Lot 9 of RICHARDSON INDUSTRIAL PARK, as recorded in Volume 84154, Page 837, of the Map Records of Dallas County, Texas (M.R.D.C.T.), said tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in concrete for the southwesterly corner of said Lot 9, same being the southeasterly corner of Lot 11, Block A, of RICHARDSON INDUSTRIAL PARK, as recorded in Volume 70166, Page 347, M.R.D.C.T., said corner also being in the northerly monumented line of Apollo Road;

THENCE North 00°08'17" East, along the westerly line of said Lot 9, a distance of 1053.38' to a p.k. nail found in the southwesterly line of Lot 8, Block A, of said RICHARDSON INDUSTRIAL PARK (70166/347), said corner also being in the easterly line of Lot 7, Block A, of said RICHARDSON INDUSTRIAL PARK (70166/347), said corner also being the northwesterly corner of said Lot 9 and also being in a curve to the left, having a radius of 409.51', a central angle of 74°28'43", and a chord which bears, South 52°39'06" East, a chord distance of 495.63';

Thence in a southeasterly direction, along said curve to the left, same being the common line between said Lot 9 and Lot 8, Block A, an arc length of 532.32' to a 1/2" iron rod with a yellow plastic cap stamped "LONE STAR" set (herein after referred to as a capped iron rod set) at the end of said curve;

THENCE South 89°53'30" East, continuing along the common line between said Lots 8 and 9, a distance of 227.91' to a capped iron rod set in the westerly monumented line of North Grove Road, said corner also being the northeasterly corner of said Lot 9 and the southeasterly corner of said Lot 8;

THENCE South 00°09'00" West, along said westerly monumented line of North Grove Road, a distance of 228.81' to a 1/2" iron rod found at the beginning of a curve to the left, having a radius of 421.97', a central angle of 39°45'17", and a chord which bears, South 19°43'39" East, a chord distance of 286.95';

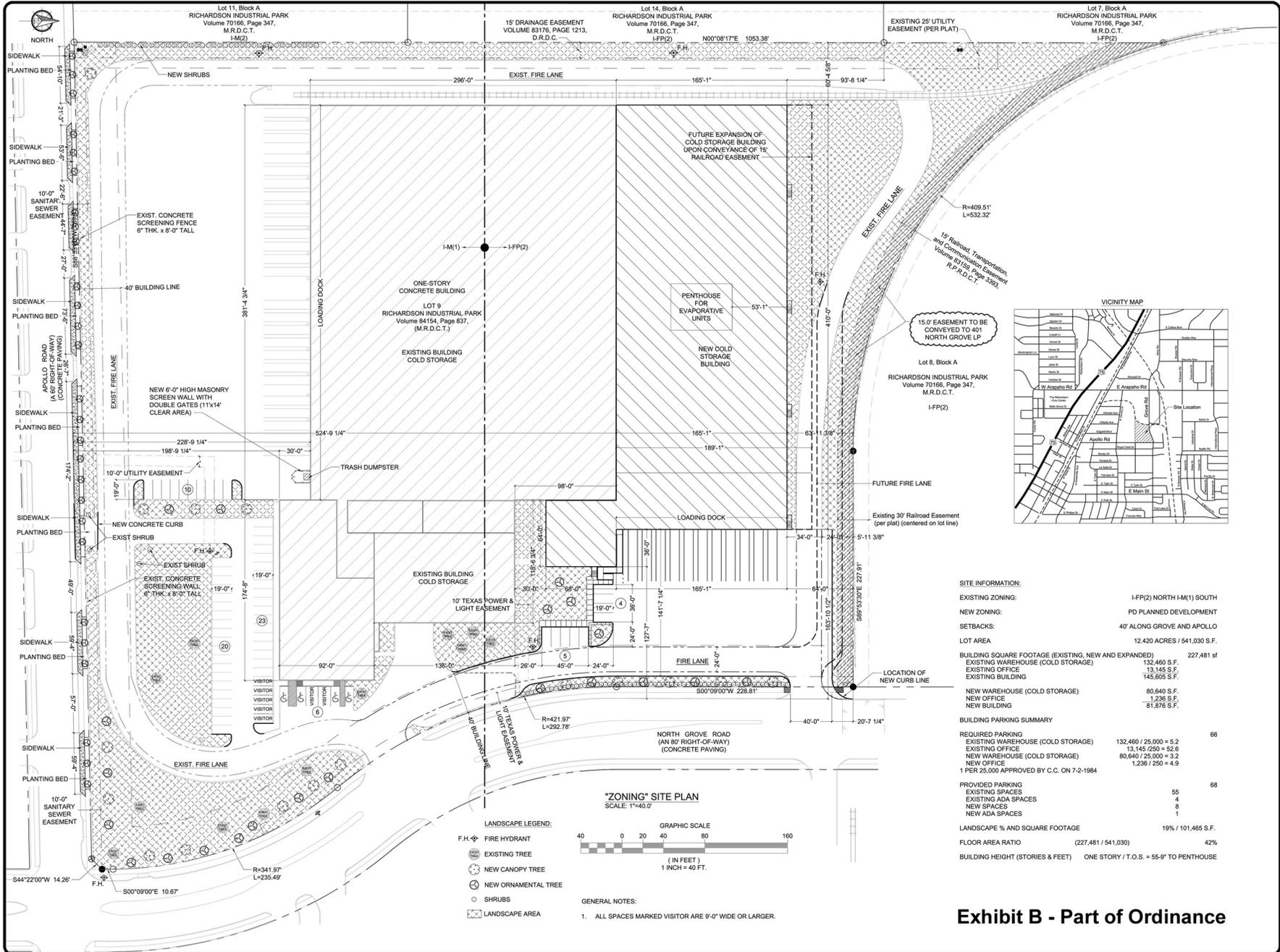
Thence in a southeasterly direction, along said curve to the left, an arc length of 292.78' to a 1/2" iron rod found at the beginning of a curve to the right, having a radius of 341.97', a central angle of 39°27'17", and a chord which bears, South 19°52'39" East, a chord distance of 230.86';

Thence in a southeasterly direction, along said curve to the right, an arc length of 235.49' to a 1/2" iron rod found at the end of said curve;

THENCE South 00°09'00" East, continuing along the westerly monumented line of North Grove Road, a distance of 10.67' to a capped iron rod set at the most northerly corner of a corner clip at the intersection of said North Grove Road and Apollo Road;

THENCE South 44°22'00" West, along said corner clip, a distance of 14.26' to an "X" cut in concrete set in the northerly monumented line of Apollo Road, same being the most southerly end of said corner clip;

THENCE South 88°53'00" West, along said northerly monumented line of Apollo Road, a distance of 789.41' to the **POINT OF BEGINNING** and containing 12.420 acres of land, more or less.



OWNER  
**401 NORTH GROVE, LP**  
ANDY FISK  
401 North Grove Road  
Richardson, Texas  
75081 (214) 238-2727

CONSULTANT  
**TEAM GROUP**  
Technology, Engineering, Architecture, Management  
**TEAM Group, Ltd.**  
1001 W. 02225 Blvd., Suite 200 • DALLAS, TX 75040  
Phone 817-545-1515 • Fax 817-545-2122

PROJECT  
**401 N. GROVE RICHARDSON, TX PROPOSED PLAN DEVELOPMENT WAREHOUSE EXPANSION**

DESIGNER  
**GENE MILLAR**

SCALE

REV.	DATE	BY	DESCRIPTION
1	12-16-11	AMB	ISSUED
2	3-6-12	AMB	REVISED FOR RICHARDSON CITY CODED. METING 2-21-12

IF SHEET IS LESS THAN 24" x 36"  
IT IS A REDUCED PRINT - SCALE REDUCED ACCORDINGLY

DRAWN BY: **JZB** DATE: **12-16-11**  
CHECKED BY: **AMB** DATE: **12-16-11**

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PROJECT TITLE  
**401 N. GROVE RICHARDSON, TX PROPOSED PLAN DEVELOPMENT WAREHOUSE EXPANSION**

DRAWING TITLE  
**"ZONING EXHIBIT" 12.421 ACRES ZF 11-28**

PROJECT NO. **11439** DRAWING NO. **C1.1** REV. **2** STATUS **F**

**SITE INFORMATION:**

EXISTING ZONING:	I-FP(2) NORTH I-M(1) SOUTH
NEW ZONING:	PD PLANNED DEVELOPMENT
SETBACKS:	40' ALONG GROVE AND APOLLO
LOT AREA:	12,420 ACRES / 541,030 S.F.
BUILDING SQUARE FOOTAGE (EXISTING, NEW AND EXPANDED):	227,481 sf
EXISTING WAREHOUSE (COLD STORAGE):	132,460 S.F.
EXISTING OFFICE BUILDING:	13,145 S.F.
EXISTING BUILDING:	145,605 S.F.
NEW WAREHOUSE (COLD STORAGE):	80,640 S.F.
NEW OFFICE BUILDING:	1,236 S.F.
NEW BUILDING:	81,876 S.F.

**BUILDING PARKING SUMMARY**

REQUIRED PARKING	66
EXISTING WAREHOUSE (COLD STORAGE)	132,460 / 25,000 = 5.2
EXISTING OFFICE BUILDING	13,145 / 250 = 52.6
NEW WAREHOUSE (COLD STORAGE)	80,640 / 25,000 = 3.2
NEW OFFICE BUILDING	1,236 / 250 = 4.9
1 PER 25,000 APPROVED BY C.C. ON 7-2-1984	
PROVIDED PARKING	66
EXISTING SPACES	55
EXISTING ADA SPACES	4
NEW SPACES	8
NEW ADA SPACES	1

**LANDSCAPE % AND SQUARE FOOTAGE** 19% / 101,465 S.F.

**FLOOR AREA RATIO** (227,481 / 541,030) 42%

**BUILDING HEIGHT (STORIES & FEET)** ONE STORY / T.O.S. = 55'-9" TO PENTHOUSE



**Exhibit B - Part of Ordinance**



**ORDINANCE NO. 3857**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON BY AMENDING CHAPTER 6, BY AMENDING SECTION 6-345(a) REGARDING THE APPEAL OF A DECISION OF THE BUILDING AND STANDARDS COMMISSION, BY AMENDING SECTION 6-367 TO ADD SUBSECTION (53) REGARDING STRUCTURAL STANDARDS FOR FOOD PREPARATION AREAS; BY AMENDING CHAPTER 13, BY AMENDING SECTION; 13-157 REGARDING GARAGE/OCCASIONAL SALES, BY AMENDING THE DEFINITION OF OPEN STORAGE IN SECTION 13-161, BY AMENDING SECTION 13-162(a) REGARDING OPEN STORAGE REQUIREMENTS; BY AMENDING CHAPTER 14, BY AMENDING SECTION 14-2 ENUMERATION OF NUISANCES TO ADD SUBSECTION (13) REGARDING THE PARKING OF CERTAIN VEHICLES, AND BY AMENDING THE DEFINITION OF JUNKED VEHICLE IN SECTION 14-61; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**SECTION 1.** That Chapter 6 of the Code of Ordinances of the City of Richardson, Texas, is amended by amending Section 6-345(a) in part to read as follows:

**“Sec. 6-345. Appeals.**

(a) Any owner, lienholder, or mortgagee of record jointly or severally aggrieved by any final decision of the commission may appeal such decision by filing a verified petition in state district court setting forth that the commission’s decision is illegal, in whole or in part, and specifying the grounds of the illegality. The petition must be filed by an owner, lienholder, or mortgagee of record within 30 calendar days after the date(s) a copy of the commission’s order is personally delivered in the manner required by Chapter 54 of the Texas Local Government Code, as amended to all persons to which notice is required to be sent in compliance with Chapter 54 of the Texas Local Government Code, as amended. Such appeal shall be as set forth in Chapter 54 of the Texas Local Government Code, except that an appeal in state district court shall be trial de novo.

...”

**SECTION 2.** That Chapter 6 of the Code of Ordinances of the City of Richardson, Texas, is amended by amending Section 6-367 to add subsection (53) in part, to read as follows:

**“Sec. 6-367. Structural standards.**

...

- (53) All spaces to be occupied for food preparation shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.”

**SECTION 3.** That Chapter 13 of the Code of Ordinances of the City of Richardson, Texas, is amended by amending Section 13-157 to read as follows:

**“Sec. 13-157. Garage/occasional sales.**

(a) Except as provided in (c) below, no more than three (3) garage/occasional sales shall be conducted at the same address within any 12 month consecutive period, and no resident shall conduct more than three (3) garage/occasional sales any 12 month consecutive period.

(b) No garage/occasional sale shall exceed seventy-two (72) consecutive hours in duration, and at least four (4) business days shall elapse between consecutive any such sales.

(c) No more than three (3) garage/occasional sales shall be conducted at the same apartment or condominium complex within any 12 month consecutive period, and said garage/occasional sales shall be sponsored by the owner, the management company, or the condominium association of the respective complex.

(d) It shall be unlawful for a property owner, resident or person in control of a property to conduct a garage/occasional sale without first having obtained a permit from the City. A permit application shall be submitted before 12:00 a.m. of the day of the garage/occasional sale. The permit shall be continuously posted in a place with unobstructed visibility from the street for the duration of such garage or occasional sale.”

**SECTION 4.** That Chapter 13 of the Code of Ordinances of the City of Richardson, Texas, is amended by amending the definition of “Open storage” in Section 13-161 to read as follows:

**“Sec. 13-161. Definitions.**

*Open storage* means the placement in an unenclosed area in a residential or apartment zoning district for a continuous period in excess of 24 hours of an item which is not customarily used or stored outside and/or which is not made of a material that is resistant to damage or deterioration from exposure to the outside environment; or a motor vehicle, recreational vehicle or trailer that is inoperative and does not have a valid state registration.”

**SECTION 5.** That Chapter 13 of the Code of Ordinances of the City of Richardson, Texas, is amended by amending Section 13-162(a) to read as follows:

**“Sec. 13-162. Open storage.**

(a) Open storage in a residential district shall not be permitted in the front yard, in a carport, on an unenclosed front porch, driveway, or any open and unenclosed area visible from any public right-of-way. Open storage shall not exceed one percent of the lot area of any residential lot and shall be screened from adjacent properties, streets and alley by a six-foot-high, solid wooden screening fence. The area of the lot occupied by open storage shall be calculated by measuring the area of the smallest rectangle necessary to encompass all of the materials involved within the open storage. The area occupied by an operative motor vehicle or recreational vehicle or trailer with a valid state registration shall be excluded when calculating the area occupied by open storage, except if said vehicle or trailer is being used to store items not customarily used or stored outside or which are not made of a material that is resistant to damage or deterioration from exposure to the outside environment.

...”

**SECTION 6.** That Chapter 14 of the Code of Ordinances of the City of Richardson, Texas, is amended by amending Section 14-2 by adding subsection (13) to read as follows:

**“Sec. 14-2. Enumeration.**

...

(13) It shall be unlawful for the owner, occupant or person in charge of property zoned for residential, duplex, residential duplex or apartment district uses to permit the parking, standing or storing of motor vehicles, trucks, motorcycles, trailers on private property in public view if the vehicle:

(a) has one or more flat tires;

- (b) is missing one or more wheels; or
- (c) is supported by one or more jack stands, blocks or by similar means.“

**SECTION 7.** That Chapter 14 of the Code of Ordinances of the City of Richardson, Texas, is amended by amending the definition of “Junked Vehicle in Section 14-61 to read as follows:

**“Sec. 14-61. Definitions.**

...

*Junked Vehicle* means a vehicle that is self propelled and:

- (1) displays an expired license plate or invalid motor vehicle inspection certificate, or does not display a license plate or motor vehicle inspection certificate; and
- (2) (A) is wrecked, dismantled or partially dismantled, or discarded; or (B) inoperable and has remained inoperable for more than: (i) 72 consecutive hours, if the vehicle is on public property, or (ii) 30 consecutive days if the vehicle is on private property.

...”

**SECTION 8.** That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 9.** That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

**SECTION 10.** That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 11.** 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 Code of Ordinances 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 and constitute a separate offense.

**SECTION 12.** 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 cases provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

APPROVED:

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:3-5-12:TM 54326)

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

**RESOLUTION NO. 12-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ESTABLISHING AN ADMINISTRATIVE FEE FOR THE EXPENSES RELATED TO THE CITY CAUSING THE WORK TO BE DONE TO KEEP PROPERTY FREE FROM WEEDS, RUBBISH, BRUSH AND ANY OTHER OBJECTIONABLE, UNSIGHTLY OR UNSANITARY MATTER OF WHATEVER NATURE AS AUTHORIZED BY THE CODE OF ORDINANCES; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Code of Ordinances and applicable state law provides that upon the failure of the owner, occupant, or property manager in control of any real property, occupied or unoccupied, within the City to keep the property free from weeds, rubbish, brush and any other objectionable, unsightly or unsanitary matter of whatever nature, the City, after notice has been given to the owner may do the work or make the improvements required, or pay for the work done or improvements made, and charge the expenses in doing or having such work done or improvements made to the owner of such property and assess the expenses against the property on which the work is done or improvements made; and

**WHEREAS**, the City incurs administrative expenses upon the failure of the owner, occupant, or property manager in control of any real property, occupied or unoccupied, within the City to keep the property free from weeds, rubbish, brush and any other objectionable, unsightly or unsanitary matter of whatever nature, in causing the work or making the required improvements to be made; and

**WHEREAS**, the City Council desires to establish an administrative expense to be charged and assessed against property to offset the administrative cost of the City when the City causes the aforesaid work to be done in addition to the other expenses incurred in causing said work to be done;

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

**SECTION 1.** That an administrative expense of \$250 is hereby established to be charged and assessed against property in addition to all other expenses incurred by the City, when upon the failure of the owner, occupant, or property manager in control of any real property, occupied or unoccupied, within the City to keep the property free from weeds, rubbish, brush and any other objectionable, unsightly or unsanitary matter of whatever nature, the City, after notice has been

given to the owner causes the work or makes the required improvements pursuant to the Code of Ordinances.

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

**SECTION 3.** That the administrative expense established herein shall become effective upon adoption of this Resolution.

**SECTION 4.** That this Resolution shall take effect immediately from and after its passage.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:3-2-12:TM 54314)

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

CITY OF RICHARDSON

TO: Bill Keffler - City Manager  
THRU: Kent Pfeil - Director of Finance  
FROM: Pam Kirkland - Purchasing Manager  
SUBJECT: Bid Initiation Request # 35-12  
DATE: March 6, 2012

Request Council approval to initiate bids for the following:

COMMUNICATIONS BLDG HVAC IMPROVEMENTS

Proposed Council approval date: March 12, 2012  
Proposed advertising dates: March 14, 2012 & March 21, 2012  
Proposed bid due date: Thursday, March 29, 2012 – 2:00 p.m.  
Proposed bid opening date: Thursday, March 29, 2012 – 2:30 p.m.  
Engineer's estimated total cost: \$125,000  
Account: 229-2080-581-7499



Pam Kirkland, CPPO, CPPB  
Purchasing Manager



Kent Pfeil  
Director of Finance



Date

Approved: \_\_\_\_\_

Bill Keffler  
City Manager

\_\_\_\_\_

Date



## MEMO

TO: Bill Keffler, City Manager

THRU: Cliff Miller, Assistant City Manager

FROM: Jerry Ortega, Director of Public Services  
Joe Travers, Assistant Director of Public Services

SUBJECT: Permission to Advertise Bid # 35-12  
HVAC Improvements at the Richardson Communications Building

DATE: March 2, 2012

### **BACKGROUND INFORMATION:**

The Heating Ventilation and Air Conditioning improvements at the Richardson Communications Building will include routine replacement of existing equipment and capacity improvements to the systems serving the computer room. The main systems at the facility are 20 years old and have reached their useful service life. In addition, recent upgrades to the radio system will require additional air conditioning capacity for the computer room that serves the facility.

### **FUNDING:**

Funding is provided from Short Term Debt Funds (229-2080 581 74-99)

### **SCHEDULE:**

Public Services plans to begin construction for this project April 2012 and be completed by June 2012.

**NOTICE TO CONTRACTORS  
CITY OF RICHARDSON**

***Communications Building HVAC Improvements***

**BID # 35-12**

Sealed bids addressed to the Purchasing Manager of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Thursday at 2:00 p.m. on March 29, 2012**, and will be opened and read aloud in the **Capital Projects Conference Room 204**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

***Heating, Ventilation and Air Conditioning Improvements at the Richardson Communications Building including routine replacement of existing equipment and capacity improvements to the systems serving the computer room.***

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

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.

**A maximum of Seventy Five (75) calendar days will be allowed for the project, including equipment delivery lead time. A maximum of fourteen (14) calendar days will be allowed for equipment installation.**

A compact disk (CD) containing digital copies of the plans, specifications and bidding documents may be obtained from the office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 W. Arapaho Road, Richardson, Texas, beginning at 12:00 p.m. on Tuesday December 13, 2011 upon a **NON-REFUNDABLE FEE OF TWENTY FIVE DOLLARS (\$25.00)** per CD payable to the City of Richardson, accompanied by the Contractor's name, address, phone number, email address and fax number. A printed copy of the documents may also be obtained upon a **NON-REFUNDABLE FEE OF FIFTY DOLLARS (\$50.00)** per set. A maximum of two (2) CD's or plans will be available per Contractor.

**A voluntary pre-bid conference will be held Wednesday, at 10:00 a.m. March 21, 2012, in room 206 of the Richardson Civic Center/City Hall. While voluntary, attendance is strongly encouraged.**

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

**PROPOSED PROJECT SCHEDULE**  
**2012 COMMUNICATIONS BLDG HVAC IMPROVEMENTS**  
**Bid # 35-12**

Agenda Paperwork to Advertise	Friday, March 2, 2012
Council Authorization to Advertise	Monday, March 12, 2012
Plans/Specs Available for Contractors	Tuesday, March 13, 2012
Advertise in Daily Commercial Record	Wednesday, March 14, 2012
Advertise in Daily Commercial Record	Wednesday, March. 21, 2012
Pre Bid Meeting (10:00 am Room 206)	Wednesday, March. 21, 2012
Bids Received/Opened (@ 2:00 open @ 2:30 Room 206)	Thursday, March 29, 2012
Agenda Paperwork to Award Contract	Friday, March 30, 2012
<b>Council to Award Contract</b>	<b>Monday, April 9, 2012</b>
Pre-Construction Meeting	~ April, 2012
Project Start	~ April 2012
Project 75 Calendar Days	~ June 2012

*Project Manager: Joe Travers*  
*Engineer's Base Bid Estimate: \$125,000*  
*Account # 229-2080 581 74-99*



## MEMO

**DATE:** March 6, 2012

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager 

**SUBJECT:** Award of Bid #25-12 for the Street Rehabilitation Phase III (Melrose/Meadow View Court) to Camino Construction Company, LP in the amount of \$1,618,477

**Proposed Date of Award: March 12, 2012**

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the lowest responsible bidder, Camino Construction Company, LP, for the above referenced construction in the amount of \$1,618,477, as outlined in the attached memo.

Funding is provided from the 2010 Streets and Drainage G.O. Bonds (377-8702-585-7524 SD1205) and Water & Sewer Funds (546-5710-585-7524 WS 1201).

The bid was advertised in *The Dallas Morning News* on January 25, 2012 and February 1, 2012 and was posted on Bidsync.com. A prebid conference was held on February 7, 2012 and ten bids were solicited and seven 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: Steve Spanos, P.E., Director of Engineering *SS*  
SUBJECT: Award of Bid #25-12 to Camino Construction, LP  
Street Rehabilitation Phase III Project (Melrose/Meadow View Court)  
  
DATE: March 2, 2012

### **ACTION REQUESTED:**

Council to consider award of Bid #25-12 to Camino Construction Company, LP for the Street Rehabilitation Phase III Project (Melrose/Meadow View Court) for a total amount of \$1,618,477.

### **BACKGROUND INFORMATION:**

On February 15, 2012 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest bid was submitted by Jet Underground Utilities, Inc., in the amount of \$1,518,210.

The Finance Department reviewed Jet Underground's company financials, discovered that Jet Underground is currently debarred from participation in Federal contracts, and therefore cannot give a positive recommendation. In addition, work history provided by Jet Underground did not demonstrate sufficient work experience on similar projects of this magnitude. Staff recommends awarding this project to the second low bidder, Camino Construction Company, LP, in the amount of \$1,618,477. The Finance Department reviewed financials from Camino and found them acceptable, and Camino's experience and references were also determined to be adequate for this project.

The Street Rehabilitation Phase III Project includes Melrose Drive from Coit to West Shore a residential collector street and Meadow View Court, a residential Cul-de-Sac. Major construction components includes replacing concrete street pavement and curbs, driveway pavement, adding a right turn lane at the Coit Road intersection, drainage improvements and asphalt overlay. Water main replacement with fire hydrants, water meters and associated appurtenances is also included.

### **FUNDING:**

Funding is provided from 2010 Streets and Drainage G.O. Bonds (377-8702-585-7524 SD1205) and Water & Sewer Funds (546-5710-585-7524 WS-1201).

### **SCHEDULE:**

Capital Projects plans for this project to begin construction April 2012 and be completed by December 2012.

Cc: Edward Witkowski, P.E., Project Engineer  
LT:Office\Agenda Reports\Executive\Streets Rehabilitation Phase III.doc

**STREET REHABILITATION PHASE III  
PAVEMENT, DRAINAGE AND WATER REHABILITATION  
MELROSE (COIT TO WEST SHORE) MEADOW VIEW COURT  
BID NO. 25-12  
BID OPENING: FEB 15, 2012**

ITEM	DESCRIPTION	QTY.	UNIT	Jet Underground Utilities, Inc.		Camino Construction, LP		Jim Bowman Construction, LP		Texas Standard Construction	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
<b>Paving &amp; Drainage Improvements</b>											
1	Mobilization	1	LS	\$42,000.00	\$42,000.00	\$10,900.00	\$10,900.00	\$89,800.00	\$89,800.00	\$80,000.00	\$80,000.00
2	Project Sign	4	EA	\$325.00	\$1,300.00	\$500.00	\$2,000.00	\$375.00	\$1,500.00	\$500.00	\$2,000.00
3	Electronic Message Board	2	WK	\$2,200.00	\$4,400.00	\$1,310.00	\$2,620.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00
4	Construction Barricading/Signing/Traffic Control	1	LS	\$9,000.00	\$9,000.00	\$14,000.00	\$14,000.00	\$23,850.00	\$23,850.00	\$9,600.00	\$9,600.00
5	Unclassified Street Excavation	30	CY	\$17.00	\$510.00	\$20.00	\$600.00	\$25.00	\$750.00	\$50.00	\$1,500.00
6	Mill, Remove and Dispose Existing Asphalt Overlay	23,800	SY	\$1.60	\$38,080.00	\$1.40	\$33,320.00	\$1.40	\$33,320.00	\$1.40	\$33,320.00
7	Remove Existing Street, Driveway Pavement, Haul Off and Dispose	9,550	SY	\$9.50	\$90,725.00	\$9.50	\$90,725.00	\$10.35	\$98,842.50	\$7.75	\$74,012.50
8	Remove Existing Sidewalk, Haul Off and Dispose, and Construct 4-inch Class "A" Reinforced Concrete Sidewalk	1,300	SY	\$31.00	\$40,300.00	\$40.00	\$52,000.00	\$44.00	\$57,200.00	\$49.00	\$63,700.00
9	Remove Tree, Haul Off and Dispose (Less than 6-Inch Diameter)	4	EA	\$325.00	\$1,300.00	\$500.00	\$2,000.00	\$250.00	\$1,000.00	\$250.00	\$1,000.00
10	Remove Tree, Haul Off and Dispose (Greater than 6-Inch Diameter)	1	EA	\$650.00	\$650.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
11	6-Inch Class "C" Reinf. Conc. Street Pavement (Scarify & Compact 6-Inch Subgrade)	8,000	SY	\$34.75	\$278,000.00	\$41.00	\$328,000.00	\$48.00	\$384,000.00	\$41.00	\$328,000.00
12	6-Inch Class "C" Reinf. Conc. Street Pavement (Scarify & Compact 6-Inch Subgrade)	1,050	SY	\$32.25	\$33,862.50	\$40.00	\$42,000.00	\$39.50	\$41,475.00	\$38.00	\$39,900.00
13	6-Inch Class "A" Reinforced Concrete Driveway Pavement (Scarify & Compact 6"Subgrade)	500	SY	\$30.25	\$15,125.00	\$38.00	\$19,000.00	\$39.30	\$19,650.00	\$52.00	\$26,000.00
14	6-Inch Class "C" Reinforced Concrete Integral Curb	4,800	LF	\$4.00	\$19,200.00	\$4.00	\$19,200.00	\$2.00	\$9,600.00	\$2.00	\$9,600.00
15	1.5-Inch Wedge Milling (Concrete)	12,600	LF	\$1.65	\$20,790.00	\$1.40	\$17,640.00	\$1.40	\$17,640.00	\$1.45	\$18,270.00
16	2-Inch Hot-Mix Asphalt Concrete Pavement Overlay	24,200	SY	\$9.00	\$217,800.00	\$9.68	\$234,256.00	\$8.90	\$215,380.00	\$9.00	\$217,800.00
17	Remove, Replace Monolithic Median Nose	1	EA	\$485.00	\$485.00	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,400.00	\$1,400.00
18	Pavement Markings (Thermoplastic) Standard Crosswalk, Stop Bar and School Zone Bar	600	SY	\$32.00	\$19,200.00	\$20.00	\$12,000.00	\$13.25	\$7,950.00	\$28.00	\$16,800.00
19	Cement Stabilized Backfill	50	CY	\$27.00	\$1,350.00	\$71.00	\$3,550.00	\$100.00	\$5,000.00	\$129.00	\$6,450.00
20	Remove and Replace Existing Barrier Free Ramp with Type "B" Barrier Free Ramp	19	EA	\$925.00	\$17,575.00	\$1,000.00	\$19,000.00	\$1,000.00	\$19,000.00	\$1,050.00	\$19,950.00
21	Remove and Replace Existing Barrier Free Ramp with Type "B" Modified Barrier Free Ramp	1	EA	\$975.00	\$975.00	\$1,600.00	\$1,600.00	\$2,500.00	\$2,500.00	\$1,200.00	\$1,200.00
22	Remove and Replace Existing Barrier Free Ramp with Type "E" Barrier Free Ramp	4	EA	\$800.00	\$3,200.00	\$700.00	\$2,800.00	\$800.00	\$3,200.00	\$1,100.00	\$4,400.00
23	Pavement Markers - Reflective Class B-II AA (Amber-Amber)	570	EA	\$3.75	\$2,137.50	\$4.00	\$2,280.00	\$3.25	\$1,852.50	\$3.50	\$1,995.00
24	Pavement Markers - Reflective Class B-II CR (Clear-Red)	50	EA	\$3.95	\$197.50	\$4.00	\$200.00	\$3.25	\$162.50	\$3.50	\$175.00
25	Pavement Markers - Reflective Class B-II (Blue-Blue)	10	EA	\$5.50	\$55.00	\$4.00	\$40.00	\$3.25	\$32.50	\$6.00	\$60.00
26	Pavement Markers - Non-Reflective Ceramic C-Y (Clear-Yellow) 4-Inch	1,850	EA	\$3.25	\$5,982.50	\$3.00	\$4,950.00	\$2.00	\$3,300.00	\$3.25	\$5,982.50
27	Pavement Markers - Non-Reflective Ceramic C-W (Clear-White) 4-Inch	120	EA	\$3.25	\$390.00	\$3.00	\$360.00	\$2.00	\$240.00	\$3.25	\$390.00
28	Thermoplastic Pavement Marker Arrows	9	EA	\$125.00	\$1,125.00	\$200.00	\$1,800.00	\$110.00	\$990.00	\$150.00	\$1,350.00
29	Remove Existing Pavement Markings - Crosswalks and Stop Bars	1	LS	\$350.00	\$350.00	\$2,900.00	\$2,900.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00
30	Bermuda or St. Augustine Block Sodding	1,400	SY	\$3.25	\$4,550.00	\$4.25	\$5,950.00	\$3.85	\$5,390.00	\$2.50	\$3,500.00
31	Topsoil, 4-Inch	1,400	SY	\$3.75	\$5,250.00	\$3.00	\$4,200.00	\$3.00	\$4,200.00	\$4.50	\$6,300.00
32	Adjust Existing Water Valve to Grade	3	EA	\$150.00	\$450.00	\$125.00	\$375.00	\$238.22	\$714.66	\$150.00	\$450.00
33	Adjust Existing Water Manhole to Grade	1	EA	\$150.00	\$150.00	\$300.00	\$300.00	\$270.26	\$270.26	\$475.00	\$475.00
34	Adjust Existing Sanitary Sewer Manhole	6	EA	\$150.00	\$900.00	\$300.00	\$1,800.00	\$270.26	\$1,621.56	\$475.00	\$2,850.00
35	Repair/Adjust Existing Irrigation Systems	1	LS	\$7,500.00	\$7,500.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
36	Remove Existing Drainage Pipe (18-Inch to 27-Inch RCP)	70	LF	\$15.00	\$1,050.00	\$8.00	\$560.00	\$4.66	\$326.20	\$15.00	\$1,050.00
37	Remove Existing Drainage Pipe (30-Inch to 42-Inch RCP)	20	LF	\$18.00	\$360.00	\$12.00	\$240.00	\$7.91	\$158.20	\$30.00	\$600.00
38	Remove Existing Curb Inlet	14	EA	\$850.00	\$11,900.00	\$260.00	\$3,640.00	\$342.41	\$4,793.74	\$350.00	\$4,900.00
39	18-Inch RCP, C76, Class III, Incl. Embedment	80	LF	\$38.00	\$3,040.00	\$63.00	\$5,040.00	\$34.70	\$2,776.00	\$42.00	\$3,360.00
40	21-Inch RCP, C76, Class III, Incl. Embedment	230	LF	\$39.75	\$9,142.50	\$68.00	\$15,640.00	\$39.04	\$8,979.20	\$45.00	\$10,350.00
41	24-Inch RCP, C76, Class III, Incl. Embedment	60	LF	\$49.75	\$2,985.00	\$72.00	\$4,320.00	\$49.16	\$2,949.60	\$55.00	\$3,300.00
42	30-Inch RCP, C76, Class III, Incl. Embedment	44	LF	\$62.50	\$2,750.00	\$83.00	\$3,652.00	\$62.16	\$2,735.04	\$78.00	\$3,432.00
43	36-Inch RCP, C76, Class III, Incl. Embedment	210	LF	\$89.75	\$18,847.50	\$98.00	\$20,580.00	\$81.88	\$17,194.80	\$88.00	\$18,480.00
44	42-Inch RCP, C76, Class III, Incl. Embedment	360	LF	\$119.50	\$43,020.00	\$117.00	\$42,120.00	\$104.28	\$37,540.80	\$118.00	\$42,480.00
45	48-Inch RCP, C76, Class III, Incl. Embedment	1280	LF	\$144.00	\$184,320.00	\$131.00	\$167,680.00	\$124.23	\$159,014.40	\$129.00	\$165,120.00

**STREET REHABILITATION PHASE III  
PAVEMENT, DRAINAGE AND WATER REHABILITATION  
MELROSE (COIT TO WEST SHORE) MEADOW VIEW COURT  
BID NO. 25-12  
BID OPENING: FEB 15, 2012**

ITEM	DESCRIPTION	QTY.	UNIT	Jet Underground Utilities, Inc.		Camino Construction, LP		Jim Bowman Construction, LP		Texas Standard Construction	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
46	Precast RCP Plug (15-Inch to 42-Inch)	9	EA	\$250.00	\$2,250.00	\$400.00	\$3,600.00	\$249.57	\$2,246.13	\$250.00	\$2,250.00
47	6-Foot Inlet Complete (Recessed)	1	EA	\$2,400.00	\$2,400.00	\$3,000.00	\$3,000.00	\$2,174.75	\$2,174.75	\$3,200.00	\$3,200.00
48	6-Foot Inlet (Complete)	1	EA	\$2,400.00	\$2,400.00	\$3,000.00	\$3,000.00	\$2,125.69	\$2,125.69	\$2,200.00	\$2,200.00
49	8-Foot Inlet (Complete)	1	EA	\$2,800.00	\$2,800.00	\$3,400.00	\$3,400.00	\$2,317.91	\$2,317.91	\$2,500.00	\$2,500.00
50	18-Foot Inlet (Complete)	1	EA	\$3,950.00	\$3,950.00	\$5,010.00	\$5,010.00	\$3,500.11	\$3,500.11	\$4,600.00	\$4,600.00
51	20-Foot Inlet (Complete)	18	EA	\$4,200.00	\$75,600.00	\$5,700.00	\$102,600.00	\$3,884.53	\$69,921.54	\$4,900.00	\$88,200.00
52	Connection to Existing Storm System (Existing Reinforced Concrete Pipe/Culvert)	11	EA	\$450.00	\$4,950.00	\$550.00	\$6,050.00	\$331.14	\$3,642.54	\$700.00	\$7,700.00
53	Remove & Replace Existing Inlet Top (Same Length)	1	EA	\$1,400.00	\$1,400.00	\$2,300.00	\$2,300.00	\$2,354.76	\$2,354.76	\$1,900.00	\$1,900.00
54	Type "B" Storm Sewer Manhole with 600-Pound Heavy Duty 30-Inch Frame and Cover	2	EA	\$725.00	\$1,450.00	\$5,500.00	\$11,000.00	\$5,181.07	\$10,322.14	\$5,500.00	\$11,000.00
55	Trench Safety System Implementation (Storm)	2300	LF	\$1.00	\$2,300.00	\$0.25	\$575.00	\$0.89	\$2,047.00	\$2.75	\$6,325.00
56	Erosion Control Stormwater Pollution Prevention Plan & Implement	1	LS	\$3,800.00	\$3,800.00	\$13,500.00	\$13,500.00	\$10,500.00	\$10,500.00	\$5,500.00	\$5,500.00
57	6-Inch HMA Temporary Pavement Repair for Storm Piping Installation	110	SY	\$31.50	\$3,465.00	\$19.00	\$2,090.00	\$23.39	\$2,572.90	\$70.00	\$7,700.00
58	Construction Contingency	1	LS	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
	Subtotal Paving and Drainage				\$1,308,285.00		\$1,409,463.00		\$1,458,624.93		\$1,428,957.00
<b>Water Improvements</b>											
W1	Remove Existing Water Meter & Salvage	33	EA	\$125.00	\$4,125.00	\$65.00	\$2,145.00	\$64.79	\$2,138.07	\$75.00	\$2,475.00
W2	6-Inch PVC Water Main Including All Fittings	340	LF	\$31.00	\$10,540.00	\$34.00	\$11,560.00	\$22.26	\$7,568.40	\$34.00	\$11,560.00
W3	8-Inch PVC Water Main Including All Fittings	1,800	LF	\$33.00	\$59,400.00	\$38.00	\$68,400.00	\$29.25	\$52,650.00	\$37.00	\$66,600.00
W4	6-Inch Gate Valve	6	EA	\$975.00	\$5,850.00	\$1,100.00	\$6,600.00	\$1,068.27	\$6,409.82	\$900.00	\$5,400.00
W5	8-Inch Gate Valve	6	EA	\$1,325.00	\$7,950.00	\$1,500.00	\$9,000.00	\$1,432.01	\$8,592.06	\$1,400.00	\$8,400.00
W6	12-Inch x 8-Inch Tapping Sleeve and Valve	1	EA	\$3,800.00	\$3,800.00	\$5,100.00	\$5,100.00	\$4,840.20	\$4,840.20	\$3,500.00	\$3,500.00
W7	Connect to Existing 6-Inch and 8-Inch Water Main	4	EA	\$385.00	\$1,540.00	\$2,000.00	\$8,000.00	\$1,367.14	\$5,468.56	\$2,500.00	\$10,000.00
W8	6-Inch HMA Temporary Pavement Repair for Water Main Installation	940	SY	\$31.50	\$29,610.00	\$19.00	\$17,860.00	\$22.18	\$20,849.20	\$27.00	\$25,380.00
W9	New 1-Inch Service Replacement and Meter Box	30	EA	\$775.00	\$23,250.00	\$711.00	\$21,330.00	\$884.57	\$26,537.10	\$1,075.00	\$32,250.00
W10	New 2-Inch Service Replacement and Meter Box	3	EA	\$2,075.00	\$6,225.00	\$2,500.00	\$7,500.00	\$1,997.02	\$5,991.06	\$2,000.00	\$6,000.00
W11	Fire Hydrant Assembly, Including MJ Tee and Appurtenances	5	EA	\$2,875.00	\$14,375.00	\$3,100.00	\$15,500.00	\$3,289.48	\$16,347.40	\$2,700.00	\$13,500.00
W12	6-Inch Waterline Lowering at Storm Drain Crossing	1	EA	\$2,075.00	\$2,075.00	\$1,300.00	\$1,300.00	\$2,153.03	\$2,153.03	\$5,500.00	\$5,500.00
W13	8-Inch Waterline Lowering at Storm Drain Crossing	4	EA	\$2,500.00	\$10,000.00	\$1,500.00	\$6,000.00	\$2,898.90	\$10,787.80	\$8,000.00	\$32,000.00
W14	8-Inch to 6-Inch Rehabilitation Connection (Complete)	3	EA	\$4,875.00	\$14,025.00	\$3,600.00	\$10,800.00	\$6,242.08	\$18,726.24	\$5,400.00	\$16,200.00
W15	Trench Safety System Implementation (Water)	2,280	LF	\$1.00	\$2,280.00	\$0.25	\$570.00	\$0.94	\$2,143.20	\$2.75	\$6,270.00
W16	Remove Existing Water Meter & Relocate New Water Meter (By Licensed Plumber)	2	EA	\$275.00	\$550.00	\$1,000.00	\$2,000.00	\$1,145.96	\$2,291.92	\$2,000.00	\$4,000.00
W17	Waterline Repair w/ Ductile Iron Fittings and Length of Pipe	3	EA	\$575.00	\$1,725.00	\$1,223.00	\$3,669.00	\$1,327.49	\$3,982.47	\$4,000.00	\$12,000.00
W18	Waterline Repair w/ Full Stainless Steel Clamp	3	EA	\$575.00	\$1,725.00	\$375.00	\$1,125.00	\$708.16	\$2,124.48	\$1,500.00	\$4,500.00
W19	Water Service Line Repair	3	EA	\$300.00	\$900.00	\$185.00	\$555.00	\$442.70	\$1,328.10	\$1,500.00	\$4,500.00
W20	Construction Contingency	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
	Subtotal Water Improvements				\$209,945.00		\$209,014.00		\$210,728.71		\$272,035.00
<b>TOTAL AMOUNT BID</b>					\$1,518,230.00		\$1,618,477.00		\$1,667,353.64		\$1,700,992.00
<b>CONTRACTORS BID</b>					SAME		\$1,613,997.00		SAME		SAME

**STREET REHABILITATION PHASE III  
PAVEMENT, DRAINAGE AND WATER REHABILITATION  
MELROSE (COIT TO WEST SHORE) MEADOW VIEW COURT  
BID NO. 25-12  
BID OPENING: FEB 15, 2012**

ITEM	DESCRIPTION	QTY.	UNIT	Quality Excavation		RKM Utility Services, Inc.		Barson Utilities, Inc.		Consultants Engineer Estimate		AVERAGES	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
<b>Paving &amp; Drainage Improvements</b>													
1	Mobilization	1	LS	\$49,500.00	\$49,500.00	\$20,000.00	\$20,000.00	\$75,000.00	\$75,000.00	\$30,000.00	\$30,000.00	\$52,457.14	\$52,457.14
2	Project Sign	4	EA	\$656.00	\$2,624.00	\$750.00	\$3,000.00	\$300.00	\$1,200.00	\$450.00	\$1,800.00	\$486.57	\$1,946.29
3	Electronic Message Board	2	WK	\$551.00	\$1,102.00	\$1,500.00	\$3,000.00	\$650.00	\$1,300.00	\$800.00	\$1,600.00	\$1,173.00	\$2,346.00
4	Construction Barricading/Signing/Traffic Control	1	LS	\$24,900.00	\$24,900.00	\$15,000.00	\$15,000.00	\$10,500.00	\$10,500.00	\$200.00	\$200.00	\$15,264.29	\$15,264.29
5	Unclassified Street Excavation	30	CY	\$18.00	\$540.00	\$35.00	\$1,050.00	\$12.00	\$360.00	\$100.00	\$3,000.00	\$25.29	\$758.57
6	Mill, Remove and Dispose Existing Asphalt Overlay	23,800	SY	\$2.91	\$69,258.00	\$1.75	\$41,850.00	\$1.50	\$35,700.00	\$3.00	\$71,400.00	\$1.71	\$40,664.00
7	Remove Existing Street, Driveway Pavement, Haul Off and Dispose	9,550	SY	\$6.50	\$62,075.00	\$11.00	\$105,050.00	\$9.00	\$85,950.00	\$7.00	\$66,850.00	\$9.09	\$86,768.57
8	Remove Existing Sidewalk, Haul Off and Dispose, and Construct 4-Inch Class "A" Reinforced Concrete Sidewalk	1,300	SY	\$37.00	\$48,100.00	\$35.00	\$45,500.00	\$7.00	\$9,100.00	\$40.50	\$52,650.00	\$34.71	\$45,128.57
9	Remove Tree, Haul Off and Dispose (Less than 6-Inch Diameter)	4	EA	\$1,100.00	\$4,400.00	\$250.00	\$1,000.00	\$450.00	\$1,800.00	\$200.00	\$800.00	\$446.43	\$1,785.71
10	Remove Tree, Haul Off and Dispose (Greater than 6-Inch Diameter)	1	EA	\$2,800.00	\$2,800.00	\$800.00	\$800.00	\$850.00	\$850.00	\$750.00	\$750.00	\$1,057.14	\$1,057.14
11	8-Inch Class "C" Reinf. Conc. Street Pavement (Scarify & Compact 6-Inch Subgrade)	8,000	SY	\$47.00	\$376,000.00	\$43.00	\$344,000.00	\$60.00	\$480,000.00	\$44.00	\$352,000.00	\$44.96	\$359,714.29
12	6-Inch Class "C" Reinf. Conc. Street Pavement (Scarify & Compact 6-Inch Subgrade)	1,050	SY	\$45.80	\$47,880.00	\$36.00	\$37,800.00	\$80.00	\$84,000.00	\$42.00	\$44,100.00	\$44.48	\$46,702.50
13	6-Inch Class "A" Reinforced Concrete Driveway Pavement (Scarify & Compact 6"Subgrade)	500	SY	\$49.30	\$24,650.00	\$36.00	\$18,000.00	\$55.00	\$27,500.00	\$38.00	\$19,000.00	\$42.84	\$21,417.86
14	6-Inch Class "C" Reinforced Concrete Integral Curb	4,800	LF	\$2.25	\$10,800.00	\$1.00	\$4,800.00	\$8.00	\$38,400.00	\$5.00	\$24,000.00	\$3.32	\$15,942.86
15	1.5-Inch Wedge Milling (Concrete)	12,600	LF	\$2.20	\$27,720.00	\$1.75	\$22,050.00	\$1.50	\$18,900.00	\$3.50	\$44,100.00	\$1.62	\$20,430.00
16	2-Inch Hot-Mix Asphalt Concrete Pavement Overlay	24,200	SY	\$8.50	\$205,700.00	\$12.50	\$302,500.00	\$9.25	\$223,850.00	\$11.00	\$266,200.00	\$9.55	\$231,040.86
17	Remove, Replace Monolithic Median Nose	1	EA	\$8,500.00	\$8,500.00	\$2,700.00	\$2,700.00	\$6,500.00	\$6,500.00	\$1,650.00	\$1,650.00	\$3,155.00	\$3,155.00
18	Pavement Markings (Thermoplastic) Standard Crosswalk, Stop Bar and School Zone Bar	800	SY	\$29.50	\$17,700.00	\$29.50	\$17,700.00	\$30.00	\$18,000.00	\$25.00	\$15,000.00	\$26.04	\$15,821.43
19	Cement Stabilized Backfill	50	CY	\$94.00	\$4,700.00	\$80.00	\$4,000.00	\$85.00	\$4,250.00	\$45.00	\$2,250.00	\$83.71	\$4,185.71
20	Remove and Replace Existing Barrier Free Ramp with Type "B" Barrier Free Ramp	19	EA	\$2,100.00	\$39,900.00	\$1,200.00	\$22,800.00	\$1,250.00	\$23,750.00	\$1,200.00	\$22,800.00	\$1,217.86	\$23,139.29
21	Remove and Replace Existing Barrier Free Ramp with Type "B" Modified Barrier Free Ramp	1	EA	\$4,000.00	\$4,000.00	\$2,500.00	\$2,500.00	\$1,350.00	\$1,350.00	\$3,000.00	\$3,000.00	\$2,017.86	\$2,017.86
22	Remove and Replace Existing Barrier Free Ramp with Type "E" Barrier Free Ramp	4	EA	\$1,180.00	\$4,720.00	\$600.00	\$2,400.00	\$1,450.00	\$5,800.00	\$1,000.00	\$4,000.00	\$944.29	\$3,777.14
23	Pavement Markers - Reflective Class B-II AA (Amber-Amber)	570	EA	\$3.50	\$1,995.00	\$3.80	\$2,166.00	\$4.00	\$2,280.00	\$3.00	\$1,710.00	\$3.69	\$2,100.86
24	Pavement Markers - Reflective Class B-II CR (Clear-Red)	50	EA	\$3.50	\$175.00	\$4.10	\$205.00	\$4.25	\$212.50	\$3.00	\$150.00	\$3.79	\$189.64
25	Pavement Markers - Reflective Class B-II (Blue-Blue)	10	EA	\$5.50	\$55.00	\$25.00	\$250.00	\$6.00	\$60.00	\$10.00	\$100.00	\$7.89	\$78.93
26	Pavement Markers - Non-Reflective Ceramic C-Y (Clear-Yellow) 4-Inch	1,650	EA	\$3.30	\$5,445.00	\$3.25	\$5,362.50	\$4.00	\$6,600.00	\$2.50	\$4,125.00	\$3.15	\$5,197.50
27	Pavement Markers - Non-Reflective Ceramic C-W (Clear-White) 4-Inch	120	EA	\$3.30	\$396.00	\$5.00	\$600.00	\$4.00	\$480.00	\$2.50	\$300.00	\$3.40	\$408.00
28	Thermoplastic Pavement Marker Arrows	9	EA	\$115.00	\$1,035.00	\$250.00	\$2,250.00	\$100.00	\$900.00	\$100.00	\$900.00	\$150.00	\$1,350.00
29	Remove Existing Pavement Markings - Crosswalks and Stop Bars	1	LS	\$2,100.00	\$2,100.00	\$1,100.00	\$1,100.00	\$1,500.00	\$1,500.00	\$9,000.00	\$9,000.00	\$1,778.57	\$1,778.57
30	Bermuda or St. Augustine Block Sodding	1,400	SY	\$3.30	\$4,620.00	\$3.00	\$4,200.00	\$3.00	\$4,200.00	\$4.00	\$5,600.00	\$3.31	\$4,630.00
31	Topsoil, 4-Inch	1,400	SY	\$4.00	\$5,600.00	\$2.00	\$2,800.00	\$8.00	\$11,200.00	\$2.00	\$2,800.00	\$4.04	\$5,656.00
32	Adjust Existing Water Valve to Grade	3	EA	\$200.00	\$600.00	\$100.00	\$300.00	\$300.00	\$900.00	\$300.00	\$900.00	\$180.46	\$541.38
33	Adjust Existing Water Manhole to Grade	1	EA	\$600.00	\$600.00	\$500.00	\$500.00	\$600.00	\$600.00	\$750.00	\$750.00	\$413.61	\$413.61
34	Adjust Existing Sanitary Sewer Manhole	6	EA	\$450.00	\$2,700.00	\$500.00	\$3,000.00	\$800.00	\$4,800.00	\$750.00	\$4,500.00	\$392.18	\$2,353.08
35	Repair/Adjust Existing Irrigation Systems	1	LS	\$7,100.00	\$7,100.00	\$3,500.00	\$3,500.00	\$14,500.00	\$14,500.00	\$5,000.00	\$5,000.00	\$9,657.14	\$9,657.14
36	Remove Existing Drainage Pipe (18-Inch to 27-Inch RCP)	70	LF	\$20.00	\$1,400.00	\$10.00	\$700.00	\$17.00	\$1,190.00	\$10.00	\$700.00	\$12.81	\$896.60
37	Remove Existing Drainage Pipe (30-Inch to 42-Inch RCP)	20	LF	\$52.60	\$1,052.00	\$40.00	\$800.00	\$25.00	\$500.00	\$30.00	\$600.00	\$26.50	\$530.03
38	Remove Existing Curb Inlet	14	EA	\$200.00	\$2,800.00	\$500.00	\$7,000.00	\$1,000.00	\$14,000.00	\$1,600.00	\$22,400.00	\$500.34	\$7,004.82
39	18-Inch RCP, C76, Class III, Incl. Embedment	80	LF	\$54.00	\$4,320.00	\$47.50	\$3,800.00	\$60.00	\$4,800.00	\$46.00	\$3,680.00	\$48.17	\$3,853.71
40	21-Inch RCP, C76, Class III, Incl. Embedment	230	LF	\$53.40	\$12,282.00	\$54.75	\$12,592.50	\$65.00	\$14,950.00	\$54.00	\$12,420.00	\$52.13	\$11,990.89
41	24-Inch RCP, C76, Class III, Incl. Embedment	60	LF	\$58.50	\$3,510.00	\$62.00	\$3,720.00	\$70.00	\$4,200.00	\$60.00	\$3,600.00	\$59.49	\$3,569.23
42	30-Inch RCP, C76, Class III, Incl. Embedment	44	LF	\$86.50	\$3,806.00	\$78.80	\$3,467.20	\$75.00	\$3,300.00	\$75.00	\$3,300.00	\$75.14	\$3,306.03
43	36-Inch RCP, C76, Class III, Incl. Embedment	210	LF	\$102.60	\$21,546.00	\$102.50	\$21,525.00	\$95.00	\$19,950.00	\$90.00	\$18,900.00	\$93.96	\$19,731.90
44	42-Inch RCP, C76, Class III, Incl. Embedment	360	LF	\$122.00	\$43,920.00	\$131.50	\$47,340.00	\$120.00	\$43,200.00	\$100.00	\$36,000.00	\$118.90	\$42,802.97
45	48-Inch RCP, C76, Class III, Incl. Embedment	1280	LF	\$138.00	\$176,640.00	\$163.00	\$208,640.00	\$145.00	\$186,600.00	\$120.00	\$153,600.00	\$139.18	\$176,144.91

**STREET REHABILITATION PHASE III  
PAVEMENT, DRAINAGE AND WATER REHABILITATION  
MELROSE (COIT TO WEST SHORE) MEADOW VIEW COURT  
BID NO. 25-12  
BID OPENING: FEB 15, 2012**

ITEM	DESCRIPTION	QTY.	UNIT	Quality Excavation		RKM Utility Services, Inc.		Barson Utilities, Inc.		Consultants Engineer Estimate		AVERAGES	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
46	Precast RCP Plug (15-Inch to 42-Inch)	9	EA	\$440.00	\$3,960.00	\$234.75	\$2,112.75	\$350.00	\$3,150.00	\$200.00	\$1,800.00	\$310.62	\$2,795.55
47	8-Foot Inlet Complete (Recessed)	1	EA	\$2,800.00	\$2,800.00	\$2,100.00	\$2,100.00	\$2,150.00	\$2,150.00	\$2,400.00	\$2,400.00	\$2,546.39	\$2,546.39
48	8-Foot Inlet (Complete)	1	EA	\$1,800.00	\$1,800.00	\$2,000.00	\$2,000.00	\$2,150.00	\$2,150.00	\$2,100.00	\$2,100.00	\$2,239.38	\$2,239.38
49	8-Foot Inlet (Complete)	1	EA	\$2,000.00	\$2,000.00	\$2,800.00	\$2,800.00	\$2,500.00	\$2,500.00	\$2,300.00	\$2,300.00	\$2,588.27	\$2,588.27
50	18-Foot Inlet (Complete)	1	EA	\$3,100.00	\$3,100.00	\$4,475.00	\$4,475.00	\$3,800.00	\$3,800.00	\$3,200.00	\$3,200.00	\$4,082.16	\$4,082.16
51	20-Foot Inlet (Complete)	18	EA	\$3,400.00	\$61,200.00	\$5,000.00	\$90,000.00	\$4,200.00	\$75,600.00	\$3,800.00	\$68,400.00	\$4,469.22	\$80,445.93
52	Connection to Existing Storm System (Existing Reinforced Concrete Pipe/Culvert)	11	EA	\$630.00	\$6,930.00	\$1,000.00	\$11,000.00	\$850.00	\$7,150.00	\$500.00	\$5,500.00	\$615.88	\$6,774.65
53	Remove & Replace Existing Inlet Top (Same Length)	1	EA	\$1,000.00	\$1,000.00	\$1,700.00	\$1,700.00	\$1,850.00	\$1,850.00	\$1,400.00	\$1,400.00	\$1,786.39	\$1,786.39
54	Type "B" Storm Sewer Manhole with 600-Pound Heavy Duty 30-Inch Frame and Cover	2	EA	\$5,500.00	\$11,000.00	\$5,550.00	\$11,100.00	\$5,000.00	\$10,000.00	\$7,000.00	\$14,000.00	\$4,705.15	\$9,410.31
55	Trench Safety System Implementation (Storm)	2300	LF	\$1.40	\$3,220.00	\$1.00	\$2,300.00	\$0.50	\$1,150.00	\$1.50	\$3,450.00	\$1.11	\$2,559.57
56	Erosion Control Stormwater Pollution Prevention Plan & Implement	1	LS	\$9,300.00	\$9,300.00	\$4,000.00	\$4,000.00	\$5,100.00	\$5,100.00	\$5,000.00	\$5,000.00	\$7,385.71	\$7,385.71
57	6-Inch HMAC Temporary Pavement Repair for Storm Piping Installation	110	SY	\$36.00	\$3,960.00	\$35.00	\$3,850.00	\$30.00	\$3,300.00	\$12.50	\$1,375.00	\$34.98	\$3,848.27
58	Construction Contingency	1	LS	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
Subtotal Paving and Drainage					\$1,491,258.00		\$1,530,355.95		\$1,850,882.50		\$1,465,510.00		\$1,467,943.48
<b>Water Improvements</b>													
W1	Remove Existing Water Meter & Salvage	33	EA	\$126.00	\$4,158.00	\$100.00	\$3,300.00	\$200.00	\$6,600.00	\$250.00	\$8,250.00	\$107.97	\$3,563.01
W2	6-Inch PVC Water Main Including All Fittings	340	LF	\$26.00	\$8,840.00	\$35.00	\$11,900.00	\$45.00	\$15,300.00	\$38.00	\$12,920.00	\$32.47	\$11,038.34
W3	8-Inch PVC Water Main Including All Fittings	1,800	LF	\$27.50	\$49,500.00	\$48.00	\$86,400.00	\$50.00	\$90,000.00	\$45.00	\$81,000.00	\$37.25	\$67,050.00
W4	8-Inch Gate Valve	6	EA	\$850.00	\$5,100.00	\$890.00	\$5,340.00	\$900.00	\$5,400.00	\$900.00	\$5,400.00	\$954.75	\$5,728.52
W5	8-Inch Gate Valve	6	EA	\$1,100.00	\$6,600.00	\$1,200.00	\$7,200.00	\$1,350.00	\$8,100.00	\$1,250.00	\$7,500.00	\$1,329.57	\$7,977.44
W6	12-Inch x 8-Inch Tapping Sleeve and Valve	1	EA	\$4,700.00	\$4,700.00	\$5,000.00	\$5,000.00	\$4,200.00	\$4,200.00	\$3,000.00	\$3,000.00	\$4,420.03	\$4,420.03
W7	Connect to Existing 6-Inch and 8-Inch Water Main	4	EA	\$1,300.00	\$5,200.00	\$800.00	\$3,200.00	\$1,650.00	\$6,600.00	\$450.00	\$1,800.00	\$1,428.88	\$5,715.51
W8	6-Inch HMAC Temporary Pavement Repair for Water Main Installation	940	SY	\$34.00	\$31,960.00	\$10.00	\$9,400.00	\$30.00	\$28,200.00	\$12.50	\$11,750.00	\$24.81	\$23,322.74
W9	New 1-Inch Service Replacement and Meter Box	30	EA	\$885.00	\$26,550.00	\$700.00	\$21,000.00	\$675.00	\$20,250.00	\$800.00	\$18,000.00	\$815.08	\$24,452.44
W10	New 2-Inch Service Replacement and Meter Box	3	EA	\$2,900.00	\$8,700.00	\$1,725.00	\$5,175.00	\$1,800.00	\$5,400.00	\$1,000.00	\$3,000.00	\$2,142.43	\$6,427.29
W11	Fire Hydrant Assembly, Including MJ Tee and Appurtenances	5	EA	\$2,300.00	\$11,500.00	\$2,650.00	\$13,250.00	\$3,000.00	\$15,000.00	\$2,250.00	\$11,250.00	\$2,842.07	\$14,210.34
W12	6-Inch Waterline Lowering at Storm Drain Crossing	1	EA	\$2,700.00	\$2,700.00	\$2,200.00	\$2,200.00	\$4,000.00	\$4,000.00	\$2,000.00	\$2,000.00	\$2,846.86	\$2,846.86
W13	8-Inch Waterline Lowering at Storm Drain Crossing	4	EA	\$4,000.00	\$16,000.00	\$2,800.00	\$11,200.00	\$4,100.00	\$16,400.00	\$2,000.00	\$8,000.00	\$3,342.41	\$13,369.66
W14	8-Inch to 6-Inch Rehabilitation Connection (Complete)	3	EA	\$6,200.00	\$18,600.00	\$5,500.00	\$16,500.00	\$4,500.00	\$13,500.00	\$3,000.00	\$9,000.00	\$5,159.58	\$15,478.75
W15	Trench Safety System Implementation (Water)	2,280	LF	\$1.00	\$2,280.00	\$1.00	\$2,280.00	\$0.50	\$1,140.00	\$1.50	\$3,420.00	\$1.06	\$2,423.31
W16	Remove Existing Water Meter & Relocate New Water Meter (By Licensed Plumber)	2	EA	\$2,900.00	\$5,800.00	\$1,000.00	\$2,000.00	\$800.00	\$1,200.00	\$400.00	\$800.00	\$1,274.42	\$2,548.85
W17	Waterline Repair w/ Ductile Iron Fittings and Length of Pipe	3	EA	\$3,000.00	\$9,000.00	\$50.00	\$150.00	\$3,800.00	\$11,400.00	\$1,500.00	\$4,500.00	\$1,996.50	\$5,989.50
W18	Waterline Repair w/ Full Stainless Steel Clamp	3	EA	\$1,000.00	\$3,000.00	\$50.00	\$150.00	\$3,000.00	\$9,000.00	\$1,500.00	\$4,500.00	\$1,029.74	\$3,089.21
W19	Water Service Line Repair	3	EA	\$700.00	\$2,100.00	\$50.00	\$150.00	\$1,000.00	\$3,000.00	\$500.00	\$1,500.00	\$596.81	\$1,790.44
W20	Construction Contingency	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Subtotal Water Improvements					\$232,288.00		\$211,395.00		\$274,690.00		\$207,590.00		\$231,442.24
<b>TOTAL AMOUNT BID</b>					\$1,723,544.00		\$1,741,750.95		\$1,925,372.50		\$1,673,100.00		\$1,699,385.73
<b>CONTRACTORS BID</b>					SAME		\$1,746,650.95		SAME				

Certified By:

*Steve Spanos*  
STEVE SPANOS, P.E., DIRECTOR OF ENGINEERING



CITY LIMIT

**STREET REHABILITATION - RESIDENTIAL AND COLLECTORS 2010 STREETS III**  
**MELROSE (COIT TO WEST SHORE) AND 1000 BLOCK MEADOW VIEW COURT**  
 SPRING 2012



SCALE: 1" = 700'





## MEMO

**DATE:** March 6, 2012

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager *Pam*

**SUBJECT:** Award of Bid #27-12 for the Hunt Branch Sanitary Sewer & 200 West Shore Drive Erosion Control to ARK Contracting in the amount of \$231,885

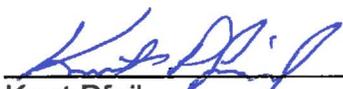
**Proposed Date of Award: March 12, 2012**

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, ARK Contracting, for the above referenced construction in the amount of \$231,885, as outlined in the attached memo.

Funding is provided from the 2005 G.O. Bond 376-8702-585-7524 SD1108, 2006 G.O. Bond 377-8702-585-7524 SD1207, 2010 Water & Sewer C.O. Bond 545-5710-585-7524 WS1112 and 2011 Water & Sewer C.O. Bond 546-5710-585-7524 WS1207.

The bid was advertised in *The Dallas Morning News* on January 25, 2012 and February 1, 2012 and was posted on Bidsync.com. A prebid conference was held on February 8, 2012 and seven bids were solicited and two bids were received.

Concur:

  
Kent Pfeil

Attachments

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



## MEMO

TO: Bill Keffler, City Manager

THRU: Cliff Miller, Assistant City Manager *CM*

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

SUBJECT: Award of Bid #27-12 to ARK Contracting  
Hunt Branch Sanitary Sewer & 200 West Shore Drive Erosion Control

DATE: March 2, 2012

### ***ACTION REQUESTED:***

Council to consider award of Bid #27-12 to ARK Contracting for the Hunt Branch Sanitary Sewer & 200 West Shore Drive Erosion Control in the amount of \$231,885.

### ***BACKGROUND INFORMATION:***

On February 16, 2012 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest bid was submitted by ARK Contracting in the amount of \$231,885.

Staff as well as the Finance Department have reviewed the ARK Contracting company financials, bonding company, the insurance company and references, and recommend awarding the Hunt Branch Sanitary Sewer & 200 West Shore Drive Erosion Control project to ARK Contracting.

The Hunt Branch Sanitary Sewer and 200 West Shore Drive Erosion Control project consists of the construction of tieback gabion walls ranging from 6 to 12 feet in height, gabion mattress, grading permanent erosion fabric matting and vegetation, the replacement of a sanitary sewer manhole and other miscellaneous items.

Capital Projects plans to begin construction for this project April 2012 and be completed by June 2012.

### **FUNDING:**

Funding is provided from the 2005 G.O. Bond 376-8702-585-7524 SD1108, 2006 G.O. Bond 377-8702-585-7524 SD1207, 2010 Water & Sewer C.O. Bond 545-5710-585-7524 WS1112 and 2011 Water & Sewer C.O. Bond 546-5710-585-7524 WS1207.

### **SCHEDULE:**

Capital Projects plans to begin construction for this project April 2012 and be completed by June 2012.

# Hunt Branch Sanitary Sewer and 200 West Shore Drive Erosion Control

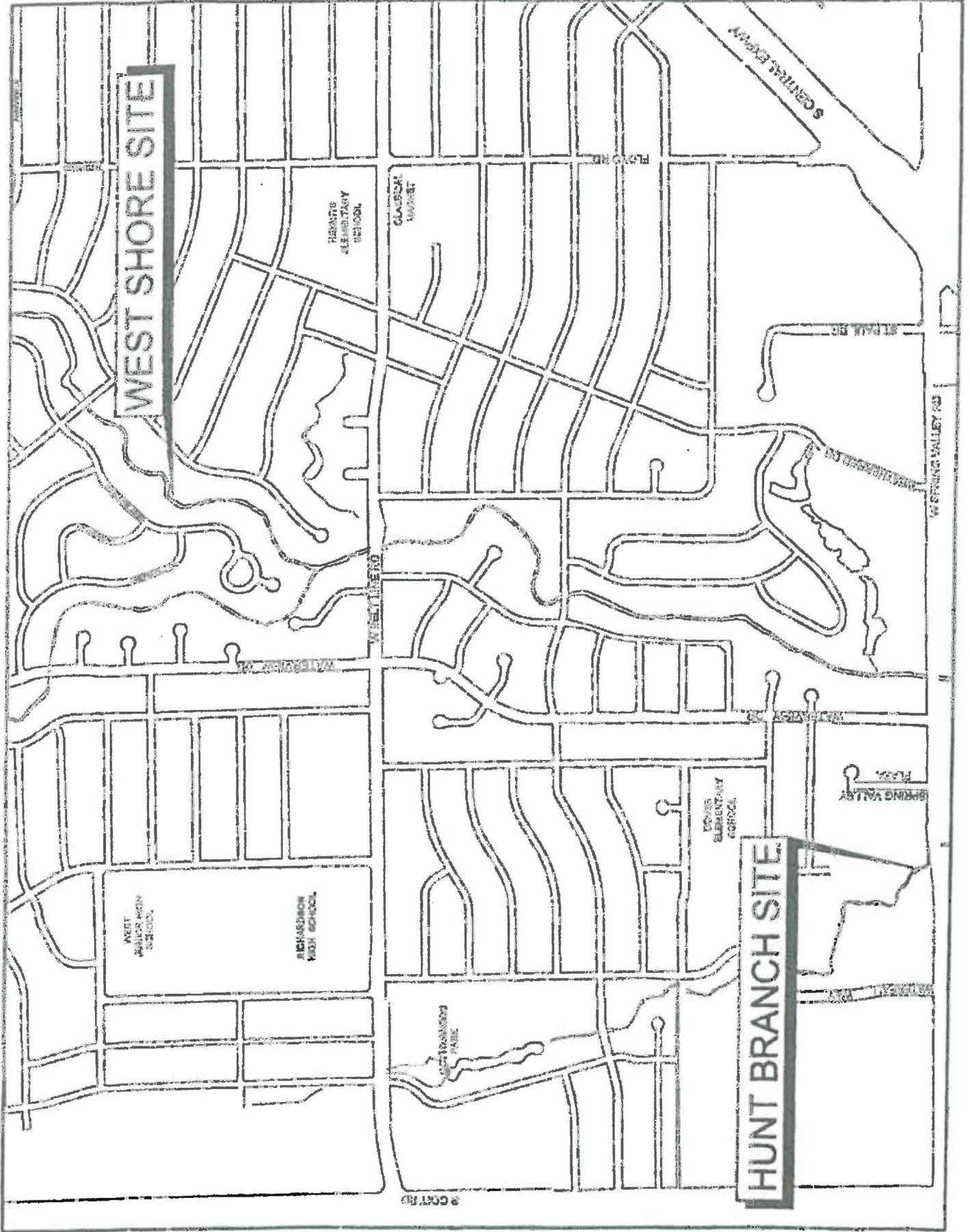
BID # 27-12

Bid Opening: February 16, 2012

ITEM NO.	DESCRIPTION	EST QTY	UNIT	ARK Contracting Services		DCI Contracting, Inc.		AVERAGE	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization, Compete	1	LS	\$11,000.00	\$11,000.00	\$60,000.00	\$60,000.00	\$35,500.00	\$35,500.00
2	Construction Erosion Control, complete	1	LS	\$12,000.00	\$12,000.00	\$7,200.00	\$7,200.00	\$9,600.00	\$9,600.00
3	Construction Contingency	1	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
<b>General Item Subtotal</b>					<b>\$43,000.00</b>		<b>\$87,200.00</b>		<b>\$65,100.00</b>
<b>Hunt Branch Sanitary Sewer Project Items:</b>									
1	Project Site Dewatering	1	LS	\$12,000.00	\$12,000.00	\$24,000.00	\$24,000.00	\$18,000.00	\$18,000.00
2	Provide and install project site sign	1	Ea	\$500.00	\$500.00	\$480.00	\$480.00	\$490.00	\$490.00
3	Clearing and grubbing	395	SY	\$26.00	\$10,270.00	\$15.20	\$6,004.00	\$20.60	\$8,137.00
4	Removal of trees up to 12" Dia	1	Ea	\$700.00	\$700.00	\$600.00	\$600.00	\$650.00	\$650.00
5	General Excavation	85	CY	\$32.00	\$2,720.00	\$36.00	\$3,060.00	\$34.00	\$2,890.00
6	Placement of site excavated/compacted fill	150	CY	\$36.00	\$5,400.00	\$36.00	\$5,400.00	\$36.00	\$5,400.00
7	Hydromulch grass seed, permanent erosion mattress and topsoil	60	SY	\$2.00	\$120.00	\$12.00	\$720.00	\$7.00	\$420.00
8	3'x3' PVC coated gabion baskets	110	CY	\$220.00	\$24,200.00	\$234.00	\$25,740.00	\$227.00	\$24,970.00
9	3'x1.5' PVC coated gabion baskets	40	CY	\$225.00	\$9,000.00	\$234.00	\$9,360.00	\$229.50	\$9,180.00
10	12" PVC coated gabion mattress	50	CY	\$230.00	\$11,500.00	\$234.00	\$11,700.00	\$232.00	\$11,600.00
11	18"x18" Concrete Beam	20	CY	\$480.00	\$9,600.00	\$480.00	\$9,600.00	\$480.00	\$9,600.00
12	Active Rock Anchors	4	Ea	\$1,200.00	\$4,800.00	\$720.00	\$2,880.00	\$960.00	\$3,840.00
13	Passive Rock Anchors	9	Ea	\$1,100.00	\$9,900.00	\$720.00	\$6,480.00	\$910.00	\$8,190.00
14	Removal of ex. Manhole and installation of new Manhole	1	Ea	\$7,000.00	\$7,000.00	\$12,000.00	\$12,000.00	\$9,500.00	\$9,500.00
<b>Hunt Branch Sanitary Sewer Project Subtotal</b>					<b>\$107,710.00</b>		<b>\$118,024.00</b>		<b>\$112,867.00</b>
<b>200 West Shore Drive Erosion Control Project:</b>									
1	Project Site Dewatering	1	LS	\$10,000.00	\$10,000.00	\$24,000.00	\$24,000.00	\$17,000.00	\$17,000.00
2	Provide and install project site sign	1	Ea	\$500.00	\$500.00	\$480.00	\$480.00	\$490.00	\$490.00
3	Clearing and grubbing	210	SY	\$18.00	\$3,780.00	\$14.40	\$3,024.00	\$16.20	\$3,402.00
4	Removal of existing gabion	12	CY	\$140.00	\$1,680.00	\$600.00	\$7,200.00	\$370.00	\$4,440.00
5	General Excavation	110	CY	\$28.00	\$3,080.00	\$36.00	\$3,960.00	\$32.00	\$3,520.00
6	Placement of site excavated/compacted fill	5	CY	\$30.00	\$150.00	\$36.00	\$180.00	\$33.00	\$165.00
7	Hydromulch grass seed, permanent erosion mattress and topsoil	40	SY	\$2.00	\$80.00	\$12.00	\$480.00	\$7.00	\$280.00
8	3'x3' PVC coated gabion baskets	105	CY	\$225.00	\$23,625.00	\$234.00	\$24,570.00	\$229.50	\$24,097.50
9	3'x1' PVC coated gabion baskets	18	CY	\$230.00	\$4,140.00	\$234.00	\$4,212.00	\$232.00	\$4,176.00
10	12" PVC coated gabion mattress	30	CY	\$235.00	\$7,050.00	\$234.00	\$7,020.00	\$234.50	\$7,035.00
11	18"x18" Concrete Beam	20	CY	\$380.00	\$7,600.00	\$540.00	\$10,800.00	\$460.00	\$9,200.00
12	Active Rock Anchors	5	Ea	\$1,200.00	\$6,000.00	\$720.00	\$3,600.00	\$960.00	\$4,800.00
13	Passive Rock Anchors	8	Ea	\$1,100.00	\$8,800.00	\$720.00	\$5,760.00	\$910.00	\$7,280.00
14	Remove and replace 4" concrete pavement	4	CY	\$260.00	\$1,040.00	\$480.00	\$1,920.00	\$370.00	\$1,480.00
15	Placement of Chain Fence	70	LF	\$35.00	\$2,450.00	\$48.00	\$3,360.00	\$41.50	\$2,905.00
16	Remove and dispose of existing wall debris	1	LS	\$1,200.00	\$1,200.00	\$18,000.00	\$18,000.00	\$9,600.00	\$9,600.00
<b>200 West Shore Drive Erosion Control Subtotal</b>					<b>\$81,175.00</b>		<b>\$118,566.00</b>		<b>\$99,870.50</b>
<b>TOTAL BASE BID</b>					<b>\$231,885.00</b>		<b>\$323,790.00</b>		<b>\$277,837.50</b>
<b>CONTRACTOR'S BID</b>									

ENGINEERS ESTIMATE FOR BASE BID: <b>\$237,000</b>
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CERTIFIED BY:   
Steve Spanos, P.E., Director of Engineering



**WEST SHORE SITE**

**HUNT BRANCH SITE**

LOCATION MAP



**MEMO**

**DATE:** March 7, 2012

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager *Pam*

**SUBJECT:** Award of Bid #34-12 for the co-op purchase of various trucks for Parks & Recreation (\$134,480.04), Animal Services (\$18,515.74), Water & Sewer Operations (\$20,577.71), and Emergency Management (\$26,036.82) to Sam Pack’s Five Star Ford through the State of Texas Procurement and Support Services Contracts #071-A1 and #072-A1

**Proposed Date of Award: March 12, 2012**

I concur with the recommendations of Ernest Ramos - Fleet and Materials Manager, Dan Baker – Superintendent of Parks, Dennis Wooten – Assistant Director of Health, and Richard Boston – Utility Systems Manager, and Mistie Gardner – Emergency Management Coordinator, and request permission to issue a purchase order for various trucks, as specified in the attached quotations, to Sam Pack’s Five Star Ford in the total amount of \$199,610.31.

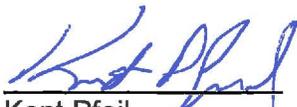
Sam Pack’s Five Star Ford is a contract vendor on Contracts #071-A1 and #072-A1 through the State of Texas Procurement and Support Services. The City of Richardson is a member of the State of Texas Cooperative Purchasing Program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Listed below are the budget figures for each vehicle, which includes additional make ready items that are not part of this purchase:

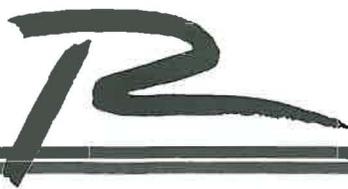
Parks & Recreation	¾ Ton Ext. Cab Truck	232-3061-581-7421	#PM1247	\$ 29,000
Parks & Recreation	Crew Cab Pickup w/dump	232-3061-581-7421	#PM1248	39,000
Parks & Recreation	Chipper Truck	232-7020-581-7421	#PM1249	72,000
Animal Services	¾ Ton Pickup	232-4513-581-7421	#AN1202	45,000
Water & Sewer Oper.	¾ Ton Ext Cab Truck	511-5211-503-7421	#WA5211B	30,000

The SUV for Emergency Management is funded through the 2010 Urban Area Security Initiative (UASI) grant in account 043-0247-512-7421.

Concur:

  
 Kent Pfeil

ATTACHMENTS



# MEMO

DATE: February 17, 2012  
TO: Pam Kirkland, Purchasing Manager  
FROM: Ernie Ramos, Fleet & Materials Manager *(E.R.)*  
RE: Capital Equipment Purchase, Various Trucks for various Departments via State of Texas Contract, 072-A1

I have reviewed the existing contract referenced above and recommend purchasing truck configurations from the State of Texas Contract, 072-A1 contract via Sam Pack's Five Star Ford for an amount of \$173,573.49. The funding for these purchases is identified below. The contact at Sam Pack's Five Star Ford is Mr. Alan Rosner, and he can be reached at (888) 835-3389, or E-mail: [alanrosner@spford.com](mailto:alanrosner@spford.com), or fax: (972) 245-5278.

**Parks Department, Account # 232-3061-581-7421, \$140,000**

Capital Equipment Purchase, Budget amount \$29,000, PM1247, ¾-ton Extended Cab Truck via State of Texas Contract, 072-A1, Bid Series 868C, as specified on quote, Cost \$22,267.22

Capital Equipment Purchase, Budget amount \$39,000, PM1248, Crewcab/Chassis w/11' Platform/Hoist Body via State of Texas Contract, 072-A1, Bid Series 888C, as specified on quote, Cost \$37,611.20

Capital Equipment Purchase, Budget amount \$72,000, PM1249, Cab/Chassis w/14' Forestry Body/Hoist Body via State of Texas Contract, 072-A1, as specified on quote, Cost \$74,601.62  
Note: The proposed unit came in over budget by \$2,601.62, (because of chassis requirements related to the body hoist) however, the overage can be absorbed with residual funds from this account with approval (Michael Massey).

**Animal Services, Account # 232-4513-581-7421, \$45,000**

Capital Equipment Purchase, Budget amount \$45,000, AN1202, ¾-ton Cab/Chassis, (bed delete) via State of Texas Contract, 072-A1, Bid Series 868C, as specified on quote, Cost \$18,515.74 Note: The Animal Control Body will be purchased outright from another vendor, shipped and installed by Fleet Services.

**Water Utilities, Account # 511-5211-503-7421, \$32,000**

Capital Equipment Purchase, Budget amount \$32,000, WA5211B, ½-ton Extended Cab Truck via State of Texas Contract, 072-A1, Bid Series 863C, as specified on quote, Cost \$ 20,577.71  
Note: This unit was originally funded as a Compact, (Hybrid) SUV, but the Hybrid SUV is no longer available and Utilities System Manager requested the ½-ton truck with approval (Jerry Ortega).

Attachment/s: Copy Contract, (74-pages)  
Copy of Quotes, (5-pages)

Capital Equipment Purchase, Various Trucks for various Departments via State of Texas  
Contract, 072-A1  
Page 2

CC: Ben Hill, Assistant Parks Superintendent  
Bobby Kinser, Assistant Parks Superintendent  
Dan Baker, Superintendent of Parks  
Michael Massey, Director of Parks and Recreation  
Dennis Wooten, Assistant Director of Health-Animal Services  
Director of Health, Bill Alsup  
Richard Boston, P.E., Utility Systems Manager  
Jerry Ortega, Director of Public Services  
Kent Pfeil, Director of Finance

: ER



## MEMO

DATE: March 5, 2012

TO: Pam Kirkland, Purchasing Manager

FROM: Ernie Ramos, Fleet & Materials Manager *E.R.*

RE: Capital Equipment Purchase, Expedition SUV for Emergency Management via the State of Texas Contract, 071-A1

I have reviewed the existing contract referenced above and recommend purchasing one (1) Ford Expedition Sport Utility Vehicle with accessories for \$26,036.82 from Sam Pack's Five Star Ford. I have reviewed and approved the quote with options listed.

The contact at Sam Pack's Five Star Ford is Mr. Alan Rosner, and he can be reached at (888) 835-3389, or E-mail: [alanrosner@spford.com](mailto:alanrosner@spford.com), or fax: (972) 245-5278. Please order the Ford Expedition Sport Utility Vehicle with accessories as specified in the attached quote. The funding for this purchase is funded from the 2010 Urban Area Security Initiative (UASI) Grant.

043-0247-512-7421, No project #, \$26,036.82 available funding \$35,377.19

Attachment/s: State of Texas Contract Quote, Sports Utility Vehicle with accessories, (1-page)  
State of Texas Contract Pricing, (4-pages)

CC: Mistie Gardner, Emergency Management Coordinator  
Michelle Thames, Assistant City Manager  
Kent Pfeil, Director of Finance



## MEMO

**TO:** Pam Kirkland  
**FROM:** Dan Baker – Superintendent of Parks  
**DATE:** February 17, 2012  
**SUBJECT:** Parks Vehicles Purchase - 2012

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I agree with Ernie Ramos' recommendation for the Parks Department capital purchase of:

Purchasing truck configurations from the State of Texas Contract, 072-A1 contract via Sam Pack's Five Star Ford. The funding for these purchases is from account 232-3061-581-7521.

Budget amount \$29,000, PM1247, ¾-ton Extended Cab Truck via State of Texas Contract, 072-A1, Bid Series 868C, as specified on quote, Cost \$22,267.22

Budget amount \$39,000, PM1248, Crewcab/Chassis w/11' Platform/Hoist Body via State of Texas Contract, 072-A1, Bid Series 888C, as specified on quote, Cost \$37,611.20

Capital Equipment Purchase, Budget amount \$72,000, PM1249, Cab/Chassis w/14' Forestry Body/Hoist Body via State of Texas Contract, 072-A1, as specified on quote, Cost \$74,601.62

Note: The proposed unit came in over budget by \$2,601.62, (because of chassis requirements related to the body hoist) however; the overage can be absorbed with residual funds from this account with approval (Michael Massey).









# MEMO

**TO: Pam Kirkland, Purchasing Manager**

**FROM: Dennis Wooten, Assistant Director Health, Animal Services**

**DATE: February 28, 2012**

**SUBJECT: Replacement of 4517 shelter truck**

Pam, I would like to concur with Fleet Manager, Ernie Ramos recommendation that shelter truck 4517 a 2003 Ford F-150 be replaced along with the Animal carrier bed. The recommendation is based on the age of the vehicle, high mileage, and general condition of the truck along with the worn and outdated animal module.





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**MEMO**

fax 972 744-5814 ; ph 972 744-4411  
[richard.boston@cor.gov](mailto:richard.boston@cor.gov)

**TO:** Pam Kirkland, Purchasing Manager  
**FROM:** Richard Boston, P.E., Utility System Manager/Engineer  
**DATE :** February 29, 2012  
**SUBJECT :** Pickup truck for the Water Division, State Contract #072-A1

I recommend purchase of one ½ Ton Pickup for the Water Division from the State Contract, # 072-A1, Bid Series 863C from Sam Pack's Five Star Ford in the amount of \$20, 577.71. Funds are available in account no. 511-5211-503-7421 .





# MEMO

**DATE:** March 6, 2012  
**TO:** Pam Kirkland, Purchasing Manager  
**FROM:** Mistie Gardner, Emergency Management Coordinator  
**SUBJECT:** Capital Equipment Purchase, Expedition SUV for Emergency Management via the State of Texas Contract, 071-A1 Concurrence

---

I have reviewed the recommendation from Ernie Ramos, Fleet & Materials Manager to purchase (1) Ford Expedition Sports Utility Vehicle with accessories for the State Contract price of \$26,036.82 from Sam Pack's Five Star Ford; and, I concur with this recommendation.

This expenditure is being funded via the 2010 Urban Area Security Initiative (UASI) portion of the Homeland Security Grant Program, Account # 043-0247-512.7421. This grant funding was originally allocated to the Continuity of Operations Planning project; however, a change in project scope resulted in delta funding for the UASI grant.

The identified expenditure is an allowable expenditure for the further capability enhancement of the emergency management program and has been approved by the Regional UASI Program Manager as well as the State Administrative Agency for purchase in compliance with the awarded 2010 UASI project.

Please proceed with the purchase as outlined by Mr. Ramos in his memo dated March 5, 2012.

Attachment: Report: Expenditure List exported from the Texas Department of Public Safety online grant management system, <https://www.texasdpa.com/>. (2 pages)

**CC:** Ernie Ramos, Fleet & Materials Manager  
Michelle Thames, Assistant City Manager  
Kent Pfeil, Director of Finance





# MEMO

**DATE:** March 6, 2012  
**TO:** Kent Pfeil – Director of Finance  
**FROM:** Pam Kirkland – Purchasing Manager *Pam*  
**SUBJECT:** Award of Bid #36-12 for a cooperative annual requirements contract for Hot Mix Asphaltic Concrete to APAC Texas, Inc. through the City of Garland Bid 2733-12 pursuant to unit price of \$60/ton

**Proposed Date of Award: March 12, 2012**

I concur with the recommendation of Richard Boston – Utility System Manager/Engineer, and request permission to issue annual requirements contract for hot mix asphaltic concrete to APAC Texas, Inc. pursuant to unit price of \$60/ton.

The City of Garland competitively bid an annual requirements contract for the above referenced product on Bid 2733-12, which was awarded by their City Council on February 7, 2012. The initial contract period is for one year with options to renew for two (2) additional one year periods. The bid was structured to provide various types of asphalt based on unit prices per ton. We specifically want to utilize the pricing for the hot mix asphaltic concrete per Item 4 of their bid, which will be picked up by City trucks at the vendor's location. APAC Texas, Inc. has agreed to extend the City of Garland's prices to the City of Richardson.

The award of this contract allows the city to purchase the hot mix asphalt 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 asphalt, payment will be rendered pursuant to the unit prices bid.

The City of Richardson and the City of Garland have an existing interlocal agreement for cooperative purchasing, which grants us the authority to cooperatively purchase goods and services as provided by Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This interlocal agreement is effective until August 13, 2012.

Funding is available in the FY11-12 budget in account 011-2060-531-4533.

Concur:



Kent Pfeil

## Attachments

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



## MEMO

fax 972 744-5814 ; ph 972 744-4411  
[richard.boston@cor.gov](mailto:richard.boston@cor.gov)

**TO:** Pam Kirkland, Purchasing Manager  
**FROM:** Richard Boston, P.E., Utility System Manager/Engineer  
**DATE :** March 7, 2012  
**SUBJECT :** Asphalt Contract

The Street/Water Departments would like to utilize our interlocal agreement with the City of Garland and piggyback onto their annual contract with APAC Texas Inc.. We have \$60,000 in our asphalt account to finish the budget year. The asphalt contract bid by the City of Garland is Bid # 2733-2012. Let me know if anything else is needed. Thanks!

cc: Jerry Ortega, Director Public Service  
Bill Martin, Asst. Purchasing Mgr.  
Travis Switzer, Asst. Dir. Public Service  
Charles Vessel, Street Supt.  
file



**GARLAND**  
PURCHASING

# Purchasing Report

Bid No.: 2733-12  
 Agenda Item: \_\_\_\_\_  
 Meeting: Council  
 Date: 02/07/12

## ASPHALT ROAD MATERIALS TERM CONTRACT

### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide asphalt road surfacing products on an annual basis for patching potholes and overlaying pavement throughout the City of Garland. Award is made by unit price, the total amount of award is estimated, and actual expenditures may be more or less depending on the actual needs. The price per unit will not change.

### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
APAC - Texas, Inc.	All	\$660,880.00

**TOTAL:** \$660,880.00

### BASIS FOR AWARD:

**Straight Low Bid**

Submitted by:

Gary L. Holcomb, CPPO, C.P.M.  
Director of Purchasing

Reviewed by:

City Manager

Date: 01/27/12

Date: \_\_\_\_\_

### FINANCIAL SUMMARY:

Total Project/Account: \$ N/A

Expended/Encumbered to Date: N/A

Balance: \$ N/A

This Item: \_\_\_\_\_

Proposed Balance: \$ N/A

Budget Analyst \_\_\_\_\_ Date \_\_\_\_\_

Budget Director \_\_\_\_\_ Date \_\_\_\_\_

Operating Budget:  CIP:  Year: \_\_\_\_\_

Document Location: \_\_\_\_\_

Account #: 451-6999

Fund/Agency/Project – Description:  
Term Contract –

### Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.



**GARLAND**  
**PURCHASING**

Executive Summary  
Bid 2733-12  
2012 Term Contract for Asphalt Road Materials

**Recommended Vendors:**

APAC-Texas, Inc.

**Total Recommended Award:**

\$660,880.00

**Basis for Award:**

Straight Low Bid

**Purpose:**

Pick up of hot mix and cold mix asphalt from the vendor's plants with city and/or lease trucks for use at various Street Department projects within the City of Garland

**Evaluation:**

APAC-Texas, Inc. was the sole bidder for this contract. APAC-Texas is the vendor for the Street Department's current asphalt contract and their products meet all specifications. Their unit bid prices average 12% higher than the bid prices from 2009.

**Recommendation:**

Staff recommends awarding this contract to APAC-Texas, Inc. This contract will have two optional renewal periods.

**Funding Information:**

2011/2012 Budget

**Department Director:**

Steven L. Oliver, P.E.

**CITY OF GARLAND - BID RECAP SHEET**

OPENED: 01/26/2012  
 REQ. NO. PR 29468  
 BID NO. 2733-120  
 PAGE: 1 of 1  
 BUYER: T. Smith

APAC-Texas, Inc.

BL 4608

ITEM	QTY	UNIT	DESCRIPTION	APAC-Texas, Inc.		APAC-Texas, Inc.		APAC-Texas, Inc.		APAC-Texas, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	60	tns	Term Contract for Asphalt Road Materials High performance cold mix, rapid road repair R3 or equal	\$98.00	\$5,880.00						
2	2500	tns	Hot mix asphaltic concrete pavement: TXDOT item 340, type B	\$54.00	\$135,000.00						
3	5000	tns	Hot mix asphaltic concrete pavement: TXDOT item 340, type D	\$56.00	\$280,000.00						
4	4000	tns	Hot mix asphaltic concrete pavement (Custom Mix Design by vendor)	\$60.00	\$240,000.00						
TOTAL GROSS PRICE					\$660,880.00						
CASH DISCOUNT											
TOTAL NET PRICE					\$660,880.00						
F.O.B.											
DELIVERY				DELIVERED	DELIVERED	DELIVERED	DELIVERED	DELIVERED	DELIVERED	DELIVERED	DELIVERED

NEXT LOW: \_\_\_\_\_  
 LOW: \_\_\_\_\_  
 SAVINGS: \$0.00

391 # of inquires sent but  
 11 # of HUBS from CMBL  
 2 # of HUBs notified

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.



**CITY OF RICHARDSON**  
**SIGN CONTROL BOARD MINUTES – MARCH 7, 2012**

Ms. Sandra Moudy, Vice Chair, called a regular meeting of the Sign Control Board to order at 6:30 p.m. on Wednesday, March 7, 2012, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT**

SANDRA MOUDY, VICE CHAIR  
CHARLES WARNER, MEMBER  
MUHAMMAD Z. IKRAM, MEMBER  
SCOTT PETTY, ALTERNATE  
ALICIA MARSHALL, ALTERNATE

**MEMBERS ABSENT**

DORTHY MCKEARIN, CHAIR  
CHIP IZARD, MEMBER

**CITY STAFF PRESENT**

DON MAGNER, DIRECTOR OF COMMUNITY SERVICES  
E.A. HOPPE, ASST. DIR. OF COMMUNITY SERVICES  
STEPHANIE JACKSON, COMMUNITY SERVICES MGR.  
JENNA HITE, COM. SVCS. ADMIN. SECRETARY

Mr. Charles Warner made a motion to approve the minutes to the meeting of February 8, 2012. The motion was seconded by Mr. Muhammad Z. Ikram and carried unanimously.

**SCB CASE #12-04: TO CONSIDER THE REQUEST OF CF OFFICE VENTURE II LIMITED P FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-102(2) TO ALLOW A 95 FOOT VARIANCE TO THE REQUIRED 250 FOOT DISTANCE REQUIREMENT BETWEEN A MONUMENT SIGN AND AN ADDITIONAL MULTIPLE-USE MONUMENT SIGN AT THE PROPERTY LOCATED AT 2600 N. CENTRAL EXPRESSWAY; AND TAKE APPROPRIATE ACTION.**

Ms. Moudy opened the Public Hearing and Mr. Magner introduced the request of CF Office Venture II Limited P, for a variance to the City of Richardson Code of Ordinances Chapter 18, Article III, Section 18-102(2) to allow a 95 foot variance to the required 250 foot distance requirement between a monument sign and an additional multiple-use monument sign. City staff presented a power point presentation for the Board's review.

Mr. Scott Cavaness, Architect with Staffelbach, 2525 McKinnon Dallas, TX was present to speak on behalf of the property owners, Champion Partners. Mr. Warner felt the signs to be attractive and liked the idea of having a more visible sign for this property location. Mr. Ikram asked if the sign near the south entrance is for the address of the property only, or also the name of the property. Mr. Cavaness stated the sign on the south side of the entrance is for the address only. Mr. Ikram asked if the sign nearest the north entrance would indicate the tenant names and if there would be additional tenants added to the sign. Mr. Cavaness stated the way the lease agreement is set up there would only be four tenant names. Mr. Cavaness also stated the top two nameplates on the sign were for the larger tenants in the building and the client requested the sign be designed for two additional spaces for tenant names. Mr. Petty stated the two proposed signs looked to be similar in design and asked if they are going to be the same color and material. Mr. Cavaness stated they would be the same material, an aluminum composite panel. Ms. Marshall felt the two signs would be beneficial to passing motorists trying to locate the property. Ms. Moudy stated she liked the idea of the south sign being the address only and the north sign indicating the business names.

There being no further questions, Ms. Moudy closed the Public Hearing and asked for comments from the Board.

The Board members did not have any comments.

Mr. Petty moved to approve SCB #12-04. The motion was seconded by Mr. Warner and carried unanimously.

Ms. Moudy noted the action of the Sign Control Board is subject to review by the City Council for a period of two weeks.

Ms. Moudy asked for a motion to adjourn the Public Hearing. Ms. Alicia Marshall moved to adjourn the Hearing. The motion was seconded by Muhammad Z. Ikram and carried unanimously.

There being no other business before the Board, the meeting was adjourned at 6:41 p.m.

SANDRA MOUDY, VICE CHAIR

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City of Richardson  
City Council Work Session  
Agenda Item Summary



**Work Session Meeting Date:** Monday, March 12, 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



**City Council Meeting Date:** March 12, 2012

**Agenda Item:** Review and Discuss the Willows Apartment Complex and Dangerous Building Considerations

**Staff Resource:** Don Magner, Director of Community Services

**Summary:** Staff will provide City Council an overview of the condition of The Willows Apartment Complex, located at 116 S. Bowser Road, including outstanding property standards, structural standards, utility standards, health standards, nuisance and environmental violations.

**Board/Commission Action:** NA

**Action Proposed:** NA





City of Richardson  
City Council Worksession  
Agenda Item Summary



**Worksession Meeting Date:** Monday, March 12, 2012

**Agenda Item:** Review and Discuss Proposed Trail Rules and Guidelines

**Staff Resource:** Michael Massey, Director of Parks and Recreation

**Summary:** With the City's trail network reaching over 30 miles, there is a need to develop rules and guidelines to enhance the user experience. City staff will present proposed rules and guidelines for the City's trail network.

**Board/Commission Action:** NA

**Action Proposed:** Approval of Proposed Rules and Guidelines



City of Richardson  
City Council Worksession  
Agenda Item Summary



**Worksession Meeting Date:** March 12, 2012

**Agenda Item:** Review and Discuss 2011 – 2013 City Council  
Near Term Action Items

**Staff Resource:** Bill Keffler, City Manager

**Summary:** City staff will present a status report on the progress of the City Council's Near Term Action Items. The update will include a schedule for future presentations as well as highlight the items that have already been addressed.

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

**Action Proposed:** N/A



City of Richardson  
City Council Work Session  
Agenda Item Summary



**Work Session Meeting Date:** Monday, March 12, 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.



City of Richardson  
City Council Meeting  
Agenda Item Summary



**Meeting Date:** Monday, March 12, 2012

**Agenda Item:** Executive Session

**Staff Resource:** Bill Keffler, City Manager

**Summary:** The Council will convene into a closed session in compliance with Texas Government Code Section 551.074 – Personnel – City Manager.

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

**Action Proposed:** Council will reconvene into open session to take any action, if any, on matters discussed in Executive Session.