

RICHARDSON CITY COUNCIL
JANUARY 24, 2011
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

1. **INVOCATION**
 2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS**
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3. 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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4. PUBLIC HEARING, ZONING FILE 10-23: A REQUEST BY DAVID GLEESON, REPRESENTING CENTENNIAL PARK RICHARDSON, LTD., TO REVISE THE PD DEVELOPMENT RIGHTS FOR THE SPRING VALLEY STATION DISTRICT TO ALLOW 90 APARTMENT UNITS RATHER THAN 90 CONDOMINIUM UNITS FOR LOTS 1A, BLOCKS O AND Q, MCKAMY PARK ADDITION AS WELL AS AN ADDITIONAL 1.9 ACRES LOCATED NORTH OF THE PD BOUNDARY, WHICH IS TO BE ADDED TO THE PD AS PART OF THE REQUEST. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF SPRING VALLEY ROAD BETWEEN THE DART LIGHT RAIL AND GREENVILLE AVENUE. THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.

ACTION TAKEN:

5. PUBLIC HEARING, ZONING FILE 10-25: A REQUEST BY THE CITY OF RICHARDSON, TO AMEND ARTICLE I OF THE COMPREHENSIVE ZONING ORDINANCE TO AMEND THE DEFINITION OF "MASONRY CONSTRUCTION".

ACTION TAKEN:

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:**
 - A. **CONSIDER THE FOLLOWING ORDINANCES:**
 1. ORDINANCE NO. 3801, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO AMEND ORDINANCE NO. 3708 BY AMENDING THE SPECIAL CONDITIONS FOR "DEVELOPMENT" TO ALLOW A RESTAURANT WITH A DRIVE THROUGH WINDOW; BY APPROVING A CONCEPT PLAN FOR A RESTAURANT WITH A DRIVE THROUGH WINDOW FOR A 1.29-ACRE TRACT ZONED LR-M(1) LOCAL RETAIL WITH SPECIAL CONDITIONS, SAID TRACT BEING DESCRIBED AS LOT 3, BLOCK 2, UNIVERSITY WORLD ADDITION IN DALLAS COUNTY, TEXAS.
 2. ORDINANCE NO. 3802, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION WITH SPECIAL CONDITIONS ON A 1.05-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT THE NORTHEAST CORNER OF BELT LINE ROAD AND INGE DRIVE.

3. ORDINANCE NO. 3803, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN INDOOR ENTERTAINMENT FACILITY WITH SPECIAL CONDITIONS ON AN 11.7-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT 110 W. CAMPBELL ROAD.
 4. ORDINANCE NO. 3804, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 23, SECTION 23-98, BY ADDING SUBSECTION (6) TO ESTABLISH WATER RATES FOR COMMUNITY GARDEN PARTICIPANTS.
- B. CONSIDER THE FOLLOWING RESOLUTIONS:
1. RESOLUTION NO. 11-01, ADOPTING THE CITY OF RICHARDSON 2010 NEIGHBORHOOD VITALITY PROGRAM FUNDING STRATEGY.
 2. RESOLUTION NO. 11-02, ESTABLISHING THE CITY OF RICHARDSON COMMUNITY GARDENS PARTNERSHIP PROGRAM.
 3. RESOLUTION NO. 11-03, SUSPENDING THE FEBRUARY 14, 2011 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.
- C. RECEIVE FROM THE CITY PLAN COMMISSION:
1. REPLAT OF LOTS 2B, 4 AND 5, NORTHRICH VILLAGE ADDITION.
- D. CONSIDER ADVERTISEMENT OF BID #17-11 – RICHARDSON ANIMAL SHELTER CANINE EXPANSION. BIDS TO BE RECEIVED BY MONDAY, FEBRUARY 14, 2011 AT 2:00 P.M.
- E. CONSIDER ADVERTISEMENT OF COMPETITIVE SEALED PROPOSAL #901-11 – 2011 EASTSIDE CONCRETE TANK REHABILITATION. COMPETITIVE SEALED PROPOSALS TO BE RECEIVED BY TUESDAY, FEBRUARY 15, 2011 AT 2:00 P.M.
- F. CONSIDER AWARD OF THE FOLLOWING BIDS:
1. BID #10-11 – WE RECOMMEND THE AWARD TO COOPER GENERAL CONTRACTORS FOR THE RICHARDSON BALLPARK SHADE STRUCTURES IN THE AMOUNT OF \$638,300.
 2. BID #21-11 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT FOR WORK UNIFORMS FOR VARIOUS DEPARTMENTS TO CEN-TEX UNIFORM SALES PURSUANT TO UNIT PRICES AND CATALOG MARKUP/DISCOUNTS THROUGH TARRANT COUNTY.

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, JANUARY 24, 2011, 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 West Spring Valley Corridor New Regulations Development Schedule
- C. Review and Discuss the Proposed Suspension Resolution for Oncor Rate Request
- D. Review and Discuss the Texas Parks and Wildlife Department Outdoor Recreation and Recreational Trail Grants
- E. Report on Items of Community Interest

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JANUARY 21, 2011, BY 5:00 P.M.


Pamela Schmidt
CITY SECRETARY



**City of Richardson
City Council Meeting
Agenda Item Summary**



Meeting Date: Monday, January 24, 2011

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.



MEMO

DATE: January 20, 2011
TO: Honorable Mayor and City Council
FROM: Sam Chavez, Assistant Director of Development Services SC
SUBJECT: Zoning File 10-23 – Brick Row

REQUEST

David Gleeson, representing Centennial Park Richardson, Ltd, is requesting an amendment to the Spring Valley Station District PD to include an additional 1.9-acre tract of land located north of the PD boundary and to amend the development rights to allow ninety (90) apartments in lieu of ninety (90) condominium units for Lots 1A, Blocks O and Q and the additional 1.9 acres.

BACKGROUND

The proposed amendment to the development rights would allow apartments to be constructed on the subject tracts. Currently, there are 500 apartments constructed or under construction. The current development rights allows for 500 apartments, 300 condominiums and 150 townhomes within the Brick Row development. The applicant's request is to amend the development rights to allow 90 apartments on the subject tracts. This would reduce the maximum allowable number of condominiums to 210. The applicant has stated that flexibility is needed due to the increased demand for apartments and the decreased demand and financing available for condominiums. Several residents spoke in opposition to the request.

PLAN COMMISSION RECOMMENDATION

On December 7, 2010, the Commission voted 6-1 (Henderson opposed) to recommend approval of the request with the condition that surface parking be allowed for Lot 1A, Block O and the additional 1.9 acres, and to prohibit residential construction on Lot 1A, Block Q.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 12-7-2010
Staff Report
Zoning Map
Aerial Map
Oblique Aerial

Zoning Exhibit (Exhibit "B")
Applicant's Statement & Market Study Information
Notice of Public Hearing
Notification List
Correspondence in Opposition
Excerpt from Ordinance No. 3588

SPECIAL CONDITIONS ZF 10-23

1. The Spring Valley Station District Planned Development boundary, as described in Ordinance 3588, shall be revised to include the 1.9 acres as described in Exhibit "A-1".
2. The Development Rights stated in Ordinance 3588 shall be revised to allow an additional ninety (90) apartments on the tracts depicted in Exhibit "B". The Development Rights stated in Ordinance 3588 shall be revised to allow a maximum of 210 condominium units.
3. Development of any apartment units built after the date of passage of this ordinance shall be limited to the lots as described in Exhibit "A-1" (legal description of the 1.9-acre tract) and Exhibit "A-2" (legal description of Lot 1A, Block O, McKamy Park Addition).
4. Any residential construction after the date of passage of this ordinance shall be prohibited on Lot 1A, Block Q, McKamy Park Addition.
5. Surface parking shall be allowed for the ninety (90) apartment units to be located on the tracts as described in Exhibit "A-1" and Exhibit "A-2".

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, January 24, 2011, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

Zoning File 10-23

A request by David Gleeson, representing Centennial Park Richardson, Ltd., to revise the PD development rights for the Spring Valley Station District to allow 90 apartment units rather than 90 condominium units for Lots 1A, Blocks O and Q, McKamy Park Addition as well as an additional 1.9 acres located north of the PD boundary, which is to be added to the PD as part of the request. The property is located on the north side of Spring Valley Road between the DART Light Rail and Greenville Avenue; currently zoned PD Planned Development.

Zoning File 10-25

A request by the City of Richardson to amend Article I of the Comprehensive Zoning Ordinance to amend the definition of "masonry construction".

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

**CITY OF RICHARDSON
Pamela Schmidt, City Secretary**

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – DECEMBER 7, 2010**

PUBLIC HEARINGS

Zoning File 10-23: A request by David Gleeson, representing Centennial Park Richardson, Ltd., for approval of an amendment to the Spring Valley Station District PD to include an additional 1.9-acre tract of land located north of the PD boundary and an amendment of the development rights to allow ninety (90) apartment units in lieu of ninety (90) condominium units for Lot 1A, Blocks O and Q of McKamy Park Addition and the additional 1.9 acre tract. The property is located in the northwest quadrant of Spring Valley Road and Greenville Avenue.

Prior to the start of the staff presentation, Commissioner Bright recused himself and Commissioner Maxwell was asked to vote in his place.

Mr. Shacklett advised that the proposed amendment was for 3.5 acres located in the Brick Row development at Spring Valley Road and Greenville Avenue, and included 1.6 acres within the current PD, and 1.9 acres to be added. He stated that the request was to amend the development rights to allow ninety (90) apartment units to be located on those tracts in lieu of ninety (90) condominiums (condos); currently the development has rights for 300 condos in addition to 500 apartments, some of which have already been constructed.

Mr. Shacklett suggested that if the Commission was to recommend approval of the item, surface parking would be allowed within the tracts and should be made part of the motion. He added that staff had received four letters in opposition to the item.

Commissioner Hand asked if it was an over simplification that the request was generally the same concept that was approved at a previous meeting.

Mr. Shacklett replied that in September the applicant requested the 300 condos be changed to apartments, which would have included the two tracts east of the creek. However, the Commission recommended that apartments would only be allowed on the tracts of land to the west of the creek.

Commissioner Hand asked if it was approved and forwarded to the City Council, why was it back in front of the Commission.

Mr. Shacklett replied that the applicant would address that question during the public hearing.

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

Mr. David Gleeson, representing L & B Realty Advisors, 8750 N. Central Expressway, Dallas, Texas, stated their original request was to approve the building of "for sale" or "for rent" multifamily on both sides of the creek, but the Commission denied that request and recommended to the City Council that "for rent" products be allowed only on the tracts west of the creek. He reported that when he went before the City Council with the original request, the Council denied the request 6-0 and suggested the applicant re-think his position.

Mr. Gleeson reported they were requesting the change in the ordinance so they could finish building out the land west side of the creek. He added that the property was really two parcels – 1.9 acres purchased from Richardson Independent School District (RISD), and the smaller parcel adjacent to the park where they are thinking about adding a swimming pool or some other type of amenity package.

Regarding the request for surface parking, Mr. Gleeson noted that it was not economically feasible to build a parking structure for the proposed 77 units, and the surface parking would be located along the DART line and creek area.

In closing, Gleeson noted that construction would be finished on their third building in July of next year and, if the request before the Commission was approved, construction would begin on the 77 units shortly thereafter.

Commissioner Henderson asked if the amenity packaged mentioned earlier was definitely part of the applicant's plans, or was it theoretical.

Mr. Gleeson replied that even though the lot was zoned multifamily, it would not be practical or feasible to build units on that site and it was 75 to 80 percent likely they would build an amenity package.

Commissioner Henderson said he would like to see a solid commitment for an amenity package on the lot next to the park. He also wanted to confirm that the amount of apartments being requested would fit on the remaining two parcels.

Mr. Gleeson replied that he would have to look at cost, but felt the amenity package was feasible. He added that the 77 units being proposed were for the two larger parcels and they were not planning on putting a building on the smaller parcel next to the park.

Chairman Gantt asked to clarify that the request was for 90 apartments, but only 77 were being built out of the 90.

Mr. Gleeson replied that was correct. He also said that they could commit to not building any units on the parcel next to the park, and there would be an amenity package for the residents of the apartments and possibly the townhouse owners.

Commissioner Hand asked to clarify why in the earlier submission 150 apartments had been requested, but now only 90 were being requested.

Chairman Gantt stated that the earlier request had been for anything that was zoned for condos could be either condos or apartments and that covered both the east and west sides of the creek. He added that the Commission approved the request with the provision that apartments be allowed only on the west side of the creek.

Mr. Gleeson replied that he had their architects do a site plan and it showed there would be 96 units with structured parking and that would be too dense.

Chairman Gantt suggested that when a motion was made, the motion should contain wording that covers the addition of the amenity package.

No further comments were made in favor.

Ms. Shelley McCall, 538 Highland Boulevard, Richardson, Texas, addressed the Commission stating that at the last Council meeting when the item was denied, the Council requested he provide three things before resubmitting. Those items were: more retail, a different proposal, and to talk with neighboring residents.

Ms. McCall reported that Mr. Gleeson had contacted her and told her what they were going to propose 77 units on a piece of land that was not in the original development plan, and 61 percent of those would be one bedroom apartments. She noted that the night's presentation had not mentioned retail and felt the proposal was not even close to what had originally been presented. McCall also mentioned that Council members had questioned Mr. Gleeson's truthfulness about the development and suggested he clean up the site.

Ms. McCall asked the Commission to turn down the applicant's request and hold the developer to his promises.

Ms. Barbara Edmonson, 301 Prince Albert Court, Richardson, Texas, stated she was the developer of the Rose Hill Estates in 1986 and had encountered the same problems that Brick Row is now experiencing. She added that Rose Hill was purchased out of foreclosure and felt the Brick Row developers had done the City a favor by removing the dilapidated, crime-ridden structures that were previously there, but felt if the item was approved there was a possibility the area could lapse into the same situation.

Ms. Edmondson noted she had not seen the covenants for Brick Row and feared they would not contain verbiage to prevent sale to investors who might allow them to turn around and rent their condo units. She also said that Mr. Gleeson had told Council he was not going to develop the amount of retail that was in the original proposal and requested that the Commission hold the developer to the original design.

Mr. Henry Nguyen, 5802 Manchester, Richardson, Texas, stated he had listened to the speakers and felt there was not enough documentation or details, and that the item should be postponed until the developer submitted more information without changing it from the original design.

With no further comments, Chairman Gantt closed the public hearing.

Commissioner Frederick stated that the previous approval from the Commission was a good alternative to the original request and felt the Commission should stay with that approval.

Commissioner Hand agreed with Ms. Frederick and asked to clarify that surface parking was part of the request before the Commission.

Mr. Shacklett replied staff was suggesting that if a recommendation to approve was made, it should contain an additional condition that surface parking be allowed. If it was not approved, the developer would have to request it again during the development plan process.

Commissioner Hand cautioned the audience that condos were not a panacea over apartments and came with their own set of problems. He stated he was disappointed the plan was now apartments with surface parking when the original plan promised a world class transit oriented development; however, he still thought apartments on the west side of the creek was a valid alternative from a zoning perspective.

Commissioner Henderson noted his preference for an amenity package on the lot next to the park, but felt with the possible downsizing of the retail element, and the bargain rents that were discussed at an earlier meeting, he would not be voting in favor of the item.

Commissioner DePuy said she agreed about condos and how they often turn into rentals, and noted that with the shape of the parcel and the location up against the DART rail it would be very difficult to sell those units. She added that another concern was if the development was not finished, retail would not come to the area until more households were present. DePuy concluded that for this particular piece of property, apartments were a viable solution.

Vice Chair Hammond stated he felt the same as Ms. DePuy that the development would not prosper until the units were occupied. He added that the request was a significant comprise compared to previous proposals and would keep the development moving forward. He said he was in favor of approving the request.

Commissioner Maxwell agreed that the proposal seemed to be a good solution to the problem and the development of condos on the triangle shaped property would be a difficult sale. He said he was in favor of the request.

Chairman Gantt stated he was in general agreement with the other Commissioners and pointed out that the 1.9 acres, which was behind the RISD facility, was not part of the original design and the applicant was not asking for more units, but was trading condos units for apartments. He felt the request would lower the density in the development and was very different from the previous request, albeit similar to what the Commission recommended.

With no further comments, Chairman Gantt called for a motion.

Motion: Commissioner DePuy made a motion to recommend approval of Zoning File 10-23 as presented; second by Commissioner Hand.

Mr. Shacklett asked to clarify if the motion included the recommendation for surface parking. Ms. DePuy amended her motion to include the surface parking; second by Mr. Hand.

Vice Chair Hammond asked if the commitment by the developer to build an amenity package on the parcel next to the park would be included in the motion.

Mr. Shacklett stated that Lot 1A, Block Q would be the lot in question and allowed the amenity package by right so the motion should be made to "approve as presented with surface parking only for Lot 1A, Block O, and the additional 1.9 acres," leaving Lot 1A, Block Q out of the motion.

Chairman Gantt asked if Lot 1A, Block Q were left out would that not allow condos to be built, and if the Commission did not want that possibility, how should the motion be phrased.

Mr. Shacklett replied that condos could still be built by right on that lot, but if the Commission did not want condos built there the motion should state that residential construction should be excluded from Lot 1A, Block Q.

Commissioner DePuy amended and restated her motion to recommend approval of Zoning File 10-23 as presented with surface parking for Lot 1A, Block O, and the additional 1.9 acres, and to prohibit residential construction on Lot 1A, Block Q; second by Commissioner Hand. Motion passed 6-1 with Commissioner Henderson opposed.



Staff Report

TO: City Council

THROUGH: Sam Chavez, AICP, Assistant Director – Development Services

FROM: Chris Shacklett, Planner **CS**

DATE: January 20, 2011

RE: **Zoning File 10-23:** Brick Row – Amend PD Development Rights

REQUEST:

Amend the existing Spring Valley Station District PD to include an additional 1.9-acre tract of land located north of the PD boundary and to amend the development rights to allow ninety (90) apartments rather than condominium units for Lots 1A, Blocks O and Q, McKamy Park Addition and the additional 1.9 acres.

APPLICANT:

David Gleeson, representing Centennial Park Richardson, Ltd.

PROPERTY OWNER:

Centennial Park Richardson, Ltd.

TRACT SIZE AND LOCATION:

Approximately 3.5 acres located north of Spring Valley Road on the East side of the DART Light Rail

EXISTING DEVELOPMENT:

The subject tracts are vacant, but located within the mixed-use Brick Row development consisting of townhomes, apartments and retail.

ADJACENT ROADWAYS:

Spring Valley Road: Two-lane, undivided collector with on-street parking; No current traffic counts available.

Greenville Avenue: Four-lane, divided arterial; 11,900 vehicles per day on all lanes, northbound and southbound between Belt Line Rd and Spring Valley Rd (March 2009).

Brick Row: Two-lane, undivided local street; No traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Public/Institutional/School; R-950-M Residential
South: Office and Industrial; O-M Office and I-M(1) Industrial
East: Single Family Residential; R-950-M, R-1250-M Residential, and PD Planned Development
West: Industrial and Public/Institutional/School: PD Planned Development

FUTURE LAND USE PLAN:

Transit Village

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

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment
South: Transit Village
East: Neighborhood Residential & Transit Village
West: Transit Village

EXISTING ZONING:

The subject property is zoned PD Planned Development (Ord. 3588) and the additional 1.9 acres being added to the PD boundary is zoned R-950-M Residential (Ord. 589-A).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested amendments 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 tracts are part of the overall 60-acre Spring Valley Station District Planned Development, which was adopted in 2004 and amended in 2006 and 2007 (Ordinance 3588). The PD is bisected by the DART Light Rail, and the eastern thirty (30) acres is being developed as a transit-oriented development known as Brick Row. The current PD allows a total of 950 residential units (150 townhomes along Greenville Avenue, 500 apartments along the DART Light Rail and Spring Valley Road, and 300 condominiums). The apartment buildings along the DART Light Rail Line include ground floor retail space, and additional apartments with ground floor retail/commercial and office uses are also allowed along Spring Valley.

In September 2010, the City Plan Commission considered a request to allow 300 apartments or condominium units rather than just 300 condominium units on the subject 3.5 acres along with an additional 3.8 acres located on the east side of the creek, adjacent to the townhomes. Several residents spoke in opposition to the request. Some of the residents who recently purchased townhomes were opposed to apartments located directly to the west of their lots since they were told the proposed development in that location would be for condominiums. Most of those who spoke in opposition mainly expressed concern regarding apartments on the east side of the creek. On a vote of 5-2, the Commission recommended approval of the request subject to the condition that the apartment/condominium unit option only be allowed on the west side of the creek (Lots 1A, Blocks O & Q as well as the 1.9 acres located north of the PD boundary).

In October 2010, the request was considered by the City Council. At that meeting, the applicant stated they were still requesting to allow the 300 apartments or condominiums rather than just 300 condominiums to be allowed on the lots on west side of the creek as well as the east side of the creek. The Council voted unanimously to deny the request without prejudice. The applicant's revised request is to allow a maximum of 90 apartments to be located on the west side of the creek, as previously recommended by the City Plan Commission in September.

Proposed Development:

The applicant's request is to amend the boundary of the PD to include an additional 1.9-acre tract and revise the development rights to allow apartments in lieu of condominiums on the subject tracts.

The 1.9-acre tract of land, which was purchased from R.I.S.D., abuts the northern boundary of the PD (Exhibit "B" - cross hatch pattern at the northwest corner of the site). The additional tract of land will increase the PD to approximately 62 acres.

The applicant's request to amend the development rights of the condominium tracts apply to the two (2) gray-shaded tracts and the proposed 1.9-acre tract as shown on Exhibit B. The

applicant's request to revise the development rights to allow a maximum of ninety (90) apartments in lieu of ninety (90) condominium units on the west side of the creek does not increase the total number of previously allowed condominium units and does not increase the total number of 950 dwelling units within the PD. As proposed and as required in the PD, the condominium and/or apartment units will be developed in accordance with the development regulations for the condominium units established in the PD.

The applicant's desire to revise the development rights to allow condominium and/or apartments is due to the increased market demand for apartments and the decreased demand and financing for condominium projects in the Dallas area market. The main difference between condominium and apartment units is that condominium units are ownership products. Although, condominiums are often times converted to rentals as evidenced in other condominium communities. The design of the buildings and the amenities offered for either product are very similar and are both considered to be multi-family from a zoning standpoint.

The applicant has stated that Phase I of Brick Row has leased at a quick pace, and the additional apartments being requested would be of the same quality as Phase I. The attached applicant's statement describes in detail the market for apartments versus condominium units in the Dallas area.

As a result of the applicant's request, which does not increase the number of allowable residential units, the density of the PD will be slightly decreased due to the additional acreage.

At the December 7, 2010 City Plan Commission meeting, staff suggested that if a motion to recommend approval were made, it should include a condition that would allow surface parking for the subject properties. If the surface parking is not approved at zoning, the applicant would have to request that surface parking be allowed during the development process.

The Commission also expressed concerns regarding residential development on Lot 1A, Block Q, which is the 0.24-acre tract adjacent to the park located within Brick Row. The applicant stated that his current plans did not call for placing any residential units (condos or apartments) on this tract. However, future plans for the tract may include an amenity center for the apartment residents and possibly the townhome owners.

Correspondence: As of this date, five (5) letters in opposition have been received.

Motion: On December 7, 2010, on a vote of 6-1 (Henderson opposed), the City Plan Commission recommended approval of the request subject to the following special conditions **(additional conditions added by City Plan Commission shown in bold):**

1. The Spring Valley Station District Planned Development boundary, as described in Ordinance 3588, shall be revised to include the 1.9 acres as described in Exhibit "A-1" (legal description of 1.9-acre tract).

2. The Development Rights stated in Ordinance 3588 shall be revised to allow an additional ninety (90) apartments on the tracts depicted in Exhibit "B". The Development Rights stated in Ordinance 3588 shall be revised to allow a maximum of 210 condominium units.
3. Development of any apartment units built after the date of passage of this ordinance shall be limited to the lots as described in Exhibit "A-1" (legal description of 1.9-acre tract) and Exhibit "A-2" (legal description of Lots 1A, Blocks O, McKamy Park Addition).
4. **Any residential construction after the date of passage of this ordinance shall be prohibited on Lot 1A, Block Q, McKamy Park Addition.**
5. **Surface parking shall be allowed for the ninety (90) apartment units to be located on the tracts described in Exhibit "A-1" and Exhibit "A-2".**

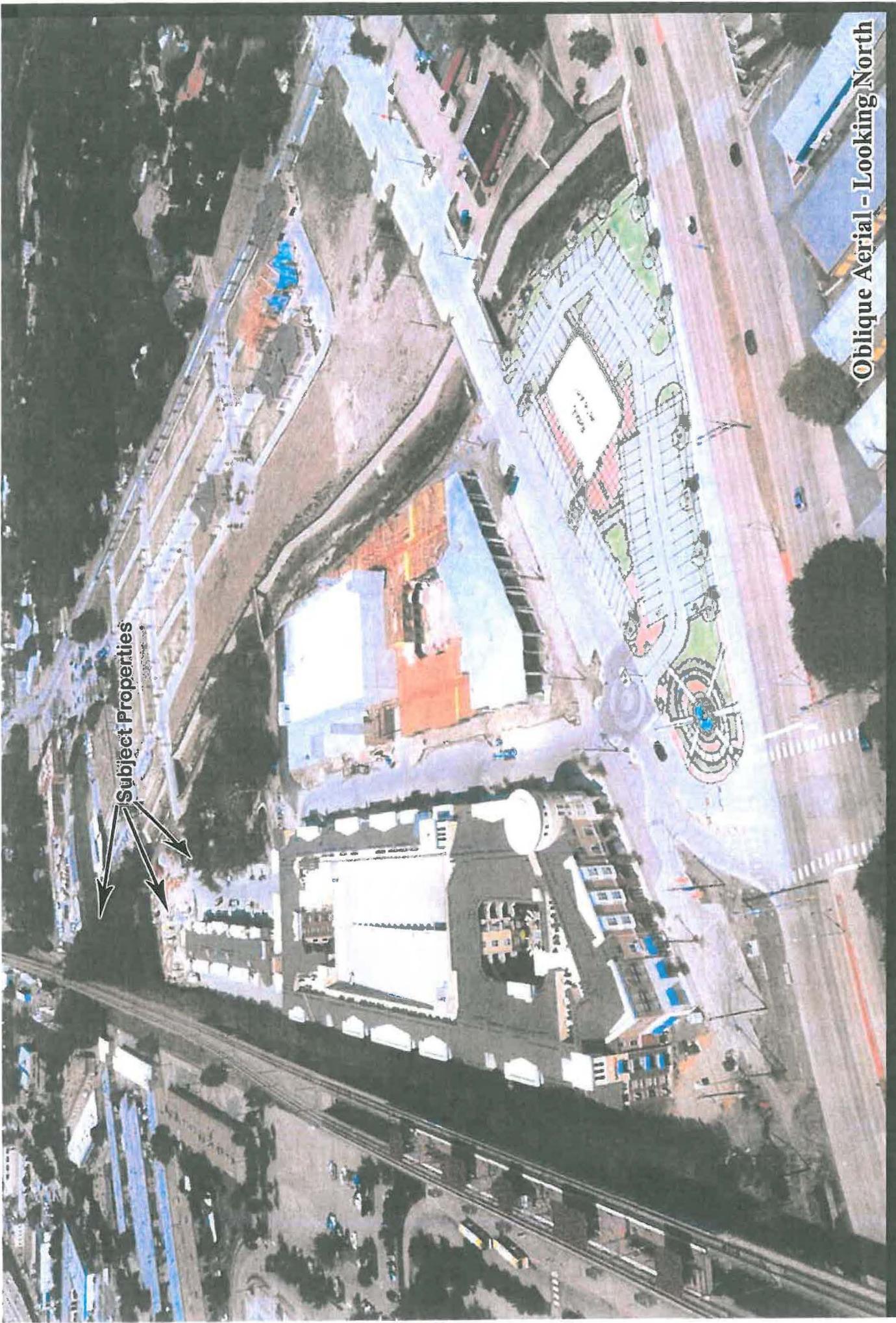
ZF 10-23



ZF 10-23 Aerial Map

Updated By: shacklett, Update Date: November 17, 2010
File: DS\Mapping\Cases\Z\2010\ZF1023\ZF1023 ortho.mxd





Subject Properties



Oblique Aerial - Looking North

Brick Row
Applicant's Statement for Zoning Approval

At the October 11, 2010 City Council meeting, the Council voted 6-0 against (without prejudice) the request of Centennial Park Richardson, Ltd. (CPR) to amend the Planned Development Ordinance covering the subject property to allow for the 300 units of multifamily units limited to a "for sale" product to also include the ability to build those units as "for rent" as an option. In the discussion of this hearing it was suggested that the applicant reapply after (1) consulting with their client, (2) exploring other options, and, (3) meeting with neighborhood citizens. CPR has done (or will have done) all 3 by the time of the P&Z Commission hearing.

The decision of our client has been to reapply for an amendment to the PD Ordinance only to apply to the land in the northwest quadrant of the Brick Row project on the west side of the creek along the DART line that contains approximately 3.5 acres – and includes the 1.9 acres acquired from the RISD.

This request is for Zoning Plan Approval of an amendment to the current development rights under the *Spring Valley Station District: Development Regulations*. Brick Row is bounded by the DART station on the west, Greenville Avenue on the east, Spring Valley Road/Centennial Boulevard on the south and the Richardson ISD property on the north. The objective of Brick Row is to develop an internally cohesive community and also allow for synergy with the surrounding area, thus realizing the intent of establishing a transit-oriented development.

It is respectfully requested that the 300 multifamily units, currently set aside for condominium (for sale) use, be revised to allow for up to 90 (of the 300 units) on the west side of the creek to be built as a "for rent" product. This would provide the opportunity to "finish" out the Brick Row apartment community, complete the development on the west side of the creek, and provide more "rooftops" to attract.

It is additionally requested that the tract known as 104 E. Phillips, with the same ownership as the remainder of the development, be annexed into the current PD Ordinance and given the same zoning classification as the contiguous lot known as Lot 1A Block O of the McKamy Park Addition, or 151 Brick Row.

Brick Row Proposed Multifamily Development

With this proposed amendment, overall density remains unchanged and traffic models, already reviewed/approved in previous hearings, are not affected. Quality of construction will adhere to the current ordinance and will be on par with the luxury product already delivered in Phase I. The proposed units are envisioned to supplement the most successful market segments of the current apartments. Simply, as the developer/owner of the surrounding development, it is in our best interest to develop the most suitable, sustainable product possible, and deliver these units at the most appropriate time in the market. Construction of these additional units would follow

on immediately after the completion of Brick Row's Building "A" and benefit from the very strong apartment demand. No bank financing is needed as this phase would be built for all cash.

Market Demand

As of September 30, 199 units in Building "B" had obtained a certificate of occupancy and 156 units were occupied (78.4%) and 84% were leased.

On July 1, 2010, in a *Dallas Morning News* article entitled "*Dallas-Fort Worth Apartments Seeing Boom in Leasing*," Steve Brown discusses the upshot in demand for apartments thus far in 2010. Brown notes that, "there is even talk of an apartment shortage in some markets in a couple of years," and that because financing is still hard to come by, "the inventory of new apartments is going to be held down for two or three years." This gives the City of Richardson an opportunity to be the leading edge of new upscale multifamily living. With the infrastructure already in place and financing secured, additional units can be delivered at Brick Row well before developers in other markets can mobilize. This is an opportunity for Richardson to entice new, quality residents that might otherwise flock to Uptown, or drive home to northern suburbs even while working in the Telecom Corridor.

Brown also notes that some of the leasing boom comes from individuals who have been living in condominiums, but are coming back to apartments, presumably as these developments fail. Above average home foreclosures, unfortunately, will continue to be an untraditional source of apartment renters.

Dallas Condominium Market

Due to several factors, the currently zoned condominium units are not feasible at Brick Row, or in the greater DFW market, for the foreseeable future. The loose underwriting standards and investors that inflated the market during the housing bubble are now gone and show no signs of a resurgence. Due to weak demand and a glut of unfinished projects nationwide, lenders are not interested in financing condo properties. Also hurting condo projects is the decision by national mortgage backers FANNIE MAE and FREDDIE MAC not to guarantee mortgages for condo projects without pre-sale numbers approaching 70%. For condominiums, as a product type in Texas, financing is unavailable for any developer who would like to build them, any individual who would like to buy them, and are more and more often being converted to rentals in desperate attempts to prevent foreclosure.

In December, 2009, the Texas A&M University Real Estate Center performed a study that found condominium-townhouse sales were down 32% from the previous year, which was already down a quarter from the year before, pending sales were down 31%, and yet active listings were only down 3%, meaning that a huge unsold inventory was carried into 2010 before even considering those units currently under development.

As condominiums have been the hardest hit sector of the local real estate market, many high profile developments in urban areas have run into trouble, and those located on transit lines have been no exception. Over the last 18 months *DALLAS MORNING NEWS* real estate editor Steve Brown has catalogued the condo crisis across several articles. Brown notes that in the huge, transit-oriented Park Lane development, developer Harvest Partners has killed all plans for two condo towers in a market "faced with oversupply." Victory developer Hillwood has indefinitely delayed work on its tallest building, which contained condominium units, and many existing units in Victory stand empty. For those developments that reached completion, such as the 4-year old Metropolitan in downtown Dallas, many are finding a new destiny as rentals. As of the end of 2009, the TOD Residences at Palomar on Mockingbird Lane had rented out 37 of the 44 remaining units and fewer than 10 of the condos were in the hands of individual owners.

Located even further outside of the urban corridor of those projects listed above, the condominium sites at Brick Row must find a higher and better use.

Market Studies

Beyond the market's incredible reception to Phase I of the Brick Row Apartments, market studies are consistent in their recommendation for additional rental units. In an Urban Land Institute (ULI) report prepared for the City of Richardson it is stated that:

"The limited residential land available in the City means that only a small portion of the existing housing demand can be satisfied in Richardson. New single-family housing is impractical near most of the DART stations, many of whose close proximity to Central Expressway further limits single-family housing opportunities. Well-designed and -constructed medium-to high-density residential development would improve the environments of the Spring Valley and Main Street stations significantly, without encroaching on surrounding low-density residential areas. **Considerable demand appears to exist for such high-quality, higher-density rental units**, to meet the needs of high-tech and telecommunications industry employees. Medium- to high-density development near DART stations would address a growing market demand and contribute to DART ridership."

In an additional study performed for the City by Calthorpe, it is estimated that there will be demand for 5,000 additional apartment units by 2020. Calthorpe states that in regards to DART proximity development, "the type of development most likely to succeed in the short term and to induce upgrading of this area in the longer term is multifamily housing... The apartment development should primarily target younger professionals, and their presence would add vitality to the district and enhance Richardson's ability to attract high technology companies over time."

In summary, our request will deal with:

1. Focus on allowing up to 90 units of “for rent” multifamily units to be built on the +/- 3.27 acre parcel west of the creek, north of the Park along the DART line;
2. Will defer any further decisions on the land along the east side of the creek and fronting on Spring Valley, referred to in the October 11 presentation as Parcels #1, #2, and #3, while we all await the success of the leasing of retail space in Brick Row buildings “A” and “B”, the pace of townhouse sales, and, the eventual recovery of the condominium market.

Closing

Thank you for your consideration of this zoning request, and for your assistance in our continuing effort to fully realize the potential of every aspect of this master-planned development



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

REVISE PD BOUNDARY AND DEVELOPMENT RIGHTS

File No./Name: ZF 10-23 / Brick Row Development Rights
Property Owner: Centennial Park Richardson, Ltd
Applicant: David Gleeson / L&B Realty Advisors, LLP
Location: North side of Spring Valley Road between the DART Light Rail and Greenville Avenue (See map on reverse side)
Current Zoning: PD Planned Development District
Request: Incorporate a 1.9-acre tract of land located adjacent to the north Spring Valley Station District PD boundary line into the existing PD and revise the PD development rights to allow a maximum of 90 apartment units of the 300 condominium units for Lots 1A, Blocks O and Q, McKamy Park Addition and the incorporated 1.9-acre tract of land.

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

TUESDAY, DECEMBER 7, 2010
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=11512>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 10-23.

Date Posted and Mailed: 11/24/10

WEINGARTEN REALTY
BILLBOX #01-10909-605
PO BOX 3467
HOUSTON, TX 77253-3467

DART
PO BOX 660163
DALLAS, TX 75266-0163

RICHARDSON I S D
400 S GREENVILLE AVE
RICHARDSON, TX 75081-4107

MRI SHERMAN PLAZA INV F
1693 SAN VICENTE BLVD # 712
LOS ANGELES, CA 90049-5105

RT COMMERCE PARK LTD
PO BOX 803289
DALLAS, TX 75380-3289

CENTENNIAL PK
RICHARDSON LTD
5956 SHERRY LN STE 1200
DALLAS, TX 75225-8023

DAVID GLEESON
L&B REALTY ADVISORS, LLP
8750 N. CENTRAL EXPY #800
DALLAS, TX 75231

ZF 10-23

RE: Zoning File 10-23
Rick Hart
to:
Chris.Shacklett
11/24/2010 05:31 PM
Please respond to rick-hart
Show Details

Thank you for this Chris.

I spoke personally to David Gleason Tuesday and am quite concerned with his agenda and position. He is an investor looking to get a return for the fund he represents and he really is not concerned with the impact to the community.

I plan on being at the meeting representing the homeowners of Rosehill Estates.

Thank you again,
Rick Hart

From: Chris.Shacklett@cor.gov [<mailto:Chris.Shacklett@cor.gov>]
Sent: Wednesday, November 24, 2010 3:45 PM
To: rickmccall@hotmail.com; rick-hart@tx.rr.com
Cc: Sam.Chavez@cor.gov; david.morgan@cor.gov; Cliff.Miller@cor.gov
Subject: Zoning File 10-23

Good afternoon,

I have attached the notice of public hearing for the zoning case listed above. This is the same notice sent out to all property owners within 200 feet of the subject properties. Although residents of your associations are not within the 200-foot notification area, I have sent this notice to you so you can inform your members of the upcoming meeting. If you have any questions, please feel free to contact me.

Thanks.

Chris Shacklett
Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov (See attached file: ZF 10-23 Notice and Map.pdf)



Zoning File 10-23
William Louis Bohan to: 'See'

12/05/2010 07:39 PM

From: "William Louis Bohan" <wlb1@flash.net>
To: "See" <chris.shacklett@cor.gov>

Dear Sir,

Per Rick Harts' instructions, I am writing to you on the subject
Of the Zoning File 10-23.

As a resident/home owner of Rose Hill Estates, I oppose the proliferation
Of apartments at Brick Row.

It is apparent that short sighted developers do more damage than good by
Their need for short term returns.

I have lived thru this in the past at my first residence.

The economical impact lasted 20yrs out of the 25yrs I was a residence
Just 4 miles east of here on Beltline at the Oakridge Development in
Garland.

My house, and Property values were impacted for 20 years.

Don't let this happen again.

Thank you!!!

William Louis Bohan
265 Queen Victoria Court
Richardson, TX 75081-5060
214-912-6094

RECEIVED
DEC 06 2010
DEVELOPMENT SERVICES

Fax to: 972-744-5804 Department of Development Services

From fax: 972-234-8448

Submitted to Public hearing on December 7, 2010 City Council Chambers

From Homeowners, Bob and Ellen Byrd 304 Prince Albert Court Richardson, Texas 75081

RE: File No./Name ZF 10-23/ Brick Row
Development Rights

December 6, 2010

As former residents of DeSoto, Texas we experienced in 1983 first hand to results of so called "economic development" to the city by authorizing permits for five new large apartment units. Those apartment units brought mobile residents who delighted in getting their children in better DeSoto schools. Five years later, the apartments upkeep lessened and mobility increased with many transient families. Then, the test scores of DeSoto schools dropped significantly. Our four children attended the schools and experienced the exit of many fine teachers who fled to other districts with higher academic standards. It happened fast and has not recovered since that economic development was pushed and passed by the City Council. Individual homeowners pay school and property taxes and with those obligations comes a sense of pride to keep their properties in tip top shape. Renters taxes are paid by the owners of the apt complexes. Home and condo owners repair and keep up their homes and yards and remain permanent residents for many years while apartment residents are very mobile and move every 6 months or so. And those mobile residents meanwhile enroll in schools and benefit from the many community services that are offered. We voice our strong disapproval of any more apartments being added to Lots 1 A, Blocks O and Q McKamy Park Addition and the incorporated 1.9 tract of land and for the condominiums to remain condominiums with home owners.

Bob Byrd
Ellen Byrd

December 5, 2010

Dear City Plan Commission

On behalf of the Rosehill Estates Homeowners, we request that zoning request ZF10-23 be rejected. It is our position that the development known as Brick Row should adhere to the original agreed upon development plan. This plan includes retail space, commercial office space, condominiums and townhomes.

I have personally spoken with David Gleason who represents the investment of a large out of state pension fund. Mr. Gleason's objective is to make a quick revenue return on the investment and is not concerned with the impact to the community or the commitment to the original planned development.

I would refer the commission members' attention to the web site of Winston Capital where they describe Brick Row as having 60,000 square feet of retail, office and restaurant space. In the recent City Council meeting, Mr. Gleason's presentation included only a fraction of that space that would be retail. In that same meeting and again when he and I spoke on the phone, he stated they were unable to lease any retail space. Council member Omar called Mr. Gleason out over his apparent giving up on the retail aspect. Mr. Omar stated that the Eastside development's retail space did not begin to take hold until the development was completed and residents begin moving in. He said that Mr. Gleason was not giving the retail aspect a chance to be successful.

Mr. Gleason continues to try to find ways to increase the apartment footprint of the development.

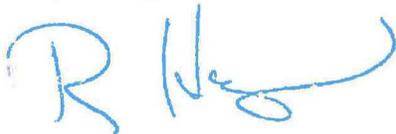
I would respectfully remind the commission of the apartment situation that was on that location prior to Brick Row. That apartment situation was a blight on the neighborhood, a crime ridden area and eventually was abated.

It is critical that the city hold the Brick Row development to the original plan and not allow any additions to be approved until such time as the original plan is completed.

As a point of order, how is it that the financier can bring a request and not the owner? If the owner has defaulted or gone into bankruptcy, then that is all the more reason to deny this request.

Please hold firm to the original planned development.

Respectfully,



Richard Hart
President
Rosehill Estates Homeowners Association

From: raghu khetan [mailto:elkeck123@att.net]
Sent: Sunday, December 05, 2010 5:50 PM
To: rick-hart@tx.rr.com
Subject: Re: Zoning File 10-23

Rick:

We can not attend Dec . 7th- zoning meeting. But here is our feedback- for you to represent us. Thank you for doing this.

To City Council Members:

We (Raghu and Elke Khetan) reside at 873 Cotswolds Court in Rosehill Estates in Richardson, Texas 75081.

This is regarding Zoning File 10-23 case of giving permission to the developer for building apartments near on Greenville and Centennial Blvd. We are completely opposed to it. The developer should adhere to his original request of building town homes or houses for families to buy and live in a good neighborhood.

When we moved here in April of 2008- our real estate lady told us that the subject area was under development and that the developer was given permission to build town homes/houses for single family dwelling.

She told us that it will be a nice neighborhood to live in and the prices of the homes will go up as City of Richardson is trying to upgrade this area by removing the apartments and reduce the crime.

That was our understanding at the time and our decision to buy this house in this area was heavily dependent upon that.

We as a taxpayer for City of Richardson request to City Council Members that they should deny the permission for developer to build apartment units in this location. You should hold him responsible for his original request of building single family town homes or houses.

We know that every developer is in business of making profit without giving consideration to the safety and well being of the near by community. We would like for City Council Members to keep this community safe by denying the permission to the developer to build apartment units (National statistics show the chances of having higher crime rate is in apartment dwellings than in individual family homes!!).

We hope you give this request your full consideration and deny the developer permission to build apartment units in this location.

Respectfully submitted,

Raghu and Elke Khetan



Waterstone
Austin, TX

Tribeca
Dallas, TX

Brick Row
Richardson, TX

San José Lofts
Austin, TX

Waterford on Lake
Travis
Austin, TX

Heartland
Forney, TX



[Click Image for Larger View](#)

Brick Row

Status: Phase One Complete
Address: 744 Brick Row
Richardson, Texas 75081
Phone: (972) 782-9000
Architect: BGO Architects

www.livebrickrow.com

[IMAGES](#)

Brick Row is a master-planned mixed-use development located adjacent to the Spring Valley DART Station in Richardson, Texas. Upon completion, Brick Row will encompass over 30 acres of land, and will include approximately 1,000 residential units, 60,000 sq. ft. of retail, office and restaurant uses with parking to accommodate up to 1,900 vehicles. The residential areas will include both "For Sale" and rental product to create a unique "live/work" environment. The site will feature a DART Plaza, integrating Brick Row with the Spring Valley Station.

Sidewalks, public parks, hike & bike trails and pedestrian paths will provide connectivity from the surrounding neighborhoods and throughout the community directly to the Spring Valley Dart Station.

Brick Row will be a unique environment providing rail access and an urban lifestyle for an area that includes some of the largest employers in the Metroplex including Texas Instruments, Blue Cross/Blue Shield and the Telecom Corridor.

4. Development Rights

Development Rights

Additional development of various uses within the Core Area shall be limited based on the findings of a market analysis prepared for the City of Richardson. Additional development beyond the existing development within the Core Area upon the effective date of this ordinance shall be limited to the following:

Table 4.1 District Total Development Rights

<i>Land Use</i>	<i>Existing Development</i>	<i>Additional Development</i>	<i>Total Development</i>
(a) Retail/Commercial uses	36,493 SF	120,000 SF	156,493 SF*
(b) Office uses	29,546	350,000 SF	379,546 SF*
(c) Industrial uses (<i>non-conforming</i>)	289,566 SF	0 SF	289,566 SF*
(d) Movie theaters	0 screens	6 screens	6 screens
(e) Institutional	0 SF	No limit	No limit
(f) Hotels	0 rooms	200 rooms	200 rooms
(g) Apartments	337 units	163 units	500 units
(h) Condominiums	0 units	300 units	300 units
(i) Single-family residences (includes townhomes, patio homes, and single-family homes)	18 units	132 units	150 units

* *Non-conforming Industrial square footage can be redeveloped as Retail/Commercial or Office uses without affecting additional development rights for those uses.*

Table of Development Rights

- (a) The Development Services Department shall prepare a Table of Development Rights.
 - (1) Total Development within the District shall be equal to the sum of Existing Development plus Additional Development Rights, initially based on Table 4.1.
 - (2) The table shall be an element of the Core Area Master Plan as required in Section 1, General Provisions, of this ordinance, and shall be updated as new development projects are approved and/or as existing buildings are demolished.
 - (3) No Concept Plan or Development Plans shall be approved for any development or redevelopment that exceeds the Available Development Rights for the proposed use categories at the time of submittal.
 - (4) The Table shall also track vehicle trips generated by each development, as detailed in the Traffic Impact Analysis required during Concept Plan review.
- (b) As new developments are approved, the total building square footage for retail/commercial, office and institutional uses, and/or the number of movie theater screens, hotel rooms, or

Spring Valley Station District: Development Regulations

apartment or condominium units shall be added to the Existing Development total and subtracted from the Additional Development total so that there is no net change to the Total Development in the table.

- (c) Because the limits established under the market study govern additional development only, the square footage of retail/commercial, office or institutional buildings and/or the number of movie screens, hotel rooms or apartment or condominium units eliminated through the demolition of existing structures within the Core Area shall be added to the Available Development Rights total as follows.
 - (1) The square footage of retail/commercial uses demolished shall be added to the additional retail/commercial development rights.
 - (2) The square footage of office uses demolished shall be added to the additional office development rights.
 - (3) The square footage of institutional uses demolished shall be added to the additional office development rights or retail/commercial development rights or divided between the two.
 - (4) The number of screens in existing movie theaters demolished shall be added to the additional movie theater development rights.
 - (5) The number of rooms in existing hotel/motel buildings demolished shall be added to the additional hotel development rights.
 - (6) The number of units of existing multi-family (apartment or condominium) buildings demolished shall be added to the appropriate additional multi-family (apartment or condominium) development rights.
 - (7) The square footage of industrial uses demolished shall be tracked in a separate category, and the square footage shall be available for any retail/commercial or office use permitted by this ordinance.
- (d) In the event all or any portion of the square footage, movie screens, hotel rooms, or multi-family units of existing buildings or uses demolished are not "recaptured" by a proposed redevelopment, the square footage, movie screens, hotel rooms, or multi-family units shall be added to the Additional Development Rights total in the appropriate category, and shall be available for allocation to development projects within the Core Area.

Amendments to Development Limits

Any increase in the Total Development Rights established herein shall require the amendment of this ordinance, following the procedure outlined in Sec. 13 herein. An application to amend this ordinance to increase the development limits shall include a market analysis prepared by the applicant supporting the proposed increase. Said analysis shall be subject to review by the Development Services Department and/or, at the applicant's expense, a third-party consultant selected by the City, prior to presentation of the application to the City Plan Commission. The zoning amendment increasing the development limits must be approved by the City Council prior to approval of a Concept Plan for any proposed development that would exceed the limits established herein.

5. Non-residential, multi-family, and mixed-use buildings

Building regulations

Exterior design

- (a) Structures shall have clear or slightly tinted windows. Mirrored or heavily tinted glass is prohibited.
- (b) The primary entry for all buildings and ground floor tenant spaces shall be oriented towards the street. Secondary entrances are encouraged for access to parking facilities and pedestrian walkways.
- (c) When ground floor commercial space is provided in a multi-story mixed-use building, a clear delineation between the ground floor and upper floors shall be made through change of plane, changes in materials, and/or architectural detail.
- (d) Blank façades are prohibited. All exterior walls shall be articulated through the use of architectural design features including but not limited to windows, changes in plane, and in materials.

Exterior building materials

- (a) Exterior walls of buildings and parking structures.
 - (1) The ground floor exterior walls, excluding windows, doors, and other openings, shall be constructed of one hundred percent (100%) masonry construction.
 - (2) Overall, a minimum of eighty-five percent (85%) of said exterior walls, excluding windows, doors, and other openings, shall be of masonry construction.
 - (3) The remainder may be constructed of noncombustible materials including exterior stucco, Class PB Exterior Insulating and Finishing Systems (EIFS), cementitious fiberboard, or other materials approved by the Building Official. EIFS shall be used only for walls, architectural features, and embellishments not subject to pedestrian contact.
 - (4) Windows and glazing shall be limited to a maximum of sixty percent (60%) of each building elevation.
- (b) Exterior walls of courtyards not visible from the street or adjacent properties.
 - (1) The ground floor exterior walls of courtyards, excluding windows, doors, and other openings, shall be constructed of one hundred percent (100%) masonry construction.
 - (2) Exterior walls of courtyards above the ground floor, excluding windows, doors, and other openings, shall be constructed of a minimum of thirty-five percent (35%) masonry construction.
 - (3) The remainder of these courtyard walls may be constructed of noncombustible materials including exterior stucco, Class PB Exterior Insulating and Finishing Systems (EIFS), cementitious fiberboard, or other materials approved by the Building Official. EIFS shall be used only for walls, architectural features, and embellishments not subject to pedestrian contact.

Spring Valley Station District: Development Regulations

- (c) For “chateau,” “mansard,” or other design where the roof serves as an exterior wall, the portion of the roof below the deck line shall be included in the calculation of building materials.
- (d) Unpainted metal, galvanized metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper or weathering steel, may be used subject to Concept Plan and Development Plans approvals.

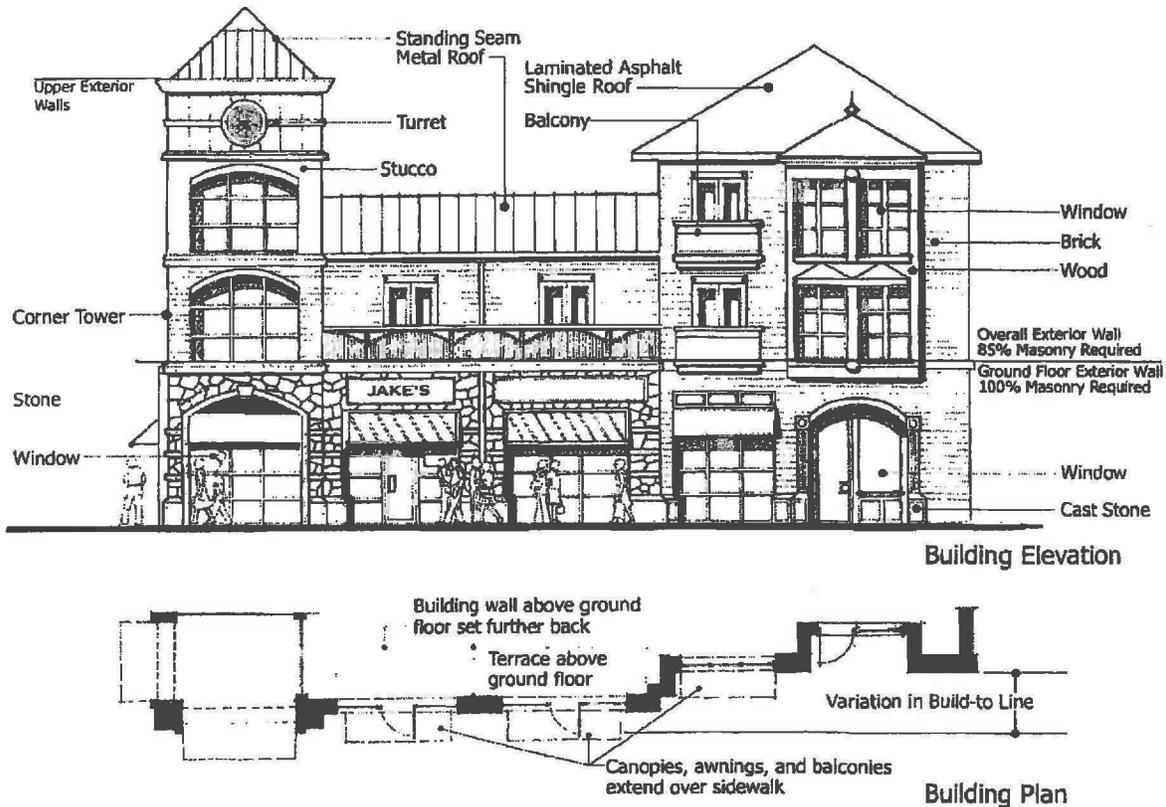


Illustration 5.1: Examples of building materials and architectural articulation

Roof materials

All buildings shall have roof coverings applied in accordance with City building code and the manufacturer’s specifications. The following materials shall be permitted for pitched roofs: slate, concrete or clay roofing tile, copper, factory finished standing-seam metal, laminated asphalt shingles of at least 300 pounds per 100 square feet, or other material approved by the Building Official. Wood shingles are prohibited.

Building height

- (a) Buildings shall be limited to a maximum height of 100 feet and may not exceed six stories in height, with the following exceptions:
 - (1) Buildings located within 250 feet of the west curblines of Greenville Avenue shall be limited to a maximum height of 50 feet and not to exceed three stories in height.

Spring Valley Station District: Development Regulations

- (2) Buildings located more than 250 feet from the west curblin of Greenville Avenue and east of Floyd Branch Creek shall be limited to a maximum height of 70 feet and not to exceed five stories in height.
- (b) A parapet wall, turret, spire, dome, chimney, elevator, bulkhead or penthouse, mechanical equipment room, cooling tower, ornamental cupola, standpipe, or similar feature may exceed the maximum height of the building provided that any such feature respects the scale of the building, subject to Concept Plan and Development Plans approvals.

Service areas

- (a) All service areas (loading, ground-mounted mechanical equipment, etc.) shall be screened from the view of adjacent streets or properties by a screening wall equal to the tallest equipment or utility structure being screened, with a minimum height of six (6) feet. The screening wall shall be compatible in material and design to the primary building associated with the service area.
- (b) Wall-mounted equipment, including utility meters, shall be screened from public view with screening walls, cabinets, partitions, or other means, designed to be architecturally compatible with the structure, and painted, finished, or constructed of materials to complement the wall surface.

Roof-mounted equipment

- (a) All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, shall be screened on all sides by use of parapet walls or architecturally compatible rooftop screening elements constructed of materials approved by the building official.
- (b) Roof-mounted equipment shall also be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings, elevated thoroughfare sections, and elevated DART rail sections, and meet the following requirements:
 - (1) The overall screening height shall be at least the height of the tallest element of roof-mounted equipment.
 - (2) The outside of the screening device shall be painted or finished in a similar color to the building façade, trim or roof surface.
 - (3) Roof-mounted equipment and the inside of the screening device shall be painted a color similar to the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.

Residential adjacency

- (a) In the event a building in a non-residential, multi-family, or mixed-use development backs or sides upon a lot designated for single-family detached or patio home residential use, a screening wall not less than six feet in height of clay-fired brick, architectural concrete masonry unit block, stone, or any combination thereof, shall be constructed upon the non-residential, multi-family, or mixed-use property, at a location to be determined upon the approved Concept Plan and Development Plans, to screen the view from the adjacent single-family detached or patio home residential use and to impede vehicular traffic.
- (b) Pedestrian access may be provided at appropriate locations in said screening wall subject to Concept Plan approval.

Spring Valley Station District: Development Regulations

- (c) The screening wall shall be designed and constructed in accordance with plans and specifications approved by the Development Engineer.
- (d) The aesthetic characteristics of the wall, to include color, pattern and texture, shall be reviewed as an element of Development Plans approval.
- (e) Required screening walls shall be completed prior to the issuance of a building permit for the principal structure on the non-residential, multi-family, or mixed-use property.
- (f) No screening wall shall be erected so as to obstruct the vision of motorists at alley, street or drive intersections.

Trash receptacles

In non-residential, multi-family, or mixed-use developments, all trash receptacles shall meet the following criteria:

- (a) A concrete pad of six-inch thick concrete, 3,000 p.s.i. with Number 3 rebar, 24 inches on center, shall be provided for each trash receptacle.
 - (1) Dumpster pads shall be 14 feet in width by 20 feet in length.
 - (2) Compactors shall be 14 feet in width and 37 feet in length.
- (b) All trash receptacles shall be screened from view on three sides by an enclosure not less than six feet in height compatible in material and color to the main structure on the property.
- (c) All trash receptacles oriented perpendicular to the principal means of access to such receptacle shall be located in such a manner as to provide a minimum outside turning radius of 40 feet for the collection vehicle.
- (d) Any trash receptacle not perpendicular to the principal means of access to such receptacle shall be oriented at a 30-degree angle from the fire lane, alley or other means of access.
- (e) Trash receptacles shall conform to City details. Alternative design standards shall be subject to Development Plans approval.

Area regulations

Front build-to line

Non-residential, multi-family, and mixed-use buildings and the elements required between the street and any building, structure, or surface parking lot shall be located within the build-to line in accordance with Table 5-1. Build-to lines shall be measured from the back of the curbline of the lot. On lots with frontage on more than one street, the build-to lines below shall be provided on all street frontages, except for buildings located in the Centennial Triangle Area west of the creek. Said buildings shall be constructed so that the build-to requirements apply along the Spring Valley frontage of the tract.

Street furnishings, where installed, shall be approved by the City prior to installation and shall be maintained by the adjacent property owner.

Spring Valley Station District: Development Regulations

Table 5-1: Front build-to requirements for non-residential, multi-family, and mixed-use buildings.

	On-Street Parking Lane	Amenity Zone	Yard	Min. Build-to Line	Max. Build-to Line
Arterial streets and Greenville Avenue	n/a	10'	20'-24'	30'	34'
All other streets					
with on-street parking	10'	6'	8'-12'	14'	18'
without on-street parking	n/a	16'	8'-12'	24'	28'

(a) On-street parking

- (1) Where feasible, on-street parallel parking shall be provided on all streets except along the arterial sections of Spring Valley and Centennial, and along Greenville Avenue. Angle parking may be requested along Spring Valley Road east of the DART line during Concept Plan and Development Plan review, subject to the approval of the city traffic engineer. Franchised utilities (electric, gas, cable, telephone, etc.) may be located in the area under the on-street parking.

(b) Amenity zone

- (1) An Amenity Zone shall be provided along all street frontages for placement of required street trees and optional street furnishings. Except for street tree wells, the Amenity Zone shall be paved with specialty paving per City details. Nothing shall be placed within the Amenity Zone that obstructs visibility for motorists.
- (2) On sections of non-arterial streets where on-street parking cannot be provided (i.e. at bulb-outs), the Amenity Zone shall increase in depth by 10 feet, and franchised utilities may be located in the area under the expanded Amenity Zone.
- (3) Street trees shall constitute the primary landscaping for the Core Area and shall be planted within the Amenity Zone in accordance with City details and meet the following requirements:
 - (i) Trees shall be selected from the approved Street Tree list contained in the Spring Valley Station Core Area Design Guidelines. Where appropriate, trees other than those in the approved Street Tree list may be used, subject to approval of the Concept Plan and Development Plans;
 - (ii) Trees shall be planted 40 feet on center, except that the spacing may be adjusted as necessary to accommodate access drives, lights, property lines, or other conditions which make it impractical to maintain the required spacing;
 - (iii) Trees shall be placed a minimum of 20 feet from the back of intersecting curbs at street intersections;
 - (iv) Where on-street parking is provided on non-arterial streets and along the arterial sections of Spring Valley Road and Centennial Boulevard, trees shall be planted in the center of the Amenity Zone;
 - (v) In bulb-out areas, trees shall be planted to align with those trees in the Amenity Zone where on-street parking is provided.

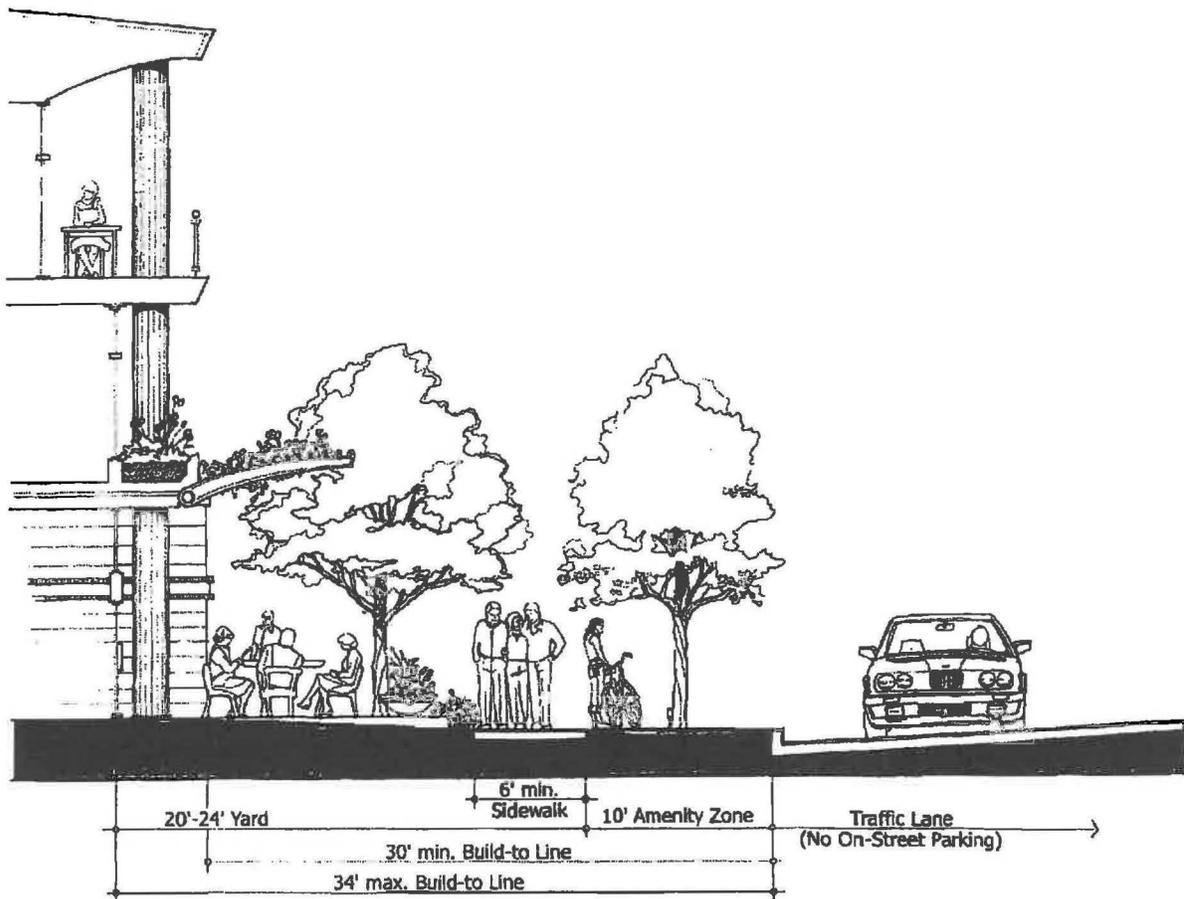


Illustration 5.2: Street section, arterial streets and Greenville Avenue

- (vi) Trees shall be planted within 8-foot x 8-foot tree wells, constructed in accordance with City details. The tree well opening shall be covered with a 6-foot x 6-foot tree grate, also in accordance with City details;
- (vii) Underground bubbler irrigation is required and shall be installed on a zone separate from other landscape areas. Irrigation must be designed to deliver the appropriate amount of water to each tree with minimum waste;
- (viii) Drainage for the tree well must be provided in accordance with City details;
- (ix) Up-lighting and electrical outlets shall be incorporated within the tree well in accordance with City details; and
- (x) Tree branches shall be maintained at no less than 8 feet above the sidewalk and Amenity Zone, and no less than 14 feet above on-street parking spaces or traffic lanes.

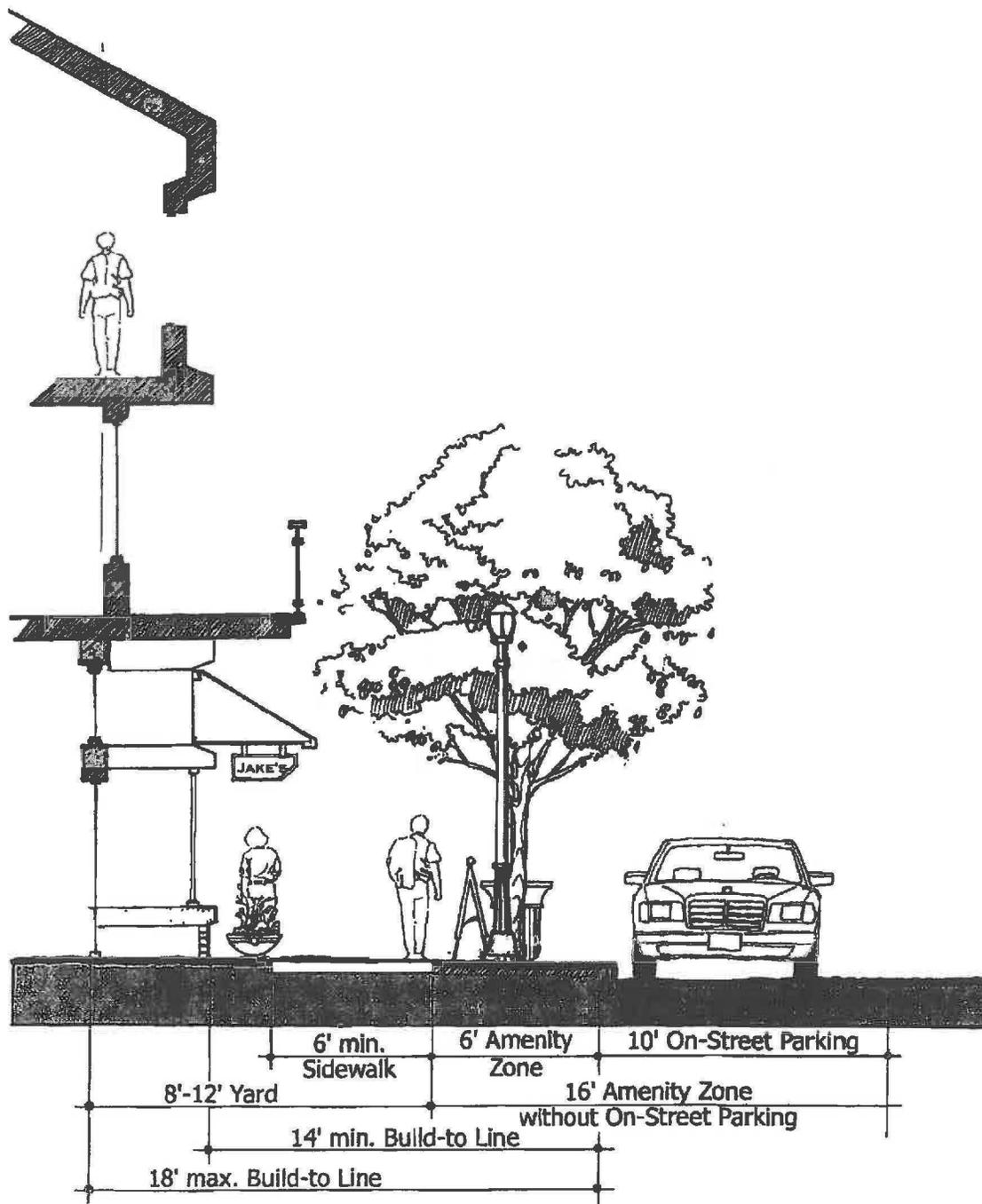


Illustration 5.3: Street section, non-arterial streets

- (4) The City shall maintain the required improvements within the Amenity Zone west of the DART right-of-way and along the arterial portions Spring Valley Road and Centennial Boulevard once the improvements have been accepted by the City.

(c) Yard and sidewalk

A yard shall be provided between the Amenity Zone and the nearest face of any building, structure, or surface parking lot.

- (1) The property owner shall be responsible for the construction and maintenance of the yard.
- (2) A minimum 6-foot wide unobstructed continuous sidewalk constructed of scored concrete shall be provided within the yard.
- (3) Along arterial streets, the sidewalk must be continuous but may have offsets within the yard area. On all other streets, the sidewalk shall be placed adjacent to the Amenity Zone.
- (4) Additional area within the yard may be used for additional sidewalk width, landscaping, outdoor dining areas, plazas, or other features, subject to Concept Plan and Development Plans approval.

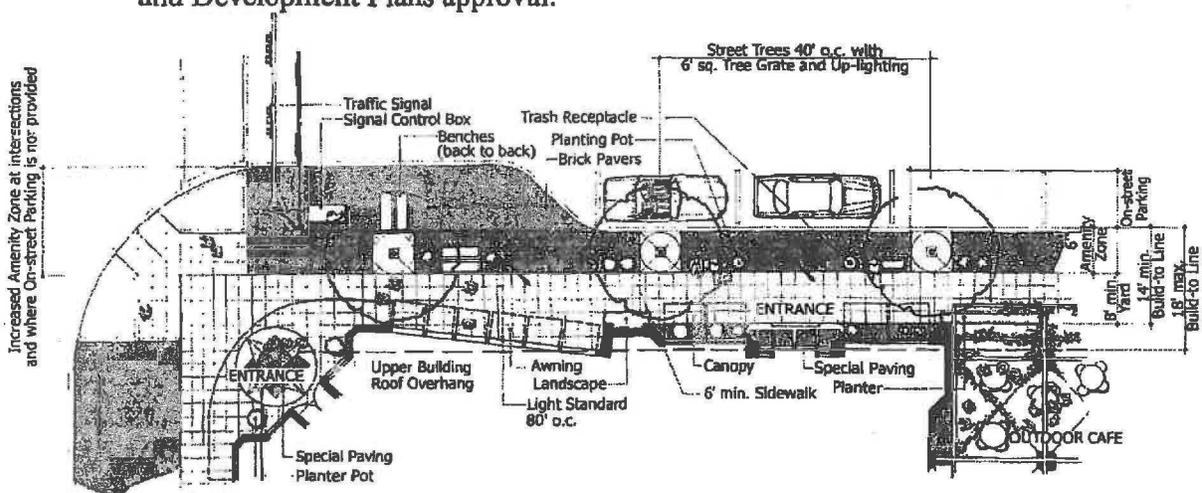
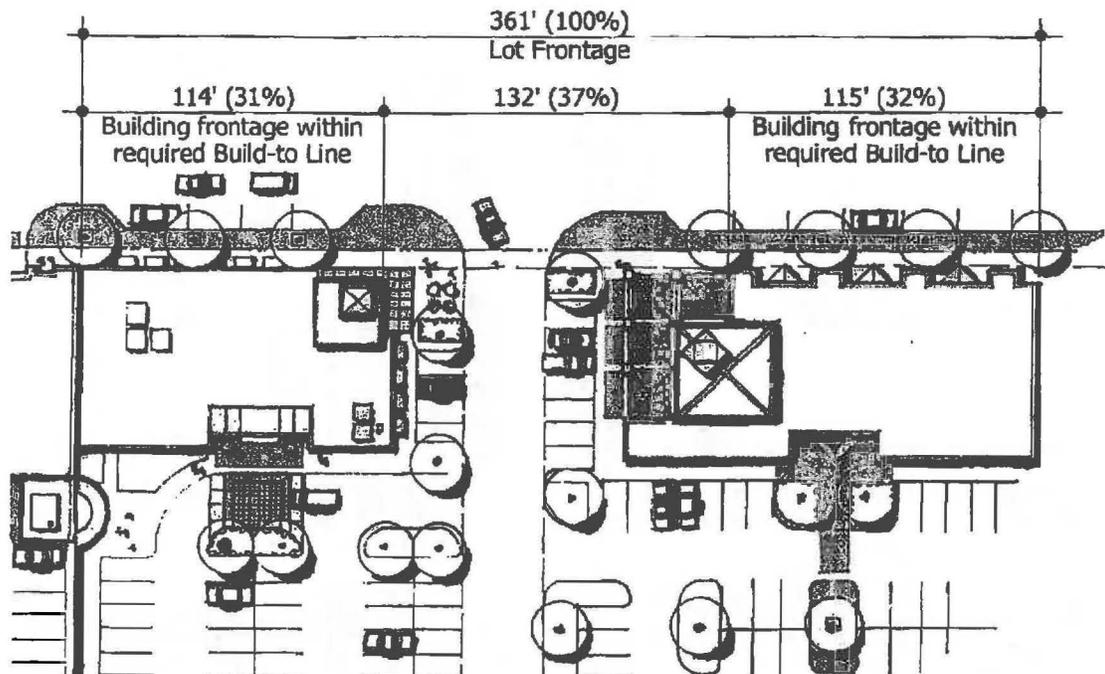


Illustration 5.4: Building frontage features and articulation

(d) Building

- (1) For lots containing a building or buildings, a minimum of fifty percent (50%) of the total frontage of the lot shall be occupied by buildings constructed within the required build-to line range.



At least 50% of the total lot frontage shall be occupied by a building within the required Build-to Line range.

Illustration 5.5: Building frontage requirements

- (2) Canopies, awnings, balconies, and/or upper story architectural appendages may extend beyond the minimum front build-to line, but shall not encroach into the required Amenity Zone. Such features shall provide a minimum clearance above the sidewalk of eight feet, and must comply with the City building code.
- (3) At street intersections, the corner of the building closest to the intersection shall be set back a minimum of 10 additional feet from the corner, subject to the following:
 - (i) Setbacks for the building corner may be increased to accommodate the placement of elements such as plazas, outdoor dining areas, or other open space.
 - (ii) The proposed build-to line must be clearly dimensioned and any of the elements described above shall be clearly identified in the approved Concept Plan and Development Plans.

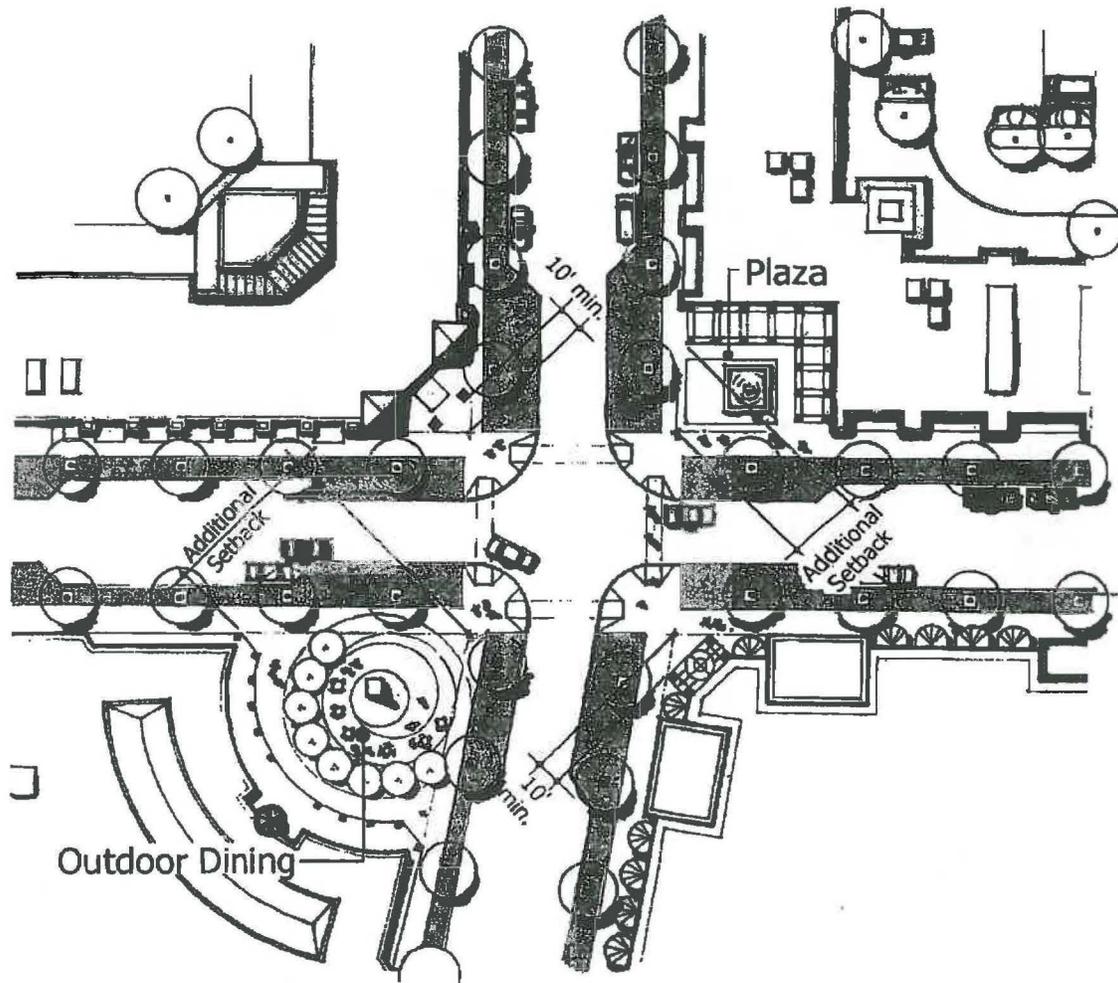


Illustration 5.6: Examples of additional setback requirements at street intersections.

Additional setbacks

- (a) *Side setback.* A side setback shall not be required, except:
 - (1) A minimum 10-foot setback shall be provided where a building is adjacent to a single-family detached, patio home, or townhome lot;
 - (2) As necessary to comply with the City building code; and
 - (3) Fireplaces and eaves may extend a maximum of 3 feet into any required side setback
- (b) *Rear setback.* A rear setback shall not be required, except:
 - (1) A minimum 25-foot setback shall be provided where a building is adjacent to a single-family detached, patio home, or townhome lot;
 - (2) As necessary to comply with the City building code; and
 - (3) Fireplaces, eaves, bay windows, balconies, and fireproof outside stairways may extend a maximum of 3 feet into any required rear setback

Additional requirements for multi-family buildings or mixed-use buildings with multi-family units

Residential unit size

The minimum multi-family residential dwelling unit size, exclusive of garages and breezeways, shall be:

<i>Unit Type</i>	<i>Minimum Area per Dwelling Unit (square feet)</i>
(a) 1 bedroom	750
(b) 2 bedroom	900
(c) 3 bedroom	1,000

The average residential unit floor area per building shall be at least 800 square feet.

To provide design flexibility, the minimum floor area per dwelling unit may be reduced up to 25 percent for five percent of each dwelling unit type per building, provided that the overall average floor area per dwelling units per multi-family building is 800 square feet.

Exterior doors

Exterior front doors on all multi-family units shall be constructed of metal a minimum of 20 gauge in thickness with an insulated core or fiberglass with an insulated core. Glass inserts to allow light shall be permitted. Patio doors may be of a French or sliding glass type with metal or solid wood frames. Garage doors shall be constructed of metal a minimum of 24 gauge thickness.

Balconies and stairways

All balcony and stairway surfaces shall be constructed of noncombustible materials. The structural elements may be constructed of noncombustible materials or decay-resistant wood or as required by the City building code. All handrails and guardrails shall be constructed of noncombustible materials. Trim on balconies and stairways may be constructed of noncombustible or combustible materials.

Screening

All service and recreational areas shall be screened from the view of adjacent streets and properties by a screening wall not less than six feet in height of clay-fired brick, architectural concrete masonry unit block, stone or other material approved by the Development Services Department to be constructed on the multi-family property at a location to be determined at Concept Plan review. The screening wall shall be designed and constructed in accordance with plans and specifications approved by the city engineer. The City shall approve the aesthetic characteristics of the screening wall, to include color, pattern and texture, at the time of Development Plans approval. A required screening wall shall be completed prior to the issuance of a building permit for the principal structure on the multi-family property. The screening wall shall impede vehicular traffic, but may not be erected so as to obstruct the vision of motorists at alley, street, or drive intersections. Pedestrian access may be provided, where appropriate, and shall be noted on the approved Concept Plan and Development Plans.

Recreational amenities

Each multi-family or mixed-use development that includes multi-family shall provide recreational amenities for the residents of the property as required herein. The recreational amenities shall be noted on the approved Concept Plan with detailed descriptions of all recreational amenities, both indoor and outdoor, required as part of the approval of the Development Plans. An assessment report on the adequacy of the proposed recreational amenities shall be submitted to the City Plan Commission from the Director of Development Services or designee.

- (a) Each development that includes multi-family units shall provide indoor or outdoor recreational amenities or play areas to meet the requirements of the residents in such development, including facilities for children and adults.
- (b) Each development that includes multi-family units shall provide at least one indoor or outdoor play area for the first 350 residential units, or portion thereof, designed for use by children under twelve years of age. The play area equipment and apparatus shall be safe, weather-resistant, suitable for children of such age, and shall meet the guidelines of the Consumer Product Safety Commission for play equipment and safety surface. Playground access and equipment shall be in compliance with the Americans with Disabilities Act.

Playgrounds may be provided in public open space and parks, and may be combined to provide larger community facilities. At least one playground shall be provided on-site of each apartment development.

One additional play area meeting the above requirements shall be provided for each 350 additional multi-family units or portion thereof within the development or portion thereof.

- (c) Within each development that includes multi-family units, additional recreational amenities shall be provided. These amenities shall accrue points based on values assigned below. A minimum of 70 recreational amenity points must be accumulated for each 350 residential units or portion thereof. A minimum of 40 points shall be provided on-site. The remainder may be achieved with improvements to the public open space.
 - (1) Additional playgrounds designed for children ten years of age or younger meeting the requirements above. (Ten points per 500 square feet.)
 - (2) Clubhouse/gameroom/multi-purpose room of at least a minimum of 400 square feet in area. (Ten points per 400 square feet.)
 - (3) Equipment, such as pool tables, ping-pong tables, foosball tables, and similar equipment, in the clubhouse/gameroom/multi-purpose room are eligible for amenity points, except that electronic videogames and pinball games are not eligible for points. The appropriateness of the equipment shall be determined by the Director of Parks and Recreation. (One point for each piece of approved equipment.)
 - (4) Outdoor multi-use sport court, tennis court, racquetball court or similar facility. (Five points per court.)
 - (5) Indoor multi-use sport court, tennis court, racquetball court or similar facility. (Ten points per court.)
 - (6) Indoor fitness center at least 400 square feet in area. (Ten points per 400 square feet.)

Spring Valley Station District: Development Regulations

- (7) Swimming pool, including wading area, fenced and secured according to the requirements of the City building code. (Ten points.)
- (8) Reinforced concrete jogging trail, bike path or combination thereof, a minimum of eight feet in width, or connection to an existing trail system. (Ten points.)
- (9) Usable open space at least 1,000 square feet in area that includes at least three of the following: cluster of trees, water feature, seating area, picnic tables, barbecue grills, gazebos, or other elements as approved by the Director of Parks and Recreation. (Ten points per 1,000 square feet.)
- (10) Other recreational amenities as approved by the Director of Parks and Recreation. (Up to ten points, as determined by the Director of Parks and Recreation.)

Creeks and drainageways required to remain in an open state are not eligible for the accumulation of points toward the total recreational amenity requirement, except that the placement of reinforced concrete jogging trails, bike paths, or combination thereof, shall be eligible to accrue points above.

Improvements in the area between the curbline and the building façade shall not be eligible for the accumulation of points towards the total recreational amenity requirement.

- (d) The Director of Parks and Recreation shall review proposed recreational amenities and provide a written assessment of adequacy to the City Plan Commission prior to consideration and approval of the Development Plans.
- (e) Open space shall be located and designed in such a manner as to ensure the safety and welfare of residents.



MEMO

DATE: January 20, 2011
TO: Honorable Mayor and City Council
FROM: Sam Chavez, Assistant Director of Development Services SC
SUBJECT: Zoning File 10-25 – Comprehensive Zoning Ordinance Amendments (CZO)

REQUEST

The City of Richardson is requesting amendments to the definition of “masonry construction”.

BACKGROUND

This is a request for amendments to the Comprehensive Zoning Ordinance (CZO) with regard to the definition of “masonry construction”. The proposed amendment is to ensure the materials used in the recladding of a house are complementary to the existing structure and are consistent with the design of the home. The City experienced a similar issue with garage enclosures in 2004 and in response to those issues, the City Council adopted language regarding garage enclosures and new garages to be architecturally compatible with the home as determined by the Chief Building Official or designee.

PLAN COMMISSION RECOMMENDATION

On December 21, 2010, the Commission voted 7-0 to recommend approval of the request as presented.

ATTACHMENTS

Proposed Amendments
CC Public Hearing Notice
City Plan Commission Minutes 12-21-2010
Staff Report

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, January 24, 2011, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

Zoning File 10-23

A request by David Gleeson, representing Centennial Park Richardson, Ltd., to revise the PD development rights for the Spring Valley Station District to allow 90 apartment units rather than 90 condominium units for Lots 1A, Blocks O and Q, McKamy Park Addition as well as an additional 1.9 acres located north of the PD boundary, which is to be added to the PD as part of the request. The property is located on the north side of Spring Valley Road between the DART Light Rail and Greenville Avenue; currently zoned PD Planned Development.

Zoning File 10-25

A request by the City of Richardson to amend Article I of the Comprehensive Zoning Ordinance to amend the definition of "masonry construction".

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**

**DRAFT - EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – DECEMBER 21, 2010**

PUBLIC HEARING

Zoning File 10-25: A request by the City of Richardson to amend Article I of the Comprehensive Zoning Ordinance to amend the definition of “masonry construction.”

Mr. Shacklett advised the proposed amendment would add language to the masonry construction definition that would ensure materials used in the re-cladding of houses were complimentary and architecturally compatible with the existing structure, and consistent with the design of the home.

Chairman Gantt called for any questions for staff and with none, opened the public hearing. No comments were made in favor or opposed; therefore, the public hearing was closed.

Commissioner Hand commented that the amendment was a wise decision for the City, especially with the aging housing stock, and would give the building officials the tools they needed.

Chairman Gantt noted that building officials had shared some photos during the briefing session showing a re-cladding of a house with material that were not appropriate to the style and design of the home.

Motion: Commissioner Hand made a motion to recommend approval of Item 4 as presented; second by Commissioner Frederick. Motion passed 7-0.



Staff Report

TO: City Council

THROUGH: Sam Chavez, AICP, Assistant Director – Development Services

FROM: Chris Shacklett, Planner CS

DATE: January 20, 2010

RE: **Zoning File 10-25:** Comprehensive Zoning Ordinance (CZO) Text Amendment (Article I – Definitions)

BACKGROUND:

The proposed amendment is to ensure the materials used in the recladding of a house are complementary to the existing structure and are consistent with the design of the home. The City experienced a similar issue with garage enclosures in 2004 and in response to those issues, the City Council adopted language requiring garage enclosures and new garages to be architecturally compatible with the home as determined by the Chief Building Official or designee.

The current definition of “masonry construction” is as follows:

Masonry construction means exterior walls constructed of brick, concrete, or concrete block in accordance with the Richardson Building Code, but in no case shall be less than three inches in thickness when applied as a veneer nor shall it be less than the thickness required by the Richardson Building Code when serving as a structural masonry wall; and in no case shall concrete or concrete block be less than 3 5/8 inches in thickness when serving as a masonry wall. As an alternative to the masonry materials described herein, other materials which do not meet the thickness requirements when applied as a veneer, including natural and cast stone, may be utilized so long as the thickness satisfies the structural requirements of the Richardson Building Code.

PROPOSED AMENDMENTS:

The proposed text amendment to the definition of “Masonry Construction” is depicted in bold text at the end of the definition:

Masonry construction means exterior walls constructed of brick, concrete, or concrete block in accordance with the Richardson Building Code, but in no case shall be less than three inches in thickness when applied as a veneer nor shall it be less than the thickness required by

the Richardson Building Code when serving as a structural masonry wall; and in no case shall concrete or concrete block be less than 3 5/8 inches in thickness when serving as a masonry wall. As an alternative to the masonry materials described herein, other materials which do not meet the thickness requirements when applied as a veneer, including natural and cast stone, may be utilized so long as the thickness satisfies the structural requirements of the Richardson Building Code. **Materials used in the recladding of existing residential structures must be architecturally compatible with the principal structure including all new and existing trim, architectural appendages, windows and doors as determined by the Chief Building Official or designee.**

Correspondence: To date, no correspondence has been received on this request.

Motion: On December 21, 2010, on a vote of 7-0, the City Plan Commission recommended approval of the request as presented.

- (1) Amend the definition of “masonry construction” contained in Article I, Section 2, Definitions of Appendix A (Comprehensive Zoning Ordinance) by adding the following language to the existing definition:

“Materials used in the recladding of existing residential structures must be architecturally compatible with the principal structure including all new and existing trim, architectural appendages, windows and doors as determined by the Chief Building Official or designee.”

ORDINANCE NO. 3801

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 AMEND ORDINANCE NO. 3708 BY AMENDING THE SPECIAL CONDITIONS FOR "DEVELOPMENT" TO ALLOW A RESTAURANT WITH A DRIVE THROUGH WINDOW; BY APPROVING A CONCEPT PLAN FOR A RESTAURANT WITH A DRIVE THROUGH WINDOW FOR A 1.29-ACRE TRACT ZONED LR-M(1) LOCAL RETAIL WITH SPECIAL CONDITIONS, SAID TRACT BEING DESCRIBED AS LOT 3, BLOCK 2, UNIVERSITY WORLD ADDITION IN DALLAS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 10-18).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956 as heretofore amended, be, and the same is hereby amended by amending Ordinance No. 3708 by amending the special conditions for development as set for the herein, and to approve a concept plan for a restaurant with drive through window service a 1.29-acre tract of land zoned LR-M(1) Local Retail located at 1240 W. Campbell Road, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That Section 2 of Ordinance No. 3708 is hereby amended by amending the special conditions for "development" to read as follows:

“Development: A maximum of two retail buildings shall be allowed. Each of the two buildings may have a single drive through window in accordance with an approved concept plan for a grocery store/restaurant with a minimum of 40% of the square footage of the building devoted to the sale of grocery-related items.”

SECTION 3. That Ordinance No. 3708 is hereby amended to allow a restaurant with a drive through window on the 1.29-acre tract of land located at 1240 W. Campbell Road being more particularly described in Exhibit “A” subject to the following special conditions:

1. The drive through restaurant as defined in the Comprehensive Zoning Ordinance is limited to the area shown on the concept plan attached as Exhibit “B” and made a part thereof.
2. The building shall be constructed in substantial conformance with the Exhibit “B” and the building elevations attached as Exhibit “C” and made a part hereof.
3. The drive through restaurant shall be subject to all of the special conditions in Ordinance 3708.

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

SECTION 4. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect, provided however Ordinance No. 3708 shall continue in full force and effect, except as amended herein.

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

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

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

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 24th day of January, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:



CITY ATTORNEY
(PGS:01-06-11:47193)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 10-18

BEING a tract or parcel of land out of the J.W. Curtis Survey, Abstract No. 345 in the City of Richardson, Dallas County, Texas and being all Lot 3, Block 2 of University World, Lots 2 & 3, Block 2, an addition to the City of Richardson as recorded in Instrument No. 20080227918 Official Public Records of Dallas County, Texas as conveyed to H-H Retail, LLC by deed recorded in Instrument No. 20080265006 Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a red F-D cap found for corner in the intersection of the south line of Jonsson Boulevard (a variable width right-of-way at this point) and the southwest line of Lake Park Boulevard (a variable width right-of-way at this point);

THENCE S 44°57'00" E along the southwest line of said Lake Park a distance of 35.36 feet to a 1/2 inch iron rod with a red F-D cap found for corner;

THENCE S 00°03'00" W continuing along the west line of said Lake Park a distance of 20.00 feet to a 1/2 inch iron rod found for corner;

THENCE S 07°38'41" W continuing along the west line of said Lake Park a distance of 75.66 feet to a 1/2 inch iron rod with red F-D cap found for corner;

THENCE S 00°03'00" W continuing along the west line of said Lake Park a distance of 175.00 feet to a 1/2 inch iron rod with a red F-D cap found for corner;

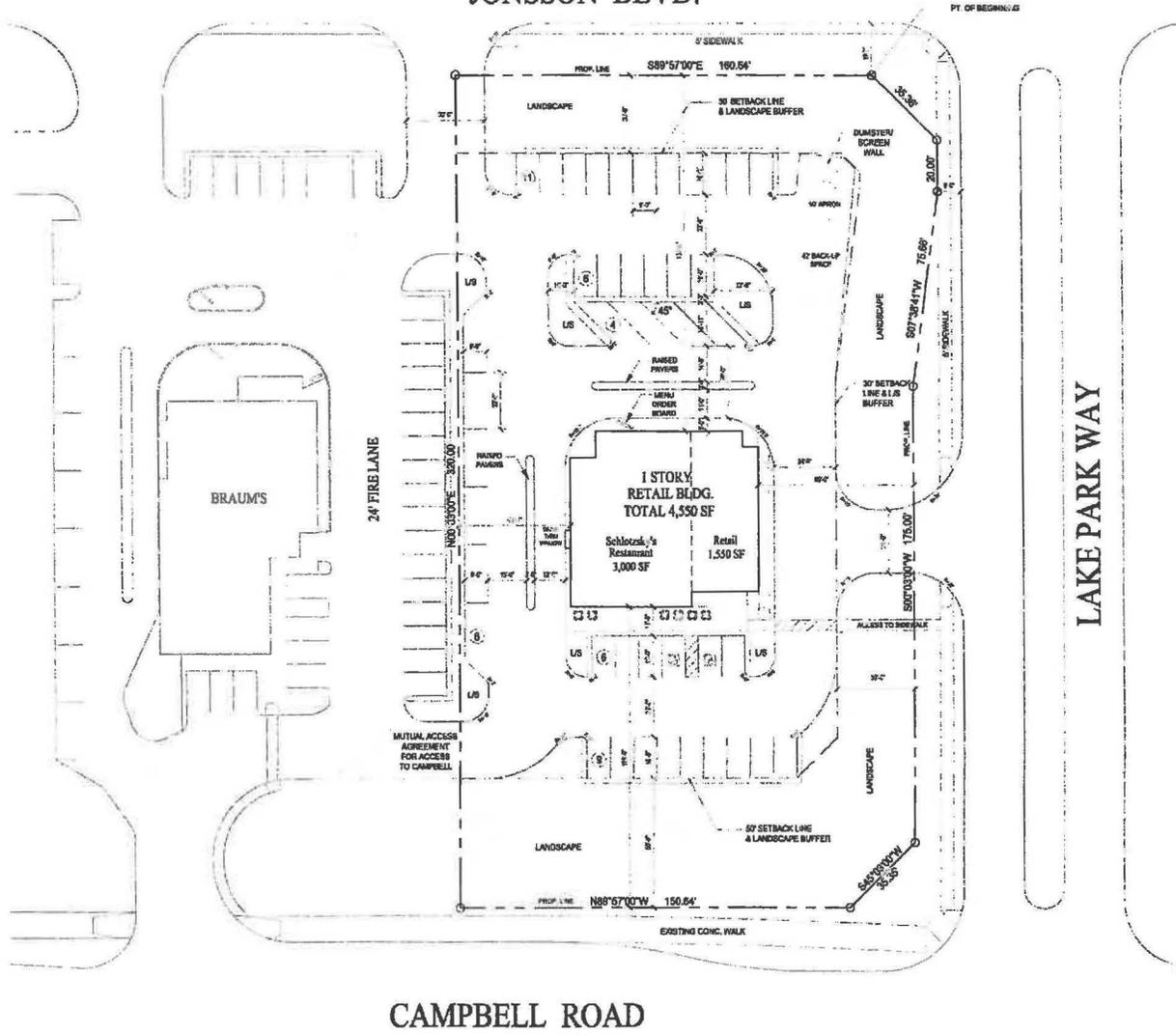
THENCE S 45°03'00" W continuing along the west line of Lake Park a distance of 35.35 feet to a 1/2 inch iron rod with a red F-D cap found for corner in the north line of Campbell Road (a 140.00 foot right-of-way);

THENCE N 89°57'00" W along the north line of said Campbell a distance of 150.64 feet to a 1/2 inch iron rod with a red F-D cap set for corner, said point also being the southeast corner of Lot 2A, Block 2 of University World as recorded in Instrument No. 200900029124 Official Public Records of Dallas County, Texas;

THENCE N 00°03'00" E departing the north line of said Campbell and along the east line of said Lot 2A a distance of 320.00 feet to an "X" set for corner in the south line of said Jonsson and also being the northeast corner of said Lot 2A;

THENCE S 89°57'00" E along the south line of said Jonsson a distance of 160.64 feet to the POINT OF BEGINNING and containing 56,404 square feet or 1.29486 acres of land.

JONSSON BLVD.



CAMPBELL ROAD

PROJECT SUMMARY

LOT AREA: 1.29 ACRES/56,404 SF

ZONING: LR-M(1) LOCAL RETAIL

SETBACKS & LANDSCAPE BUFFER:
50' ALONG CAMPBELL ROAD
30' ALONG JONSSON BLVD & LAKE PARK WAY

BUILDING SF: 4,550 SF

PARKING REQUIRED: 95 SPACES
RESTAURANT: 1 SPACE PER 100 SF
RETAIL: 1 SPACE PER 333 SF

PARKING PROVIDED: 42 SPACES

LANDSCAPE: 40.2%

F.A.R.: 0.081 (MAX. 0.5:1 ALLOWED)

BUILDING HEIGHT: 1 STORY/24'-0"

APPLICANT:
STEVE RUMSEY
CROSS DEVELOPMENT
420 SOUTHFORK DRIVE
LEWISVILLE, TX 75057
TEL: 214-814-8252
FAX: 214-556-1110
EMAIL: srumsey@crossdevelopment.net

OWNER:
H-H RETAIL, LLC
5339 ALPHA ROAD, #350
DALLAS, TX 75240
TEL: 972-701-9636
FAX: 972-701-9839
EMAIL: mark@humphreys.com

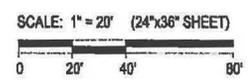


Exhibit B - Part of Ordinance

ZONING EXHIBIT

(PROPOSED RETAIL BLDG/SCHLOTZSKY'S DRIVE-THRU)
LOT 3, BLK 2, UNIVERSITY WORLD ADDITION

OCTOBER 26, 2010 RICHARDSON, TX HPA# 2010283



ORDINANCE NO. 3802

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 TO GRANT A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION WITH SPECIAL CONDITIONS ON A 1.05-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT THE NORTHEAST CORNER OF BELT LINE ROAD AND INGE DRIVE, 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. (ZF 10-19).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956 as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning to grant a Special Permit for a motor vehicle service station subject to special conditions on a 1.05-acre tract of land zoned C-M Commercial located at the northeast corner of Belt Line Road and Inge Drive, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. The Special Permit for a motor vehicle service station is hereby granted subject to the following special conditions:

1. A motor vehicle service station shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit "B" attached hereto, and which is hereby approved.

2. The motor vehicle service station shall be constructed and operated in substantial conformance with the concept plan and building and canopy elevations attached as Exhibits "C-1" and "C-2", respectively.
3. Internal stacking at the gas pumps as shown on the concept plan shall be allowed.
4. A minimum landscape buffer of five (5) feet shall be provided along Belt Line Road as shown on the concept plan.

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

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

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

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

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

for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 24th day of January, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:



CITY ATTORNEY
(PGS:12-28-10:47092)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 10-19

BEING a tract of land located in the City of Richardson, Dallas County, Texas, part of the James M. Cole Survey, Abstract No. 321, being all of that certain 0.287 acre (net) tract of land described in Deeds to Charles Inge (as trustee) as recorded in Volume 86249, Page 251; to Charles A. Inge (individually) as recorded in Volume 92049, Page 1090, Deed Records, Dallas County, Texas; to Bank of America, N.A. (as trustee) as recorded in Volume 2002211, Page 241 Deed Records, Dallas County, Texas, and to Bank of America N.A. and Rust E. Reid (as trustees) as recorded in County Clerk's File No. 200900105662, Deed Records, Dallas County, Texas, also being all of that called 0.241 acre tract of land described in Deeds to Charles Inge (as trustee) as recorded in Volume 86249, Page 247, Deed Records, Dallas County, Texas and to Bank of America, N.A. (as Trustee for the Kathryn F. Rogers Revocable Trust, the Jeanne F. Larson Revocable Trust, and the Harriet F. Lee Revocable Trust), as recorded as County Clerk's File No. 20070452622, Deed Records, Dallas County, Texas, also being all of that called 0.348 acre tract of land described in Deed to William R. Waugh as recorded in Volume 2000077, Page 4714, Deed Records, Dallas County, Texas, part of a called 0.7923 acre tract (Tract 1) and all of a called 0.1285 acre tract (Tract 2) described in Deed to Burger Street, Inc. as recorded in Volume 92189, Page 694, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" in concrete found for the southwest corner of said 0.287 acre tract, being the intersection of the north right-of-way line of Belt Line Road (variable width R.O.W.) and the east right-of-way line of Inge Drive (50 foot R.O.W.);

THENCE, along the east line of Inge Drive and the west line of said 0.287 acre tract, North 00 degrees 13 minutes 30 seconds West, passing at a distance of 99.91 feet the northwest corner of said 0.287 acre tract and the southwest corner of said 0.241 acre tract, continuing along the east line of Inge Drive and the west line of said 0.241 acre tract, a total distance of 182.48 feet to an "X" in concrete set for corner, being the northwest corner of said 0.241 acre tract;

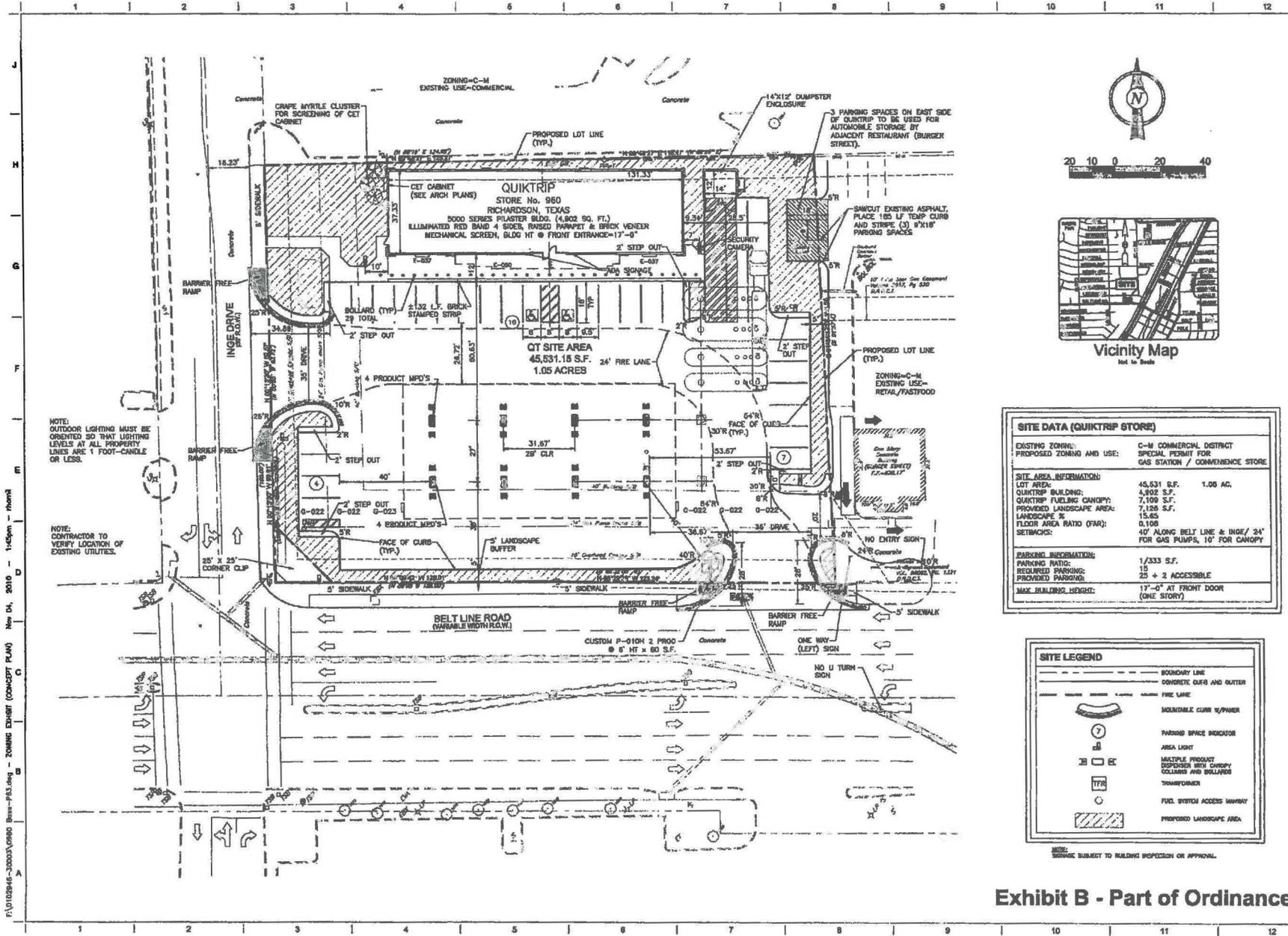
THENCE, departing the east line of Inge Drive and along the north line of said 0.241 acre tract, North 89 degrees 48 minutes 27 seconds East, passing at a distance of 125.27 feet the northeast corner of said 0.241 acre tract and the northwest corner of said 0.1285 acre tract, continuing along the north line of said 0.1285 acre and said 0.7923 acre tracts for a total distance of 243.74 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

THENCE, over and across said 0.7923 acre tract, South 01 degrees 34 minutes 17 seconds East, passing at a distance of 63.19 feet an inside "ell" corner of said 0.7923 acre tract, being the northeast corner of said 0.348 acre tract, continuing along the west line of said 0.7923 acre tract and the east line of said 0.348 acre tract for a total distance of 188.55 feet to an "X" in concrete set for corner, being southwest corner of said 0.7923 acre tract, the southeast corner of said 0.348 acre tract and being in the north line of Belt Line Road (variable width R.O.W.);

THENCE, along the south line of said 0.348 acre tract and the north line of Belt Line Road, North 88 degrees 29 minutes 28 seconds West, a distance of 123.24 feet to an "X" in concrete

found for the southwest corner of said 0.348 acre tract and the southeast corner of said 0.287 acre tract;

THENCE, continuing along the north line of Belt Line Road and the south line of said 0.287 acre tract, North 89 degrees 06 minutes 42 seconds West, a distance of 125.01 feet to the POINT OF BEGINNING and containing 45,531 square feet or 1.0453 acres of land more or less.



NOTE: OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

NOTE: CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.

SITE DATA (QUIKTRIP STORE)	
EXISTING ZONING:	C-M COMMERCIAL DISTRICT
PROPOSED ZONING AND USE:	SPECIAL PERMIT FOR GAS STATION / CONVENIENCE STORE
SITE AREA INFORMATION:	
LOT AREA:	45,531 S.F. 1.05 AC.
QUIKTRIP BUILDING:	4,892 S.F.
QUIKTRIP FUELING CANOPY:	7,109 S.F.
PROPOSED LANDSCAPE AREA:	7,155 S.F.
LANDSCAPE %:	15.65
FLOOR AREA RATIO (FAR):	0.108
SETBACKS:	10' ALONG BELT LINE & INGE/ 24' FOR GAS PUMPS, 10' FOR CANOPY
PARKING INFORMATION:	
PARKING RATIO:	1/333 S.F.
REQUIRED PARKING:	15
PROVIDED PARKING:	25 + 2 ACCESSIBLE
MAX BUILDING HEIGHT:	17'-0" AT FRONT DOOR (ONE STORY)

SITE LEGEND	
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	FIRE LINE
	MOLDABLE CURB & PAPER
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY, COLLARS AND BOLLARDS
	TRANSFORMER
	FUEL SWITCH ACCESS MARKER
	PROPOSED LANDSCAPE AREA

NOTE: SITEWORK SUBJECT TO BUILDING INSPECTION OR APPROVAL.

PRELIMINARY FOR REVIEW ONLY

Prepared by: T. J. DUNN
 Date: 05/11/2010

Drawn by: J. DUNN
 Date: 05/11/2010

STORE NO.: 960
 1.05 ACRES @ INGE
 BELT LINE @ INGE
 RICHARDSON, TEXAS



DESIGNED BY: T.J. DUNN
 CHECKED BY: T.J. DUNN
 REVISIONS:

APPLICANT INFORMATION
 QUINCY
 ADDRESS: 1200 NORTH INDUSTRIAL BLVD., SUITE 178
 TELEPHONE: 972-714-1111
 CONTACT: JO DUNN

REV.	DATE	DESCRIPTION

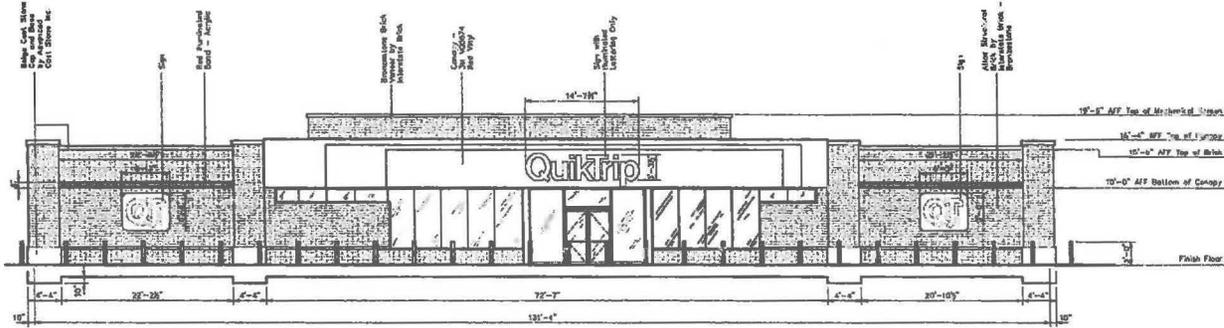
SHEET TITLE:
 ZONING EXHIBIT (CONCEPT PLAN)

SHEET NUMBER:
 1

Exhibit B - Part of Ordinance

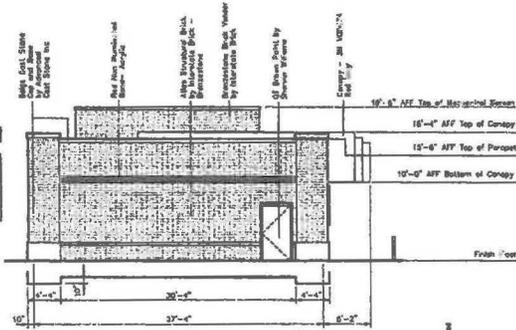
NOTE:
 Shading for illustration purposes only.
 Subject to building inspections.

SCALE	1/4" = 1'-0"
FRONT TOTAL SQ FT	3286
FRONT DOORS AND WINDOWS SQ FT	481
FRONT TOTAL W/O/DOR DOORS AND WINDOWS SQ FT	1837
BRICK	1242 SQ FT / 938
STONE	189 SQ FT / 55



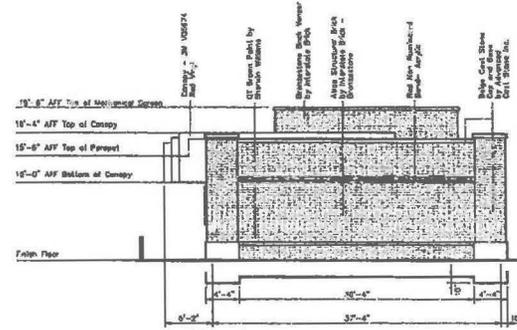
South Elevation
 Scale: 1/4" = 1'-0" @ 24" x 36"

SCALE	3/8" = 1'-0"
LEFT SIDE TOTAL SQ FT	584
LEFT SIDE DOOR SQ FT	33
LEFT SIDE TOTAL W/O/DOR DOOR SQ FT	655
BRICK	807 SQ FT / 532
STONE	49 SQ FT / 78



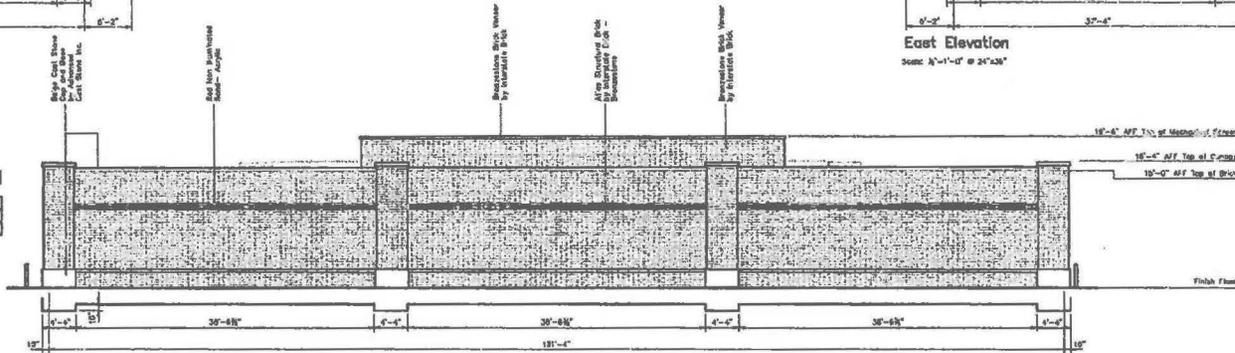
West Elevation
 Scale: 3/8" = 1'-0" @ 24" x 36"

SCALE	3/8" = 1'-0"
RIGHT SIDE TOTAL SQ FT	684
BRICK	635 SQ FT / 838
STONE	48 SQ FT / 78



East Elevation
 Scale: 3/8" = 1'-0" @ 24" x 36"

SCALE	1/2" = 1'-0"
REAR TOTAL SQ FT	2263
BRICK	2158 SQ FT / 808
STONE	125 SQ FT / 58



North Elevation
 Scale: 1/2" = 1'-0" @ 24" x 36"

Exhibit C-1 - Part of Ordinance



QuikTrip

4101 South 123rd East Ave.
 Tulsa, OK 74124-7008
 P.O. Box 5202
 Tulsa, OK 74101-3475
 (918) 412-7700

Building Elevations

QuikTrip Store No. :960

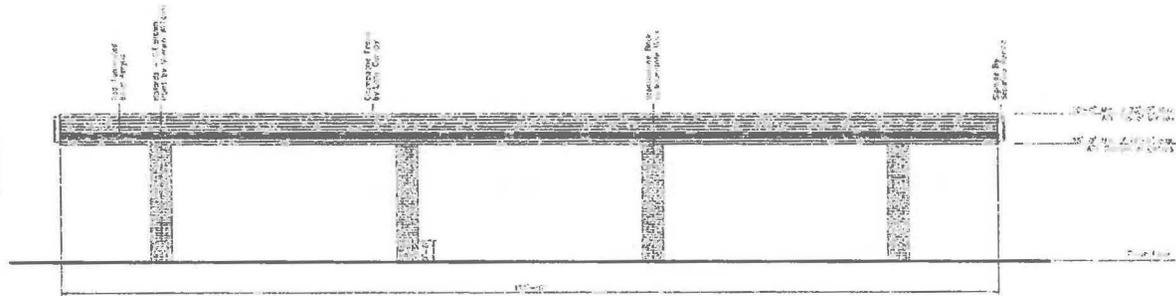
NEC of Beltline and Inge

Richardson, TX

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 PATENT RIGHTS AND INTERNATIONAL COPYRIGHT AND PATENT
 STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,
 PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN
 PART, IS STRICTLY PROHIBITED.

Presentation Exhibit	
6000 Stone Cap QuikTrip Store	
STOCK NO.	950
SCALE	NTS
DRAWN BY	JTK
ISSUE DATE	11/04/10
SHEET	1
SERIAL NUMBER	0950BEL00-08

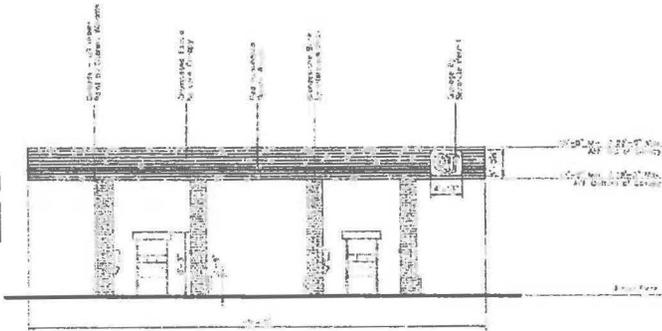
DATE: 12/15/17
SCALE: 1/8" = 1'-0"
PROJECT: 17-000000



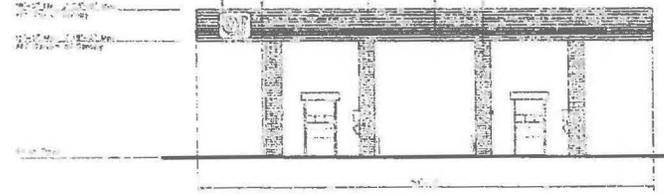
South Elevation

NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

SCALE: 1/8" = 1'-0"
DATE: 12/15/17
PROJECT: 17-000000



West Elevation



East Elevation

Trash Enclosure

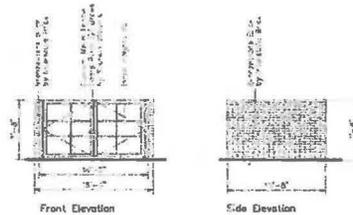


Exhibit C-2 - Part of Ordinance



QuikTrip
 4205 South 120th East Ave.
 Tulsa, OK 74124-7008
 P.O. Box 5000
 Tulsa, OK 74101-3475
 (918) 418-7700

Gas Canopy Elevations

QuikTrip Store No. :960

NEC of Beltline and In

Richardson, TX

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Presentation Exhibit	
DSB Gas Canopy	
STAGE NO.	5484
SCALE	
DRAWN BY	
CHECK BY	
SERIAL	1

ORDINANCE NO. 3803

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 TO GRANT A SPECIAL PERMIT FOR AN INDOOR ENTERTAINMENT FACILITY WITH SPECIAL CONDITIONS ON AN 11.7-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT 110 W. CAMPBELL ROAD, 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 10-22).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956 as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning to grant a Special Permit for an indoor entertainment facility subject to special conditions on an 11.7-acre tract of land zoned C-M Commercial located at 110 W. Campbell Road, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. The Special Permit for an indoor entertainment facility is hereby granted subject to the following special conditions:

1. An indoor entertainment facility shall be allowed and limited to the area shown on the concept plan attached as Exhibit "B", and made a part thereof, and which is hereby approved.

2. The indoor entertainment facility shall be constructed and operated in substantial conformance with the concept plan and the elevations attached as Exhibit "C". The exterior of the facility shall not be required to meet the minimum masonry requirements per Exhibit "C".
3. A parking ratio of 1 space per 192 square feet shall be allowed for the indoor entertainment facility.

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

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

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

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

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

for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 24th day of January, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

Peter H Smith

CITY ATTORNEY
(PGS:12-28-10:47097)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 10-22

Being a tract of land situated in the William Hughes Survey. Abstract N. 573, Dallas County, Texas, and being a portion of Lot 1, of the K-Mart Plaza Revised Addition, an Addition to the City of Richardson, as recorded in Volume 93244, Page 0249, of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

Commencing at the intersection of the westerly Right-of-Way line of Alamo Road (65' Right-of-Way) and the northerly Right-of-Way line of Campbell road (140' Right-of-Way) said point being the most southeasterly corner of Lot 2 of the K-Mart Plaza Addition, an Addition to the City of Richardson as recorded in Volume 83168, Page 1969, (DRDCT);

Thence departing the westerly Right-of-Way line of said Alamo Road and along the northerly Right-of-Way line of said Campbell Road North 89 degrees 38 minutes 00 seconds West a distance of 164.74 feet to a 5/8 inch iron rod found for the Point of Beginning said point being the most southwesterly corner of said Lot 2;

Thence continuing along the northerly Right-of-Way line of said Campbell Road North 89 degrees 38 minutes 00 seconds West a distance of 713.55 feet to a 3/8 inch iron rod found for corner said point being the most southeasterly corner of Lot 5-A of the Fleetwood Square Revised Addition, an Addition to the City of Richardson as recorded in Volume 87125, Page 1614, (DRDCT);

Thence departing the northerly Right-of-Way line of said Campbell North 00 degree 23 minutes 09 seconds East a distance of 505.57 feet to a point for corner in the southerly Right-of-Way line of Collins Boulevard (100' Right-of-Way) which a 3/8 inch iron rod found bears South 03 degrees 41 minutes 32 seconds East a distance of 1.57 feet said point being the most northeasterly corner of Lot 10A of the Fleetwood Square Addition, an Addition to the City of Richardson as recorded in Volume 83157, Page 1236 (DRDCT) said point being the beginning of a non-tangent curve to the left having a radius of 1255.87 feet and having a chord bearing of North 67 degrees 33 minutes 04 seconds East and a chord length of 409.72 feet;

Thence along the southerly Right-of-Way line of said Collins Boulevard and continuing along said non-tangent curve to the left through a central angle of 18 degrees 46 minutes 35 seconds and an arc length of 411.56 feet to a 1/2 inch iron rod set for corner said point being the most southwesterly corner of Lot 3, Block A of the Fleetwood Square Addition, an Addition to the City of Richardson, as recorded in Volume 84152, Page 1634 (DRDCT);

Thence departing the southerly Right-of-Way line of said Collins Boulevard South 89 degrees 41 minutes 43 seconds East a distance of 503.17 feet to a point for corner in the westerly Right-of-Way line of said Alamo Road which a 1/2 inch iron rod found bears

North 37 degrees 58 minutes 03 seconds East a distance of 1.16 feet said point being the most southeasterly corner of Lot 2, Block A of the Fleetwood Square Addition, an Addition to the City of Richardson as recorded in Volume 84151, Page 2611 (DRDCT);

Thence along the westerly Right-of-Way line of said Alamo Road South 00 degrees 36 minutes 00 seconds West a distance of 420.06 feet to a "x" cut found in concrete for corner said point being the most

northeasterly corner of Lot 1, Block 3 of the K-Mart Plaza Addition, an Addition to the City of Richardson, as recorded in Volume 96062, Page 2406 (DRDCT);

Thence departing the westerly Right-of-Way line of said Alamo Road and along the northerly line of said Lot 1, Block 3, North 89 degrees 37 minutes 59 seconds West a distance of 182.80 feet to an "x" cut found in concrete for corner said point being the northwesterly corner of said Lot 1, Block 3;

Thence departing the northerly line of said Lot 1, Block 3 and along the westerly line of said Lot 1, Block 3 as follows:

South 00 degrees 18 minutes 50 seconds West a distance of 60.70 feet to a "x" cut set in concrete for corner;

South 89 degrees 37 minutes 59 seconds East a distance of 27.79 feet to a "x" cut set in concrete for corner;

South 00 degrees 22 minutes 01 seconds West a distance of 34.24 feet to a ½ inch iron rod found for corner in the northerly line of said Lot 2 of the K-Mart Plaza Addition;

Thence departing the westerly line of said Lot 1, Block 3 and along the northerly line of said Lot 2 North 89 degrees 38 minutes 00 seconds West a distance of 10.17 feet to a ½ inch iron rod found for corner said point being the most northwesterly corner of said Lot 2;

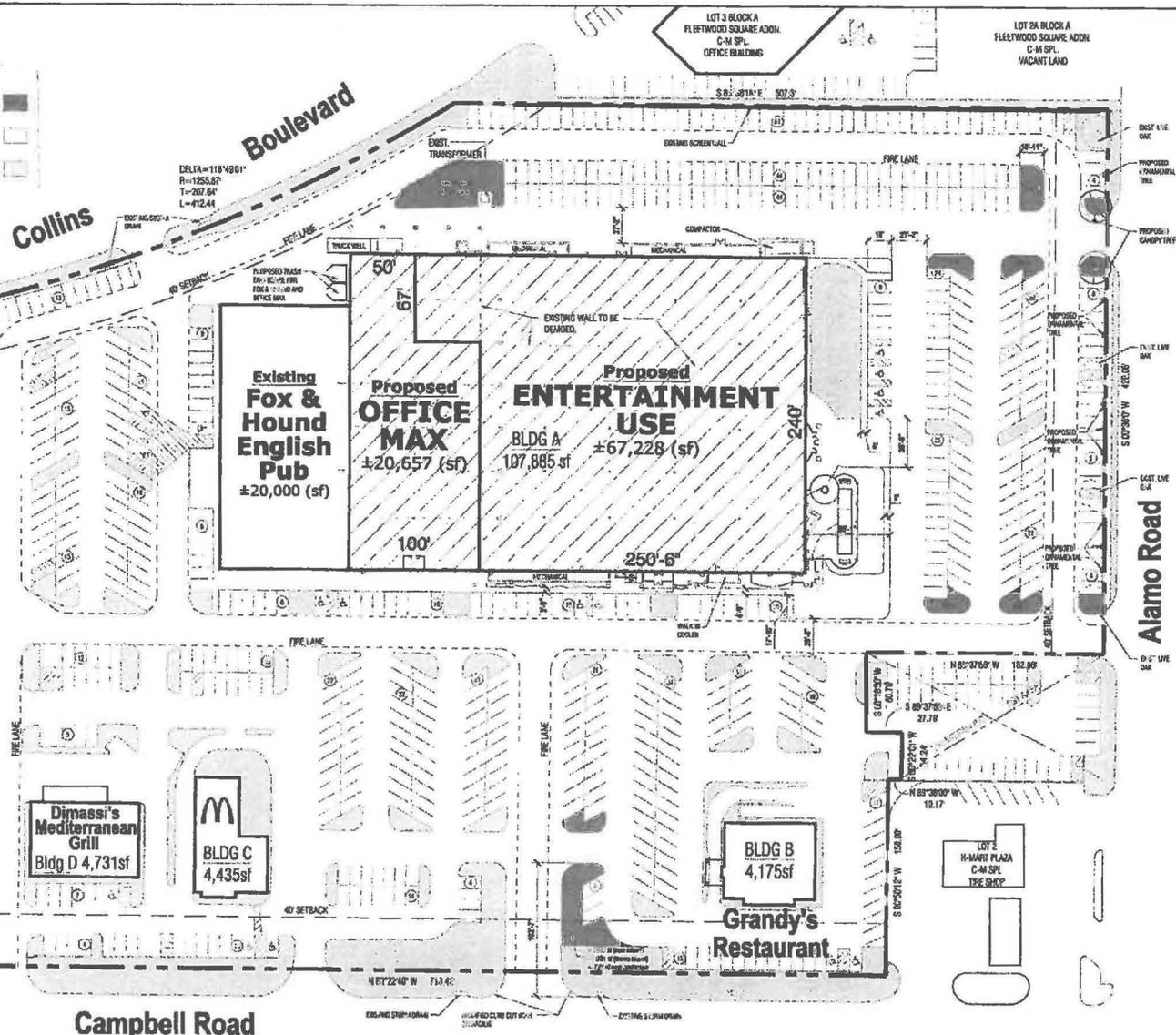
Thence departing the northerly line of said Lot 2 and along the westerly line of said Lot 2 South 00 degrees 36 minutes 00 seconds West a distance of 150.00 feet to the Point of Beginning.

Containing within these metes and bounds 11.682 acres or 508,853 square feet of land more or less.

Applicant
Richardson Entertainment LLC
4432 Walnut Hill Lane
Dallas, TX 75229
Phone: 214.802.9064
Fax: 214.366.0246

LEGEND

- PROPOSED LANDSCAPE ISLAND
- NEW/RELOCATED PARKING
- EXISTING LANDSCAPE AREAS



DELTA = 118°40'01"
R = 1255.87'
T = 207.64'
L = 612.44'

Collins Boulevard

Alamo Road

Campbell Road

OVERALL SITE REFERENCE PLAN
SCALE: 1" = 40.00'

Exhibit B - Part of Ordinance



1338 New Hyde Park Road
New York, NY 11042
Tel: 212.669.9900
www.kimco.com

Site No.: 0572
Site Name: RICHARDSON PLAZA
Location: RICHARDSON, TX
Date: 11/11/10
Drawn By: SN

Project Summary
Zoning: C-M UNDER ORDINANCE 559-A AND 710-A
SETBACKS: 40' ADJACENT TO THORNDIKE AREAS
LOT AREA: 33,882 ACRES OR 506,553 SF
BUILDING SUMMARY:

BLDG A:	207,885 sf w/ proposed mechanical roof
BLDG B:	4,175 sf
BLDG C:	4,435 sf
BLDG D:	4,731 sf
TOTAL:	221,226 sf

Building	Severed Estates
43,041 sf (Entertainment Use)	
4,187 sf (Mechanical, etc.)	
20,657 sf of Entertainment Use/192	568
20,657 sf of Retail	70
20,657 sf of Retail	53
20,657 sf of Entertainment/192 (Per 8 Hours)	126
Per Ordinance 2372-A	
Building A	42
Building B	44
Building C	47
Building D	62
Required Parking	614
Total Parking Provided with 100% reduction	643
Parking Provided	643

Required Parking
Total Parking Required with 100% reduction:
Parking Provided: 643

Required Setback
40 feet (adj of street)

Lot Coverage
Required 2.25% or 37,224 sf
Per Ordinance 559-A and 710-A
Provided 6.25% or 43,112 sf



The information presented herein is intended for use by Kimco Realty Corporation, for the purposes of schematic planning only and should not be used as a construction document. Owner, contractor and all parties are responsible to verify all dimensions and conditions prior to permit or construction. This information represents a preliminary interpretation of various codes as it relates to the site under review, and should not be considered a comprehensive report. Information has been obtained verbally or from other sources including the internet. No engineering, surveying, or other measurements have been performed as part of this report.

Richardson Plaza
Z g Exhibit

ORDINANCE NO. 3804

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 23, SECTION 23-98, BY ADDING SUBSECTION (6) TO ESTABLISH WATER RATES FOR COMMUNITY GARDEN PARTICIPANTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That the Code of Ordinances of the City of Richardson, Texas, be and the same is hereby amended by amending Chapter 23, Section 23-98, in part by adding subsection (6), to read as follows:

“Sec. 23-98. Water Rates.

....

- (6) Approved participants in the City Community Gardens Partnership Program may make application to the water customer service office for a discount of 95 percent of the water usage charges used through an irrigation system for the irrigation of a community garden plot for irrigation purposes. Such discount shall be applied to the monthly billing for such water service after the participant has provided satisfactory proof of such water usage.”

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

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

SECTION 4. That 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 5. That this ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the _____ day of _____, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:

Peter H Smith

CITY ATTORNEY
(PGS:tlc:01-20-11:46775)

CORRECTLY ENROLLED:

CITY SECRETARY

RESOLUTION NO. 11-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ADOPTING THE CITY OF RICHARDSON 2010 NEIGHBORHOOD VITALITY PROGRAM FUNDING STRATEGY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council desires to adopt a 2010 Neighborhood Vitality Program Funding Strategy to utilize the \$1,000,000 of savings and interest earnings from the 2006 Neighborhood Vitality Program, as well as \$2,000,000 of new funding from the 2010 G.O. Bond Program to fund neighborhood vitality improvement projects, as outlined in the attached Exhibit "A" (2010 Neighborhood Vitality Program Call for Projects Funding Detail); and

WHEREAS, the 2010 Neighborhood Vitality Program Call for Projecting Funding Detail (Exhibit "A") was reviewed by the City Council and finds such program funding strategy to be in the best interest of the citizens of Richardson; and

WHEREAS, the City Council desires to adopt the City of Richardson 2010 Neighborhood Vitality Program Funding Strategy.

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

SECTION 1. That the City of Richardson 2010 Neighborhood Vitality Program Call for Projects Funding Detail having been reviewed by the City Council of the City of Richardson, Texas, is found to be acceptable and in the best interest of the City and its citizens, be, and the same is herein, in all things approved.

SECTION 2. That this resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 24th day of January 2011.

CITY OF RICHARDSON, TEXAS

MAYOR

APPROVED AS TO FORM:



CITY ATTORNEY
(PGS:12-17-10:46917)

ATTEST:

CITY SECRETARY

Exhibit "A"
2010 Neighborhood Vitality Program Call for Projects Funding Detail

	Association	Location	Type	Project Description	Funding
11	Arapaho Neighborhood Assn	Along Arapaho just east of Briarwood	Bridge	Enhance bridge and railing	\$115,000
12	Arapaho Neighborhood Assn	Along Arapaho just east of West Shore Dr	Bridge	Enhance bridge and railing	\$90,000
13	Arapaho Neighborhood Assn	Along Arapaho just west of Heights Recreation Center	Bridge	Enhance bridge and railing (one side only)	\$50,000
35	Canyon Creek Condominium Assn	NE corner of Custer Rd & Lookout	Entry	Construct entry feature	\$50,000
37	Canyon Creek HOA	On Lookout near Canyon Creek Country Club	Bridge	Enhance bridge and railing	\$140,000
38	Canyon Creek HOA	On Prairie Creek just south of Fall Creek Dr	Bridge	Enhance bridge and railing	\$95,000
39	Canyon Creek HOA	Custer Rd between Canyon Creek & Fall Creek	Bridge	Enhance bridge and railing	\$120,000
40	College Park Neighborhood Assn	NE corner of Centennial & Bowser	Entry	Construct entry feature	\$60,000
46	Cottonwood Heights Neighborhood Assn	On Dumont at Cottonwood Creek	Bridge	Enhance bridge and railing	\$100,000
47	Cottonwood Heights Neighborhood Assn	On Dumont at Cottonwood Park	Bridge	Enhance bridge and railing	\$120,000
48	Cottonwood Heights Neighborhood Assn	On Dublin at Waterfall Way	Bridge	Enhance bridge and railing	\$90,000
50	Cottonwood Heights Neighborhood Assn	Weathered Bridge at Blue Lake	Bridge	Enhance bridge and railing	\$80,000
75	Duck Creek HOA	Plano Rd over Huffhines Creek	Bridge	Enhance bridge and railing	\$135,000
80	Greenwood Hill Neighborhood Assn	West Shore Dr at Wisteria Way	Bridge	Enhance bridge and railing, Add concrete embankment	\$105,000
81	Greenwood Hill Neighborhood Assn	Campbell - bridge west of Waterview to alley east of Floyd	Combo	Construct side yard screening walls (5) and entry features (2), Enhance bridge and railings	\$605,000
82	Greenwood Hill Neighborhood Assn	Campbell Rd Bridge - just west of Floyd	Bridge	Enhance bridge and railing	\$110,000
83	Greenwood Hill Neighborhood Assn	Brentwood St Bridge - just west of Wisteria Way	Bridge	Enhance bridge and railing	\$75,000
85	Greenwood Hill Neighborhood Assn	Melrose Dr Bridge - just west of Wisteria Way	Bridge	Enhance bridge and railing	\$85,000
92	Mark Twain Neighborhood Assn	Glennville Dr - Shady Glen Cir to Wake Dr	Bridge	Enhance bridge and railing (one side only)	\$85,000
93	Mark Twain Neighborhood Assn	Glennville Dr - Southwestern Dr to Pacific Dr	Bridge	Enhance bridge and railing	\$95,000
98	North College Park Neighborhood Assn	Windsong at Glennville - just north of alley entrance	Bridge	Construct new bridge columns (2)	\$20,000
100	The Pinery HOA	Along Custer Rd near Valley Glen Dr	Entry	Construct entry feature (1)	\$45,000
101	Estates of Prairie Creek HOA	Sagebrush Dr at Campbell Rd - both sides	Entry	Construct entry feature (2)	\$25,000
102	Estates of Prairie Creek HOA	Sandhill Dr at Richardson Dr - both sides	Entry	Construct entry feature (2)	\$25,000
113	Reservation HOA	Mimosa Bridge - just north of Chickasaw Dr	Bridge	Enhance bridge and railing (one side only)	\$50,000
114	Reservation HOA	Melrose Dr Bridge - just west of Waterview Dr	Bridge	Enhance bridge and railing	\$120,000
128	Town North Park	SW corner of Spring Valley Rd & Plano Rd	Entry	Construct entry feature	\$35,000
134	Yale Park HOA	NE corner of Arapaho Rd & Yale Blvd	Wall	Construct side yard screening wall	\$250,000
140	Woodhaven Townhouse Assn	Towne House Ln near Club House	Entry	Add signage to existing wrought iron fence	\$25,000
					\$3,000,000

RESOLUTION NO. 11-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, ESTABLISHING THE CITY OF RICHARDSON COMMUNITY GARDENS PARTNERSHIP PROGRAM; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Richardson Environmental Advisory Commission has investigated and studied the need and advisability for a community gardens partnership program in the City of Richardson; and

WHEREAS, a community garden partnership program is a key component of the quality of life in Richardson; and

WHEREAS, the City of Richardson Environmental Advisory Commission has recommended that the City Council establish a community gardens partnership program; and

WHEREAS, the City Council has reviewed the recommendation of the City of Richardson Environmental Advisory Commission and has determined that the establishment of a community gardens partnership program in the City would be in the best interest of the health, safety and welfare of the community; and

WHEREAS, the City Council finds and determines that the City of Richardson Community Garden Program set forth in Exhibit "A" attached hereto should be approved;

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

SECTION 1. That the City of Richardson Community Gardens Partnership Program attached hereto as Exhibit "A" is hereby approved. From and after the effective date of this Resolution the City Manager, or designees, are authorized to take all necessary action to create, implement and manage the City of Richardson Community Gardens Partnership Program.

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

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this resolution be adjudged or held to be void or unconstitutional, the same shall not

affect the validity of the remaining portions of said resolution which shall remain in full force and effect.

SECTION 4. That this resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the ____ day of _____, 2011.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

Peter H Smith

CITY ATTORNEY
(PGS:01-20-11:46776)

Exhibit "A"

City of Richardson Community Garden Partnership Program

Eligible Participants: Nonprofit and religious organizations that own real property which agree to provide areas for citizens to plant community gardens in accordance with this Program. Property owners who are approved for participation in the Program are required to comply with the Program rules and procedures as set forth herein.

Application: Eligible Participants shall submit an application for participation in the Program to the City of Richardson Environmental Advisory Commission on a form provided the City. The application shall be complete in all respects including any required documentation and forms. The City of Richardson Environmental Advisory Commission shall review, and approve or deny applications in the discretion of the City of Richardson Environmental Advisory Commission based on the location of the applicant's property, the need or desire for a community garden at the location, the close proximity of another community garden, off street parking and other factors determined by the Commission relevant to its determination. The City of Richardson Environmental Advisory Commission shall not impose any conditions on the approval of any application. Applications approved by the City of Richardson Environmental Advisory Commission shall be submitted to the City Council for review and approval. The City Council may approve or deny applications in the discretion of the City of Council based on the location of the applicant's property, the need or desire for a community garden at the location, the close proximity of another community garden, off street parking and other factors determined by the Council relevant to its determination.

Removal or Discontinuance of Program: The City Council reserves the right to discontinue the Program at anytime and/or to remove any property and/or applicant from the Program at any time.

Eligible Locations: Owner occupied residential zoned property with adequate off street parking located on at least one non-local street, per the master thoroughfare plan. The property must be large enough to accommodate at least 8 community garden plots, each plot containing a minimum of 32 square feet. Ideally the community gardens approved for participation in the Program will be widely diversified throughout the City to serve all of the citizens.

Off-Street Parking: Adequate off street parking for users of the community gardens shall be provided as determined by the City staff.

Water Service: Property owners approved by the City Council for approval in the Program may submit application to the City water customer service office for a discount of the water usage charges used through an irrigation system for the irrigation of a community garden plot for irrigation purposes. The Participant shall be required to pay the costs of the installation of a separate irrigation meter for such water usage and a water deposit in an amount established by the water customer service office. Such discount shall be applied to the monthly billing for such water service after the participant has provided satisfactory proof of such water usage. Only

Exhibit "A"

manual watering may be utilized. Automated irrigation systems are not permitted for a community garden.

Produce. At least 25% of the edible produce grown shall be made available to those persons and entities in need charitable need including but not limited to local food banks.

Produce Collection and Distribution Plan: The approved participant shall prepare and follow a written plan for the collection and distribution of the produce. A current and updated copy of the produce collection and distribution plan, as may be amended from time to time, shall be submitted to the City.

Community Garden Plot: Each community garden shall be maintained in compliance with applicable state and local laws. The Participant shall continuously and diligently monitor the community gardens on the participant's property and shall not allow the accumulation of any trash or debris on the property. There shall be a minimum of eight (8) plots each containing a minimum of 32 square feet. The participant shall allow at least 50% of the garden area on the property available for use by Richardson residents. The community garden area must be clearly defined and have assignable plots. Each participant shall be responsible for the enforcement of the Program rules and procedures for persons and families utilizing the community garden plots located on the participant's property.

Community Garden Contract and Policies: Each participant shall require the users of community garden plots on the participant's property to execute a community garden plot contract substantially in the sample form provided by the City. A sample contract is available from the City by request. Each participant shall prepare, develop and enforce a set of policies and procedures that are specific to the needs and the requirements of the participant and the property.

Annual Compliance Certification: Each participant shall certify in writing to the City on each anniversary date of approval in the Program that the participant and the community garden is in compliance with the Program rules and procedures.

RESOLUTION NO. 11-03

A RESOLUTION OF THE CITY OF RICHARDSON, TEXAS, SUSPENDING THE FEBRUARY 14, 2011 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about January 7, 2011, Oncor Electric Delivery Company (Oncor), pursuant to PURA §§ 33.001 and 36.001 filed with the City of Richardson a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective February 14, 2011; and

WHEREAS, the City of Richardson is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 146 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to setting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

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

SECTION 1. That the February 14, 2011 effective date of the rate request submitted by Oncor on or about January 7, 2011, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

SECTION 2. As indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of the Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

SECTION 3. That the City's reasonable rate case expenses shall be reimbursed by Oncor on a monthly basis.

SECTION 4. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. That a copy of this resolution shall be sent to Oncor, care of Autry Warren, Oncor Electric Delivery Company, LLC, 1601 Bryan St., 23rd Floor, Dallas, Texas 75201, and to Geoffrey Gay, General Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

SECTION 6. 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 7. That this resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY
(PGS:01-11-11:47250)



**City of Richardson
City Council Meeting
Agenda Item Summary**



City Council Meeting Date: Monday, January 24, 2011

Agenda Item: Replat of Lots 2B, 4 and 5, Northrich Village Addition

Staff Resource: Sam Chavez, Asst. Director of Development Services SC

Summary: The purpose of the replat is to relocate the lot line between Lots 2A and 4, and to subdivide Lot 4 into two (2) lots for the future development of a restaurant with a drive-thru on proposed Lot 5.

Board/Commission Action: Approved by the City Plan Commission on December 21, 2010

Action Proposed: For information only.



Northrich Village No. 2
Lots 2B, 4A and 5



CITY OF RICHARDSON

TO: Bill Keffler - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 17-11
DATE: January 17, 2011

Request Council approval to initiate bids for the following:

Richardson Animal Shelter Canine Expansion

Proposed Council approval date: January 24, 2011
Proposed advertising dates: January 26, 2011 & February 2, 2011
Proposed bid due date: February 14, 2011 – 2:00 p.m.
Proposed bid opening date: February 14, 2011 – 2:30 p.m.
Engineer's estimated total cost: \$85,000
Account: 378-8701-585-7524 Project #PB1001



Pam Kirkland, CPPO, CPPB
Purchasing Manager



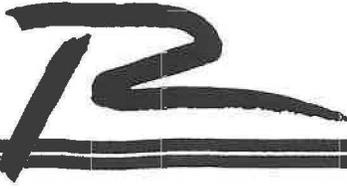
Kent Pfeil
Director of Finance


Date

Approved: _____

Bill Keffler
City Manager

_____ Date



MEMO

TO: Bill Keffler, City Manager
THROUGH: Cliff Miller, Assistant City Manager
FROM: Joe Travers, Assistant Director of Public Services
Jerry Ortega, Director of Public Services
SUBJECT: Permission to Advertise Bid #17-11
Richardson Animal Shelter Canine Expansion
DATE: January 14, 2011

BACKGROUND INFORMATION:

This project includes construction of an attached canine visitation room on the eastside of the Animal Shelter adjacent to the existing kennels. The new visitation area will enclose an existing courtyard area to provide a climate controlled and sound attenuated room for visitation prior to adoption of canines. Construction will include concrete masonry walls and a standing seam metal roof designed to match existing exterior building elements.

FUNDING:

Funding is provided from 2010 Public Buildings G.O. Bonds account 378-8701-585-7524 project PB1001.

SCHEDULE:

Public Services plans for this project to begin construction March 2011 and be completed by June 2011.

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

RICHARDSON ANIMAL SHELTER CANINE EXPANSION

BID #17-11

Sealed Bids addressed to the Purchasing Manager of the City of Richardson, Texas, will be received at the Office of the Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Monday at 2:00 p.m. on February 14, 2011**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

This project includes construction of an attached canine visitation room on the eastside of the Animal Shelter adjacent to the existing kennels. The new visitation area will enclose an existing courtyard area to provide a climate controlled and sound attenuated room for visitation prior to adoption of canines. Construction will include concrete masonry walls and a standing seam metal roof designed to match existing exterior building elements.

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

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

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

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

One set of plans, specifications and Bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, January 25, 2011** upon receipt of a **NON-REFUNDABLE FEE OF Fifty Dollars (\$50.00)** per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A voluntary Pre-bid meeting will be held Monday, at 10:00 a.m., February 7, 2011 in the Capital Projects Conference Room 206, Richardson Civic Center/City Hall.

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

PROPOSED PROJECT SCHEDULE

RICHARDSON ANIMAL SHELTER CANINE EXPANSION

Bid #17-11

Agenda Paperwork to Advertise	Friday, January 14, 2011
Council Authorization to Advertise	Monday, January 24, 2011
Plans/Specs Available for Contractors	Tuesday, January 25, 2011
Advertise in Daily Commercial Record	Wednesday, January 26, 2011
Advertise in Daily Commercial Record	Wednesday, February 2, 2011
Pre Bid Meeting (10:00 am Room 206)	Monday, February 7, 2011
Bids Received & Opened (2 pm/2:30 Room 206)	Monday, February 14, 2011
Agenda Paperwork to Award Contract	Friday, February 18, 2011
Council to Award Contract	Monday, February 28, 2011
Pre-Construction Meeting	~ March 7, 2011
Project Start	~March 21, 2011
Project 90 Calendar Days	~June 2011

*Project Manager: Joe Travers
Engineers Estimate: \$85,000
Account #378-8701-585-7524 Project #PB1001*

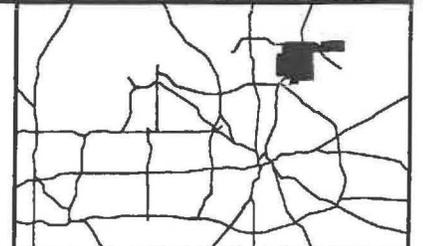
Columbia Dr

N Plano Rd

*Municipal Animal Shelter
1330 Columbia Dr
Richardson, Texas*



0 40 80 160 Feet



CITY OF RICHARDSON

TO: Bill Keffler - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 901-11
DATE: January 17, 2011

Request Council approval to initiate bids for the following:

2011 Eastside Concrete Tank Rehabilitation

Proposed Council approval date: January 24, 2011
Proposed advertising dates: January 26, 2011 & February 2, 2011
Proposed bid due date: February 15, 2011 – 2:00 p.m.
Proposed bid opening date: February 15, 2011 – 2:30 p.m.
Engineer's estimated total cost: \$535,000 - Alternate \$121,000
Account: 546-5710-585-7524 #WS1006



Pam Kirkland, CPPO, CPPB
Purchasing Manager



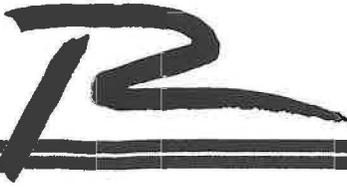
Kent Pfeil
Director of Finance



Date

Approved: _____
Bill Keffler
City Manager

Date



MEMO

TO: Bill Keffler, City Manager
THROUGH: Cliff Miller, Assistant City Manager
FROM: Joe Travers, Assistant Director of Public Services
Jerry Ortega, Director of Public Services
SUBJECT: Permission to Advertise CSP #901-11 for the
2011 East Concrete Tank Rehabilitation
DATE: January 14, 2011

BACKGROUND INFORMATION:

Rehabilitation of the 5,000,000 gallon concrete ground storage tank including the washing of the interior and exterior surfaces; cleaning and coating interior metal surfaces; cleaning and coating exterior concrete surfaces; replace sealant along exterior roof seams; repair of cracked and spalled concrete on the tank interior and exterior; modification of interior ladder rungs; furnishing and installation of a new inlet pipe; including other miscellaneous repairs and incidental items such as coordination with the City of Richardson, first anniversary evaluation, disposal of debris, site restoration, etc. Alternate Proposal Items will be solicited for the furnishing and installation of three clog-resistant vents on the 5,000,000-gallon concrete ground storage tank; and furnishing and installation of a new inlet pipe for the adjacent 8,500,000-gallon concrete ground storage tank.

FUNDING:

Funding is provided from 2010 Water & Sewer C.O.'s 546-5710-585-7524 prj # WS1006.

SCHEDULE:

Public Services plan for this project to begin construction March 2011 and be completed by May 2011.

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

2011 EASTSIDE CONCRETE TANK REHABILITATION

CSP #901-11

Competitive Sealed Proposals 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 **Tuesday at 2:00 p.m. on February 15, 2011**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for this project:

Rehabilitation of the 5,000,000 gallon concrete ground storage tank including the washing of the interior and exterior surfaces; cleaning and coating interior metal surfaces; cleaning and coating exterior concrete surfaces; replace sealant along exterior roof seams; repair of cracked and spalled concrete on the tank interior and exterior; modification of interior ladder rungs; furnishing and installation of a new inlet pipe; including other miscellaneous repairs and incidental items such as coordination with the City of Richardson, first anniversary evaluation, disposal of debris, site restoration, etc. Alternate Proposal Items will be solicited for the furnishing and installation of three clog-resistant vents on the 5,000,000-gallon concrete ground storage tank; and furnishing and installation of a new inlet pipe for the adjacent 8,500,000-gallon concrete ground storage tank.

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 proposal submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bond for the same amount from a reliable surety company as a guarantee that the proposer 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 proposer within ninety (90) days following the opening of proposals.

The successful contractor 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.

Proposals will be evaluated and a ranked list of candidates provided within 45 days of receipt of proposals. Evaluation procedures, including weighted ranking criteria may be obtained from the City of Richardson, Capital Projects Department, 411 W. Arapaho Road, Suite 204, Richardson, TX 75080 telephone (972) 744-4280.

A maximum of Fifty (50) calendar days will be allowed for construction.

One set of plans, specifications and proposal documents may be secured from Tank Industry Consultants, Inc., located at 7740 W. New York Street, Indianapolis, Indiana, 46214, telephone (317) 271-3100, **beginning at 12:00 p.m. on Tuesday, January 25, 2011** upon payment of a non-refundable fee of **Fifty Dollars (\$50.00)** per set, accompanied by the contractor's name, address, phone number, email address, and FAX number.

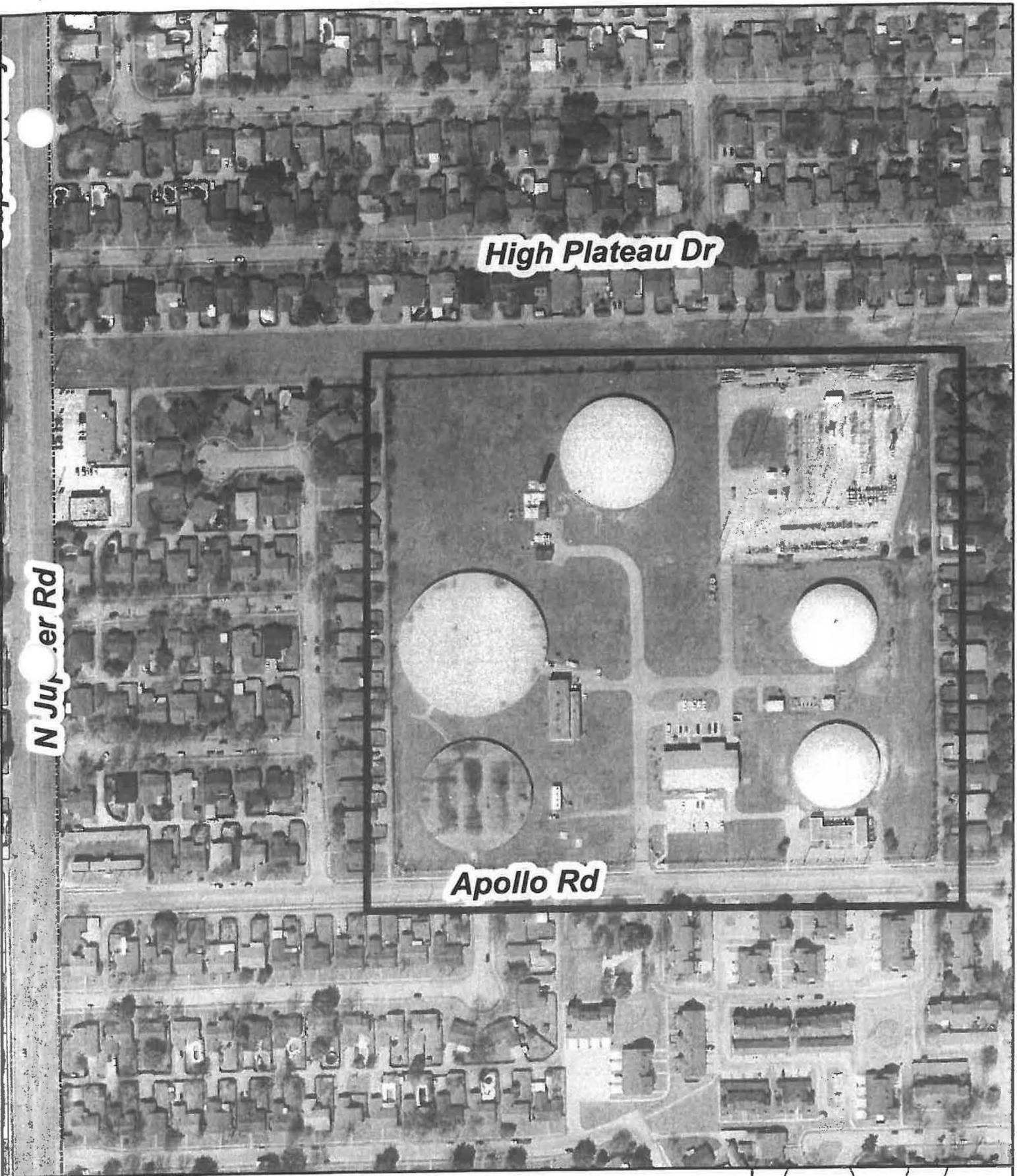
A pre-proposal conference will be held **Tuesday, February 8, 2011, at 10:00 a.m.**, in the **West Conference Room**, Richardson Civic Center/City Hall. Attendance is not mandatory but is strongly encouraged. A site visit will follow the conference. **All proposers are required to visit the site.** The Proposer shall provide a signed affidavit (included in the Project Documents), stating the tank and site have been visited by the Proposer. Failure to provide the signed affidavit will result in the proposal being considered non-responsive.

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

PROPOSED PROJECT SCHEDULE
2011 EASTSIDE CONCRETE TANK REHABILITATION
CSP #901-11

Agenda Paperwork to Advertise	Friday, January 14, 2011
Council Authorization to Advertise	Monday, January 24, 2011
Plans/Specs Available for Contractors	Tuesday, January 25, 2011
Advertise in Daily Commercial Record	Wednesday, January 26, 2011
Advertise in Daily Commercial Record	Wednesday, February 2, 2011
Pre Bid Meeting (10 am-West Conf Room)	Tuesday, February 8, 2011
Bids Received & Opened (Due @ 2:00 open @ 2:30)	Tuesday, February 15, 2011
Agenda Paperwork to Award Contract	Friday, March 4, 2011
Council to Award Contract	Monday, March 14, 2011
Pre-Construction Meeting	~ March 21, 2011
Project Start	~March 2011
Project 50 Calendar Days	~May, 2011

Project Manager: Joe Travers
Engineers Estimate: \$535,000 Alternate \$121,000
Account #546-5710-585-7524 #WS10-06



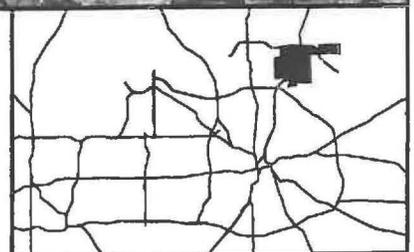
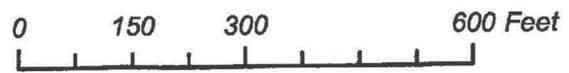
High Plateau Dr

N Jupiter Rd

Apollo Rd



**3306 Apollo Rd
Richardson, Texas**





MEMO

DATE: January 17, 2011
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #10-11 for the Richardson Ballpark Shade Structures to Cooper General Contractors in the amount of \$638,300

Proposed Date of Award: January 24, 2011

I concur with the recommendation of Michael Massey - Director of Parks & Recreation, and request permission to award a contract to the low bidder, Cooper General Contractors, for the above referenced construction in the amount of \$638,300.

Funding is provided from the Parks 2010 G.O. Bonds, account 378-8704-585-7524, Project #PK1012. A prebid conference was held on Wednesday, December 29, 2010 and nineteen bids were solicited and seven bids were received.

Concur:

Kent Pfeil
Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Bill Keffler, City Manager

THROUGH: David Morgan, Assistant City Manager 

FROM: Michael Massey, Director of Parks and Recreation 

SUBJECT: Award Bid #10-11 to Cooper General Contractors
Richardson Ballpark Shade Structures

DATE: January 14, 2011

ACTION REQUESTED:

Council to consider award of Bid #10-11 to Cooper General Contractors for the Richardson Ballpark Shade Structures for a total amount of \$638,300.

BACKGROUND INFORMATION:

On January 6, 2011, the Parks Department opened bids for the subject project. The attached bid tabulation certifies that the apparent low bidder is Cooper General Contractors, in the amount of \$638,300.

Staff as well as the Finance Department have reviewed Cooper's company financials, ratings for the bonding company as well as the insurance company and references, we recommend awarding the Richardson Ballpark Shade Structures to Cooper General Contractors, in the amount of \$638,300.

The project includes the construction of eight (8) steel framed pedestrian bleacher shade structures at two (2) different Park locations within the City of Richardson (four (4) at each Park). The Shade Structure design includes decorative steel details, standing seam metal roofs, wood plank soffits and stone column bases. This project also includes the construction of one (1) maintenance shed building at each Park. Electrical rough-in and connections will also be provided for both the Shade Structures and maintenance shed.

FUNDING:

Funding is provided from 2010 G.O. Parks Account 378-8704-585-7524 Project PK1012.

SCHEDULE:

Parks and Recreation plans to begin construction for this project February 2011 and completed by May 2011.

Cc: Roger Scott, Assistant Director of Parks & Recreation
Cliff Goff, Tin Star
LT:Office\Agenda Reports\Executive\Shadestructure10-11.doc

HUFFHINES & BRECKINRIDGE BALLPARKS SHADE STRUCTURES
BID OPENING: THURSDAY, JANUARY 6, 2011
BID NO. 10-11

ITEM NO.	DESCRIPTION	EST QTY	UNIT	COOPER GENERAL CONTRACTORS		THE FAIN GROUP		3I CONSTRUCTION, LLC		SFCC, INC.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Huffhines Ballpark Shade Structures	1	LS	\$ 297,000.00	\$ 297,000.00	\$ 323,557.00	\$ 323,557.00	\$ 345,094.00	\$ 345,094.00	\$ 443,000.00	\$ 443,000.00
2	Breckinridge Ballpark Shade Structures	1	LS	\$ 287,000.00	\$ 287,000.00	\$ 346,882.00	\$ 346,882.00	\$ 377,862.00	\$ 377,862.00	\$ 465,000.00	\$ 465,000.00
3	Huffhines Ballpark Maintenance Shed	1	LS	\$ 13,000.00	\$ 13,000.00	\$ 23,601.00	\$ 23,601.00	\$ 14,487.00	\$ 14,487.00	\$ 24,000.00	\$ 24,000.00
4	Breckinridge Ballpark Maintenance Shed	1	LS	\$ 13,000.00	\$ 13,000.00	\$ 23,601.00	\$ 23,601.00	\$ 14,487.00	\$ 14,487.00	\$ 24,000.00	\$ 24,000.00
5	Huffhines Ballpark Shade Structure Field Number Signage	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 4,756.00	\$ 4,756.00	\$ 2,557.00	\$ 2,557.00	\$ 1,500.00	\$ 1,500.00
6	Breckinridge Ballpark Shade Structure Field Number Signage	1	LS	\$ 800.00	\$ 800.00	\$ 4,756.00	\$ 4,756.00	\$ 2,182.00	\$ 2,182.00	\$ 500.00	\$ 500.00
7	Construction Contingency	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Total Base Bid Amount				\$	638,300.00	\$	752,153.00	\$	781,669.00	\$	983,000.00
CONTRACTORS BID											

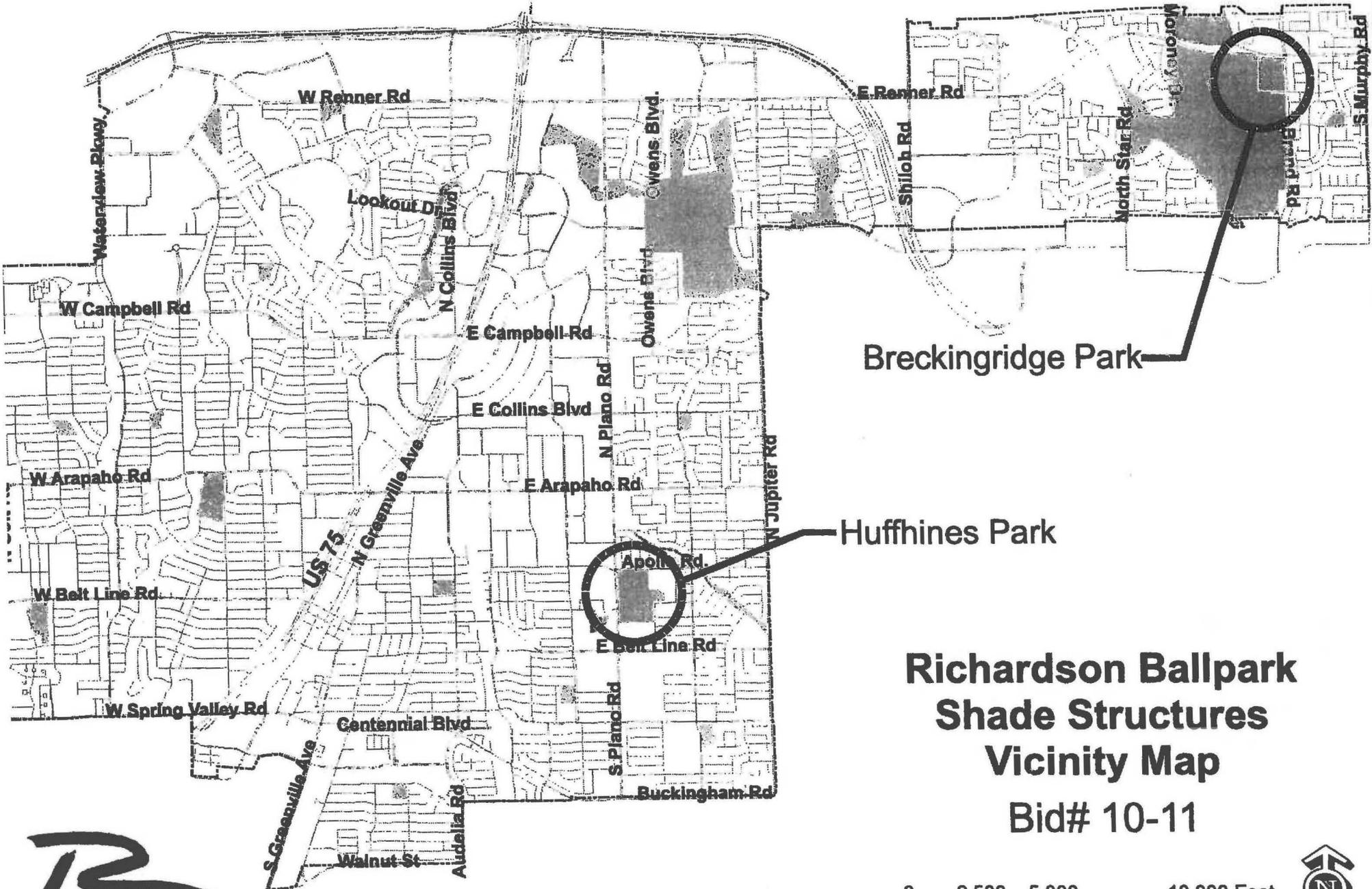
ALTERNATES 1 & 2											
8	Huffhines Ballpark Shade Structures fabricated by a pre-engineered vendor	1	LS	\$ 327,000.00	\$ 327,000.00	\$ 410,000.00	\$ 410,000.00	\$ 408,991.00	\$ 408,991.00	\$ 393,000.00	\$ 393,000.00
9	Breckinridge Ballpark Shade Structures fabricated by a pre-engineered vendor	1	LS	\$ 317,000.00	\$ 317,000.00	\$ 445,000.00	\$ 445,000.00	\$ 433,927.00	\$ 433,927.00	\$ 419,000.00	\$ 419,000.00
TOTAL BASE BID AMOUNT				\$	644,000.00	\$	855,000.00	\$	842,918.00	\$	812,000.00
CONTRACTORS BID					SAME		SAME		SAME		SAME
TOTAL BASE BID #3 - #7 WITH ALTERNATES #8 & #9				\$	698,300.00	\$	936,714.00	\$	901,631.00	\$	887,000.00
CONTRACTORS BID					SAME		SAME		SAME		SAME

ITEM NO.	DESCRIPTION	EST QTY	UNIT	C. GREEN SCAPING, LP		REBCON, INC.		JDC CONSTRUCTION CO.		AVERAGES	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Huffhines Ballpark Shade Structures	1	LS	\$ 449,060.00	\$ 449,060.00	\$ 528,000.00	\$ 528,000.00	\$ 626,000.00	\$ 626,000.00	\$ 430,244.43	\$ 430,244.43
2	Breckinridge Ballpark Shade Structures	1	LS	\$ 444,340.00	\$ 444,340.00	\$ 525,000.00	\$ 525,000.00	\$ 635,000.00	\$ 635,000.00	\$ 440,154.86	\$ 440,154.86
3	Huffhines Ballpark Maintenance Shed	1	LS	\$ 24,760.00	\$ 24,760.00	\$ 23,000.00	\$ 23,000.00	\$ 23,000.00	\$ 23,000.00	\$ 20,835.43	\$ 20,835.43
4	Breckinridge Ballpark Maintenance Shed	1	LS	\$ 24,760.00	\$ 24,760.00	\$ 22,000.00	\$ 22,000.00	\$ 23,000.00	\$ 23,000.00	\$ 20,692.57	\$ 20,692.57
5	Huffhines Ballpark Shade Structure Field Number Signage	1	LS	\$ 9,600.00	\$ 9,600.00	\$ 8,800.00	\$ 8,800.00	\$ 19,000.00	\$ 19,000.00	\$ 6,959.00	\$ 6,959.00
6	Breckinridge Ballpark Shade Structure Field Number Signage	1	LS	\$ 9,600.00	\$ 9,600.00	\$ 1,200.00	\$ 1,200.00	\$ 19,000.00	\$ 19,000.00	\$ 5,434.00	\$ 5,434.00
7	Construction Contingency	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Total Base Bid Amount				\$	987,120.00	\$	1,133,000.00	\$	1,370,000.00	\$	949,320.29
CONTRACTORS BID					SAME		SAME		SAME		

ALTERNATES 1 & 2											
8	Huffhines Ballpark Shade Structures fabricated by a pre-engineered vendor	1	LS	\$ 414,740.00	\$ 414,740.00	\$ -	\$ -	\$ 477,000.00	\$ 477,000.00	\$ 405,121.83	\$ 405,121.83
9	Breckinridge Ballpark Shade Structures fabricated by a pre-engineered vendor	1	LS	\$ 417,540.00	\$ 417,540.00	\$ -	\$ -	\$ 444,000.00	\$ 444,000.00	\$ 412,744.50	\$ 412,744.50
TOTAL BASE BID AMOUNT				\$	832,280.00		No Bid	\$	921,000.00	\$	817,866.33
CONTRACTORS BID					SAME		SAME		SAME		SAME
TOTAL BASE BID #3 - #7 WITH ALTERNATES #8 & #9				\$	926,000.00		No Bid	\$	1,030,000.00	\$	896,787.33
CONTRACTORS BID					SAME		SAME		NOT SAME		

CONSULTANTS ENGINEER'S ESTIMATE: \$685,000

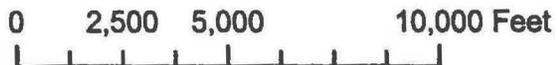
CERTIFIED BY: 
 MICHAEL MASSEY, DIRECTOR OF PARKS & RECREATION



Breckingridge Park

Huffhines Park

**Richardson Ballpark
Shade Structures
Vicinity Map
Bid# 10-11**





MEMO

DATE: January 17, 2011
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #21-11 for a cooperative annual requirements contract for work uniforms for various departments to Cen-Tex Uniform Sales pursuant to unit prices and catalog markup/discounts through Tarrant County

Proposed Date of Award: January 24, 2011

I concur with the recommendation of Bill Martin – Assistant Purchasing Manager and request permission to issue an annual requirements contract for work uniforms with Cen-Tex Uniform Sales pursuant to unit prices through the City of Fort Worth.

The City of Fort Worth competitively bid an annual requirements contract for various manufacturers of uniforms on their Bid #2009-050. Tarrant County awarded a primary contract to Cen-Tex Uniform Sales and secondary and alternate contracts to Red Dog Studios. The term of the contract was twelve (12) months with options to renew for two (2) additional twelve month periods. Tarrant County authorized the first year renewal with all three vendors on March 16, 2010. The City of Richardson desires to only award the primary contract with Cen-Tex Uniform Sales, who has been our uniform contractor for the past several years. Cen-Tex Uniform Sales was awarded the brands of uniforms on the Tarrant County contract the city utilizes.

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

The City of Richardson and Tarrant County have an existing interlocal agreement for cooperative purchasing as provided by 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.

The uniforms will be funded from the various departments uniform line item budgets.

Concur:

Kent Pfeil
Kent Pfeil

Attachments

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



MEMO

DATE: January 17, 2011
TO: Pam Kirkland
FROM: Bill Martin
SUBJECT: Award Contract for Work Uniforms

I agree with the recommendations of the Parks and Public Services departments to piggyback off the Tarrant County Annual Contract for Work Uniforms, RFB No. 2009-050. On April 7, 2009 Tarrant County awarded contracts to Cen-Tex Uniform Sales for 10 of 17 items bid, Lee Wayne Corporation for 6 of 17 items bid, and Red Dog Studios for 2 of 17 items bid. The contracts were awarded for a one year period with options to renew for two additional one year periods. The awards were based on unit prices for specific items and catalog markup/discount for items not listed in the specifications. The specifications included a piggyback clause for other local government entities. The specifications and bids have been reviewed by Parks, Public Services, and Purchasing staff and it is recommended that items bid and awarded to Cen-Tex will satisfy the City's needs. There is no need to award contracts to the other two firms as their products will not be required to meet the City's needs.



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER

PAGE 1 OF

9

DATE: 3/16/2010

SUBJECT: **BID NO. 2009-050 - ANNUAL CONTRACT FOR WORK UNIFORMS - COUNTYWIDE - VARIOUS VENDORS - EXERCISE FIRST OPTION FOR RENEWAL - SAME FIRM FIXED PRICES AND MARKUP/DISCOUNT FOR ITEMS NOT LISTED PER SECTION**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED:

It is requested that the Commissioners Court approve renewal of Bid No. 2009-050, Annual Contract for Work Uniforms, for the first optional twelve (12) month period at the same firm fixed prices and markup/discount for items not listed per section.

BACKGROUND:

On April 7, 2009, through Court Order #105303, the Commissioners Court awarded Bid No. 2009-050, Annual Contract for Work Uniforms, Countywide to the following vendors:

Primary	Cen-Tex Uniform Sales	10 of 17 Sections
	Lee Wayne Corporation	6 of 17 Sections
	Red Dog Studios	2 of 17 Sections
Secondary	Red Dog Studios	7 of 17 Sections
	Lee Wayne Corporation	4 of 17 Sections
	Cen-Tex Uniform Sales	2 of 17 Sections
Alternate	Red Dog Studios	5 of 17 Sections
	Cen-Tex Uniform Sales	4 of 17 Sections

The awards were based upon low bid per item and contained options to renew for two (2) additional twelve (12) month periods at the same prices.

The vendors notified Purchasing in writing that their prices and discounts will remain firm through April 7, 2011. The Facilities Management Department notified Purchasing in writing that they are pleased with the above listed vendors.

SUBMITTED BY: Purchasing

PREPARED BY:

C.E. Voss, A.P.P. CEV

APPROVED BY:



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: _____ DATE: 3/16/2010 PAGE 2 OF 9

Therefore, it is the joint recommendation of Facilities Management and Purchasing that the Commissioners Court approve the renewal of Bid No. 2009-050, Annual Contract for Work Uniforms, to the vendors listed above for another twelve (12) month period.

FISCAL IMPACT:

The cost associated with this action is unknown at this time. This action simply sets the price for the items. Expenses for last year were approximately \$103,520. Orders are placed on an as-needed basis.



TARRANT COUNTY
PURCHASING DEPARTMENT

JACK BEACHAM, C.P.M., A.P.P.
PURCHASING AGENT

ROB COX, C.P.M., A.P.P.
ASSISTANT

February 26, 2010

Darrell H. Pearce
Cen-Tex Uniform Sales
145 N. Wilson Street
Burleson, Texas

Re: Bid No. 2009-050, Annual Contract for Work Uniforms

Dear Mr. Pearce,

On April 7, 2009 Tarrant County Commissioners Court Awarded your company a portion of Bid No. 2009-050, Annual Contract for Work Uniforms.

Primary: 10 of 17 Sections
Secondary: 2 of 17 Sections
Alternate: 4 of 17 Sections

Bid No. 2009-050 was awarded for a twelve (12) month period from April 7, 2009, through April 7, 2010, with two (2) options to renew for additional twelve (12) month periods. Tarrant County wishes to exercise our first option to renew this contract.

If you agree to this renewal the following will apply:

Renewal contract period: April 7, 2010 through April 7, 2011.
Same firm fixed prices and per cent discounts from original award will remain during the entire renewal contract period.

Please check one of the following and return this letter via fax to (817) 212-3045 no later than close of business, Wednesday, March 3, 2010

Yes, Cen-Tex Uniform Sales desires to renew Bid No. 2009-050.

No, Cen-Tex Uniform Sales does not wish to renew Bid No. 2009-050.

Are any other governmental entities currently utilizing this bid? Yes No
If yes, please fax a listing of the participating entities with this letter.

Name: Darrell H. Pearce Signature: [Handwritten Signature] Date: 2-3-10

If you have any questions, I can be reached by telephone at (817) 884-1132, or by fax at (817) 212-3045. My E-Mail address is cvooss@tarrantcounty.com

Respectfully,

[Handwritten Signature]
Carl E. Voss, A.P.P.
Senior Buyer



TARRANT COUNTY
PURCHASING DEPARTMENT

JACK BEACHAM, C.P.M., A.P.P.
PURCHASING AGENT

ROB COX, C.P.M., A.P.P.
ASSISTANT

February 26, 2010

Bill Joslin
Lee Wayne Corporation
1080 Industrial Drive
Sterling IL 61081

Re: Bid No. 2009-050, Annual Contract for Work Uniforms

Dear Mr. Joslin,

On April 7, 2009, Tarrant County Commissioners Court Awarded your company a portion of Bid No. 2009-050, Annual Contract for Work Uniforms.

Primary: 6 of 17 Sections
Secondary 4 of 17 Sections

Bid No. 2009-050 was awarded for a twelve (12) month period from April 7, 2009, through April 7, 2010, with two (2) options to renew for additional twelve (12) month periods. Tarrant County wishes to exercise our first option to renew this contract.

If you agree to this renewal the following will apply:

Renewal contract period: April 7, 2010 through April 7, 2011.

Same firm fixed prices and per cent discounts from original award will remain during the entire renewal contract period.

Please check one of the following and return this letter via fax to (817) 212-3045 no later than close of business, Wednesday March 3, 2010.

Yes, Lee Wayne Corporation desires to renew Bid No. 2009-050.

No, Lee Wayne Corporation does not wish to renew Bid No. 2009-050.

Are any other governmental entities currently utilizing this bid? Yes No
If yes, please fax a listing of the participating entities with this letter.

Name: Bill Joslin Signature: [Signature] Date: 3/2/10

If you have any questions, I can be reached by telephone at (817) 884-1132, or by fax at (817) 212-3045. My E-Mail address is cvooss@tarrantcounty.com

Respectfully,

Carl E. Voss

Carl E. Voss, A.P.P.
Senior Buyer



TARRANT COUNTY
PURCHASING DEPARTMENT

JACK BEACHAM, C.P.M., A.P.P.
PURCHASING AGENT

ROB COX, C.P.M., A.P.P.
ASSISTANT

February 26, 2010

Roger Smith, Jr.
Red Dog Studios
2927 Morton Street
Fort Worth, Texas 76107

Re: Bid No. 2009-050, Annual Contract for Work Uniforms

Dear Mr. Smith,

On April 7, 2009, Tarrant County Commissioners Court Awarded your company a portion of Bid No. 2009-050, Annual Contract for Work Uniforms.

Primary: 2 of 17 Sections
Secondary 7 of 17 sections
Alternate: 5 of 17 Sections

Bid No. 2009-050 was awarded for a twelve (12) month period from April 7, 2009, through April 7, 2010, with two (2) options to renew for additional twelve (12) month periods. Tarrant County wishes to exercise our first option to renew this contract.

If you agree to this renewal the following will apply:

Renewal contract period: April 7, 2010 through April 7, 2011.
Same firm fixed prices and per cent discounts from original award will remain during the entire renewal contract period.

Please check one of the following and return this letter via fax to (817) 212-3045 no later than close of business, Wednesday March 3, 2010.

Yes. Red Dog Studios desires to renew Bid No. 2009-050.

No. Red Dog Studios does not wish to renew Bid No. 2009-050.

Are any other governmental entities currently utilizing this bid? Yes No

If yes, please fax a listing of the participating entities with this letter.

Name: J Mitchell Signature: Serry Mitchell Date: 02/26/20

If you have any questions, I can be reached by telephone at (817) 884-1132, or by fax at (817) 212-3045. My E-Mail address is cvoss@tarrantcounty.com

Respectfully,

Carl E Voss
Carl E. Voss, A.P.P.
Senior Buyer

RFB 2009-050

Annual Contract for Work Uniforms

Award Recommendation: Low Bidders Meeting Specifications

Primary

Cen-Tex Uniform Sales 10 of 17 Sections
 Lee Wayne Corporation 6 of 17 Sections
 Red Dog Studios 2 of 17 Sections

Secondary

Red Dog Studios 7 of 17 Sections
 Lee Wayne Corporation 4 of 17 Sections
 Cen-Tex Uniform Sales 2 of 17 Sections

Alternate

Red Dog Studios 5 of 17 Sections
 Cen-Tex Uniform Sales 4 of 17 Sections

CEV

ITEM NO	DESCRIPTION	Cen -Tex Uniform Sales Burleson TX Hub-No	Lee Wayne Corp Sterling IL Hub-No	Red Dog Studios Fort Worth TX Hub-No
	SECTION I : WRANGLERS	(P)		(S)
1	PANTS, STANDARD SIZE, 13MWZ	\$19.95	No Bid	\$24.50
2	PANTS, WOMEN'S, STANDARD SIZE, 13MWZG	\$21.60	No Bid	\$26.53
3	SHIRTS, COTTON CHAMBRY, STANDARD SIZE, 70136	\$16.82	No Bid	\$20.65
4	SHIRTS, DENIM, STANDARD SIZE, 70127	\$17.04	No Bid	\$20.93
5	SHIRTS, PAINTED DESERT, STANDARD SIZE, MP01	-	No Bid	-
	TOTAL BID SECTION I	\$75.41	No Bid	\$92.61
	% MARK-UP FOR ITEMS NOT LISTED, SECTION I	20%	No Bid	30% Discount
	TYPE OF PRICE SHEET & DATE	Wholesale	No Bid	Wrangler
	SECTION II : DICKIES	(S)		(P)
1	PANTS, NO. 874	\$20.00	No Bid	\$17.43
2	SHIRT, SHORT SLEEVE, NO. 1574	\$17.00	No Bid	\$14.35
3	SHIRT, LONG SLEEVE, NO. 574	\$18.00	No Bid	\$15.40
	TOTAL BID SECTION II	\$55.00	No Bid	\$47.18
	% DISCOUNT FOR ITEMS NOT LISTED, SECTION II	50%	No Bid	30%
	TYPE OF PRICE SHEET & DATE	Retail	No Bid	Dickies List Price
	SECTION III : HANES	(P)	(S)	(A)
1	BEEFY T, WITH POCKETS	\$5.88	\$6.06	\$6.33
2	BEEFY T, WITHOUT POCKETS	**	**	**
	TOTAL BID SECTION III	\$5.88	\$6.06	\$6.33
	% DISCOUNT FOR ITEMS NOT LISTED, SECTION II	25%	33%	30%
	TYPE OF PRICE SHEET & DATE	Retail	Broder Brothers	Broder Brothers
	SECTION IV : JERZEES	(P)	(S)	(A)
1	SPORT/POLO SHIRT, ALL COLORS, NO 03482/437	\$7.92	\$8.16	\$8.53
2	SPORT/POLO SHIRT, ALL COLORS, NO 03476/448	*	*	*
3	SPORT/POLO SHIRT, ALL COLORS, NO 03485/436	\$9.16	\$9.45	\$9.87
	TOTAL BID SECTION IV	\$17.08	\$17.61	\$18.40
	% DISCOUNT FOR ITEMS NOT LISTED, SECTION II	25%	33%	30%
	TYPE OF PRICE SHEET & DATE	Retail	Broder Brothers	Broder Brothers

* Not a valid style number

** Specifications did not require bid for colors

RFB 2009-050

Annual Contract for Work Uniforms

Award Recommendation: Low Bidders Meeting Specifications

Primary

Cen-Tex Uniform Sales 10 of 17 Sections
 Lee Wayne Corporation 6 of 17 Sections
 Red Dog Studios 2 of 17 Sections

Secondary

Red Dog Studios 7 of 17 Sections
 Lee Wayne Corporation 4 of 17 Sections
 Cen-Tex Uniform Sales 2 of 17 Sections

Alternate

Red Dog Studios 5 of 17 Sections
 Cen-Tex Uniform Sales 4 of 17 Sections

ITEM NO	DESCRIPTION	Cen -Tex Uniform Sales Burleson TX Hub-No	Lee Wayne Corp Sterling IL Hub-No	Red Dog Studios Fort Worth TX Hub-No
	SECTION V: OUTER BANKS (ALL COLORS)	(P)	(S)	(A)
1	GOLF/SPORT SHIRT NO.17462/2003	\$9.05	\$9.33	\$9.74
2	GOLF/SPORT SHIRT NO.2005	\$9.37	\$9.67	\$10.09
3	GOLF/SPORT SHIRT NO.17499/2100	\$8.75	\$9.02	\$9.42
4	GOLF/SPORT SHIRT NO.17476/2101	\$12.22	\$12.60	\$13.16
	TOTAL BID SECTION V	\$39.39	\$40.62	\$42.41
	% DISCOUNT FOR ITEMS NOT LISTED, SECTION V	25%	33%	30%
	TYPE OF PRICE SHEET & DATE	Retail	Broder Brothers	Broder Brothers
	SECTION VI :CROSS CREEK(ALL COLORS)	(P)	(S)	(A)
1	POLO/GOLF SHIRT NO. 5540/3400	\$15.16	\$15.63	\$16.32
	TOTAL BID SECTION VI:	\$15.16	\$15.63	\$16.32
	% DISCOUNT FOR ITEMS NOT LISTED, SECTION VII	25%	33%	30%
	TYPE OF PRICE SHEET & DATE	Retail	Broder Brothers	Broder Brothers
	SECTION VII: PORT AUTHORITY	(A)	(P)	(S)
1	POLO/GOLF SHIRT NO. L448	\$18.19	\$13.39	\$13.99
	TOTAL BID SECTION VII:	\$18.19	\$13.39	\$13.99
	% DISCOUNT FOR ITEMS NOT LISTED, SECTION VII	25%	33%	30%
	TYPE OF PRICE SHEET & DATE	Retail	San Mar Catalog	San Mar Catalog
	SECTION VIII:GILDAN (ALL COLORS)	(A)	(P)	(S)
1	POLO/GOLF SHIRT NO. 06497/2800	\$8.11	\$5.86	\$6.12
2	POLO/GOLF SHIRT NO. 06482/8800	\$8.28	\$5.99	\$6.26
	TOTAL BID SECTION VIII:	\$16.39	\$11.85	\$12.36
	% DISCOUNT FOR ITEMS NOT LISTED, SECTION VIII	25%	33%	30%
	TYPE OF PRICE SHEET & DATE	Retail	Broder Brothers	Broder Brothers

RFB 2009-050

Annual Contract for Work Uniforms

Award Recommendation: Low Bidders Meeting Specifications

Primary

Cen-Tex Uniform Sales 10 of 17 Sections
 Lee Wayne Corporation 6 of 17 Sections
 Red Dog Studios 2 of 17 Sections

Secondary

Red Dog Studios 7 of 17 Sections
 Lee Wayne Corporation 4 of 17 Sections
 Cen-Tex Uniform Sales 2 of 17 Sections

Alternate

Red Dog Studios 5 of 17 Sections
 Cen-Tex Uniform Sales 4 of 17 Sections

CEV

ITEM NO	DESCRIPTION	Cen -Tex Uniform Sales Burleson TX Hub-No	Lee Wayne Corp Sterling IL Hub-No	Red Dog Studios Fort Worth TX Hub-No
	SECTION XIV: GRAPHIC SPORTWARE (ALL COLORS)	(P)		(S)
1	SHIRT, GSW2	\$12.99	No Bid	\$13.99
	TOTAL BID SECTION XIV	\$12.99	No Bid	\$13.99
	% DISCOUNT FOR ITEMS NOT LISTED, SECTION XIV	30%	No Bid	30%
	TYPE OF PRICE SHEET & DATE	Retail	No Bid	Graphic Sports
	SECTION XV: WILLOW POINT			
1	SHIRT NO. WP19	Disc Style	No Bid	Disc Style
	TOTAL BID SECTION XV			
	% DISCOUNT FOR ITEMS NOT LISTED, SECTION XV			
	TYPE OF PRICE SHEET & DATE			
	SECTION XVI: HERRITON	(A)	(P)	(S)
1	POLO SHIRT, WOMEN, NO. M140W	\$19.41	\$12.03	\$12.59
2	POLO SHIRT, MEN, NO. M140	\$18.50	\$12.03	\$12.59
3	POLO SHIRT, WOMEN, NO. M100W	\$19.60	\$10.71	\$11.19
4	POLO SHIRT, MEN, NO. M100	\$17.59	\$10.71	\$11.19
	TOTAL BID SECTION XVI	\$75.10	\$45.75	\$47.56
	% DISCOUNT FOR ITEMS NOT LISTED, SECTION XVI	25%	33%	30%
	TYPE OF PRICE SHEET & DATE	Retail	Broder Brothers	Broder Brothers
	SECTION XVII: DIRECT EMBROIDERY/SCREEN PRINTING			
1	EMBROIDERY ON GARMENT, LOGO, DEPARTMENT NAME	(P)	(P)	(P)
a	TARRANT COUNTY LOGO/ LOCATION/SIDE, SINGLE LINE	\$3.00	\$2.90	\$2.50
b	TARRANT COUNTY SEAL/ LOCATION/SIDE, SINGLE LINE	\$3.00	\$2.90	\$2.65
2	SCREEN PRINT ON GARMENT			
a	TARRANT COUNTY LOGO/ LOCATION/SIDE, SINGLE LINE	\$0.75	\$3.00	\$1.30
b	TARRANT COUNTY SEAL/ LOCATION/SIDE, SINGLE LINE	\$0.75	\$1.25	\$0.65
3	EMBROIDERY, OTHER ART/1000 STITCHES/LOCATION/SIDE	\$3.00	\$0.45	\$0.40
a	SET-UP CHARGE	\$25.00	\$2.00	None
b	MINIMUM QUANTITY	0	6	None
4	SCREEN PRINT, OTHER ART/LOCATION/COLOR	\$0.75	\$0.88	\$0.65
a	SET-UP CHARGE	\$25.00	\$15.00	\$15.00
b	MINIMUM QUANTITY	0	48	12
	SECTION XVIII: ADDITIONAL BRANDS			
1	BRAND	N/A	N/A	N/A
	TOTAL BID THIS SECTION	N/A	N/A	N/A
	% DISCOUNT FOR ITEMS NOT LISTED, THIS SECTION	N/A	N/A	N/A
	TYPE OF PRICE SHEET & DATE	N/A	N/A	N/A
	Delivery Time A.R.O. (All Sections)	30 Days	2 Weeks	2-4 Weeks
	Addendum No. 1 Acknowledged	Yes	Yes	Yes



TAKINGS IMPACT ASSESSMENT CHECKLIST

Complete this form for any county action that involves the adoption of a regulation, policy, guideline, court resolution or order.

Project/Regulation Name: Bid No. 2009-050, Annual Contract for Work Uniforms

County Department: PURCHASING

Contact Person: Jack Beacham, C.P.M., A.P.P.

Phone Number for Contact Person: (817) 884-1133

Type of TIA Performed: SHORT TIA or FULL TIA. Circle one after answering the questions in Sections II and III below.

I. Stated Purpose

Attach to this checklist an explanation of the purpose of the regulation, policy, guideline, court resolution or order.

Note: The remainder of this Takings Impact Assessment Checklist should be completed in consultation with the Criminal District Attorney's Office.

II. Potential Effect on Private Real Property

1. Does the county action require a physical invasion, occupation or dedication of real property?

Yes _____ No √

2. Does the county action limit or restrict a real property right, even partially or temporarily?

Yes _____ No √

If you answered yes to either question, go to Section III. If you answered no to both, STOP HERE and circle SHORT TIA at the top of the form.



**City of Richardson
City Council Meeting
Agenda Item Summary**



Meeting Date: Monday, January 24, 2011

Agenda Item: Review and Discuss Item Listed on the City Council Meeting Agenda

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will have an opportunity to preview and discuss with City Staff the agenda items that will be voted on at the City Council Meeting immediately following the Work Session.

Board/Commission Action: Various, if applicable.

Action Proposed: No action will be taken.



**City of Richardson
City Council Worksession
Agenda Item Summary**



Worksession Meeting Date: Monday, January 24, 2011

Agenda Item: Review and Discuss the West Spring Valley Corridor
New Regulations Development Schedule

Staff Resource: Monica Heid *MCH*

Summary: Staff will provide a brief update on the status of the current phase of the West Spring Valley Corridor project—Design Guidelines/Ordinance Development. A calendar will be presented listing important milestones in the remainder of the process, including Focus Groups, Community Meetings and zoning hearings.

Board/Commission Action: None

Action Proposed: Review and Discuss



**City of Richardson
City Council Worksession
Agenda Item Summary**



Meeting Date: Monday, January 24, 2011

Agenda Item: Review and Discuss Proposed Suspension Resolution for Oncor Rate Request

Staff Resource: Brian Davis, Deputy Chief Information Officer

Summary: On January 7, 2011 Oncor Electric Delivery Service filed a request to increase system wide transmission and distribution rates.

In order to allow time for the City to study the request, City Staff recommends City Council consideration of a proposed rate suspension resolution to suspend the February 14, 2011, effective date of Oncor's requested rate change.

City staff also recommends that the City of Richardson participate in the rate review process to be conducted by the Steering Committee of Cities Served by Oncor which includes hiring legal and consulting services to review the request, negotiate with Oncor and direct any necessary litigation and appeals.

Board/Commission Action: N/A

Action Proposed: Review and Discuss Proposed Suspension Resolution for Oncor Rate Request



**City of Richardson
City Council Worksession
Agenda Item Summary**



Worksession Meeting Date: Monday, January 24, 2011

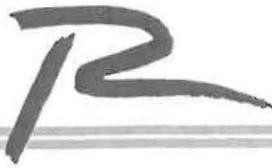
Agenda Item: Texas Parks and Wildlife Department Outdoor
Recreation and Recreational Trail Grants

Staff Resource: Michael Massey, Director of Parks and Recreation

Summary: On Monday evening Parks and Recreation Department Staff will present a proposal to apply for Texas Parks and Wildlife Outdoor Recreation and Recreational Trail grants. Both grants have a maximum funding level of \$200,000. Staff will propose applying for the grant funds to extend trails in Breckinridge Park consistent with the master plan for the regional park. The additional trails would provide a key connection to the newly dedicated Ruth Back Tolar Park and the passive areas on the west side of Breckinridge Park.

Board/Commission Action: N/A

Action Proposed: Apply for Texas Parks and Wildlife Department
Outdoor Recreation and Recreational Trail Grants



**City of Richardson
City Council Meeting
Agenda Item Summary**



Meeting Date: Monday, January 24, 2011

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.