

RICHARDSON CITY COUNCIL
JULY 11, 2011
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

- 1. INVOCATION – LAURA MACZKA**
 - 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – LAURA MACZKA**
 - 3. MINUTES OF THE JUNE 13, 2011 AND JUNE 27, 2011 MEETINGS**
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4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)
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ALL ITEMS LISTED UNDER ITEM 5 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:

5. CONSENT AGENDA:
 - A. CONSIDER THE FOLLOWING ORDINANCES:
 1. ORDINANCE NO. 3827, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FOR A 6.6-ACRE TRACT OF LAND FROM IP-M(1) INDUSTRIAL PARK TO IP-M(1) INDUSTRIAL PARK WITH SPECIAL CONDITIONS, SAID TRACT BEING DESCRIBED AS LOT 1, BLOCK C, J.L. WILLIAMS ADDITION IN DALLAS COUNTY, TEXAS.
 2. ORDINANCE NO. 3828, GRANTING A VARIANCE TO THE SUBDIVISION REGULATIONS; BY AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FOR TWO (2) LOTS TOTALING 5.0 ACRES OF LAND FROM I-FP(2) INDUSTRIAL AND I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS TO I-FP(2) INDUSTRIAL WITH SPECIAL CONDITIONS, SAID TRACT BEING DESCRIBED AS LOTS 2 & 3, JUSTICE ADDITION IN DALLAS COUNTY, TEXAS, PROVIDING A SAVINGS CLAUSE; BY REPEALING ORDINANCE NO. 2241-A.
 - B. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL CSP #903-11 – WE RECOMMEND THE AWARD TO CORE CONSTRUCTION FOR THE FIRE STATION NO. 4 FOR A TOTAL AMOUNT OF \$3,815,206.
 - C. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER #2 TO PURCHASE ORDER #091542 IN THE AMOUNT OF \$130,000 TO TISEO PAVING REGARDING THE CMAQ 8 JUPITER ROAD INTERSECTION IMPROVEMENTS.
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THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, JULY 11, 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 2011 – 2013 City Council Statement of Goals and Near Term Action Items
- C. Report on Items of Community Interest

EXECUTIVE SESSION

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

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JULY 8, 2011, BY 5:00 P.M.

CITY SECRETARY

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
June 13, 2011
City of Richardson, Texas

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, June 13, 2011 with a quorum of said Council present, to-wit:

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

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Cliff Miller	Assistant City Manager Development Services
EA Hoppe	Assistant to the City Manager
Pamela Schmidt	City Secretary
Sam Chavez	Asst. Director of Development Services – Planning

Mayor Townsend called the meeting to order and requested a moment of silence in honor of Dot McCalpin who passed after a short illness.

- 1. INVOCATION – MARK SOLOMON**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON**
- 3. MINUTES OF THE MAY 9, 2011 MEETING, MAY 23, 2011 SPECIAL CALLED MEETING AND JUNE 6, 2011 WORK SESSION**

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

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

Joy Strickland, 2904 Floyd Street, Suite F, founding CEO member of Mothers Against Teen Violence, stated the organization founded in 1994 is dedicated to rethinking drug policies in Texas. She addressed the Council on the topic of the 40th Anniversary of the War on Drugs. She noted various activities that MATV would be conducting.

PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 11-05: A REQUEST BY JD DUDLEY, REPRESENTING QUIKTRIP, TO REVOKE ORDINANCE 3802, A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION, AND TO REQUEST A NEW SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION WITH MODIFIED DEVELOPMENT STANDARDS ON THE EAST SIDE OF INGE DRIVE, BETWEEN BELT LINE ROAD AND LOCKWOOD DRIVE. THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

Mr. Keffler advised that the circumstances surrounding the property had changed significantly resulting in the request to revoke Ordinance 3802 and request a new special permit. He asked Mr. Chavez to brief the Council.

Mr. Chavez stated that item is a request by QuikTrip to revoke Ordinance 3802 and to approve a special permit for a motor vehicle service station with modified development standards located at the northeast corner of Belt Line Road and Inge Drive. He provided the site plan and building elevations that were approved with Ordinance 3802 and the proposed site plan identifying the changes between the two. He advised that the property is zoned Commercial and noted that a motor vehicle service station requires a special permit in the Commercial District. He stated that the applicant is asking for several deviations from the City's development standards. He explained that the request for reduced depth for internal storage was due to the need to provide adequate access to Burger Street. The second item is for a reduced internal stacking requirement for vehicles at each pump station. He stated that staff felt that the current standard was put in place prior to double sided pumps and that the amount of stacking was no longer required. The third item requested was to waive the requirement for the screening wall behind the building along Lockwood. The last deviation requested is to allow a dumpster and dumpster enclosure in the front yard setback along Lockwood. He explained that due to the additional property acquired by QuikTrip, it would have two fronts; one along Belt Line and one along Lockwood. Mr. Chavez advised that in an effort to make a delineation between QuikTrip and Burger Street, staff requested QuikTrip enhance the curb and the applicant obliged with 4' of pavers. He advised that the Plan Commission recommended approval of the request with a vote of 6-0 subject to two conditions; the widening of the delineation between the two sites and the second regarding the architectural treatment of the rear of the structure. He concluded the presentation with photos of the area and adjacent sites.

Mr. Omar began his questions asking about building size. Mr. Chavez replied that the newly proposed building is 5,668 sq ft and the previously approved building was 4,900 sq ft. The larger building requires more parking and the additional property creates two front yard setbacks of 40 ft. In response to Mr. Omar, he stated that the circulation around the building would be lost if the building moved further north.

Mr. Mitchell asked about sidewalks and screening on the property along Lockwood and Mr. Chavez replied that there would be a 6 ft wide sidewalk that would abutt the curb. Mr. Mitchell asked about adding a requirement for a meandering sidewalk and also addressed a concern regarding a tall landscape screen. Mr. Chavez stated that Council could include conditions in the motion and those conditions would then become part of the landscape plan and on the replat. Mr. Mitchell also expressed a desire that staff not allow Red Tip Photinia bushes to be planted along Lockwood because it could block visibility to businesses north of Lockwood. Mr. Chavez advised that the code requires a hedge of some type and there is plant material specifically for parking lots that would restrict the height.

Mr. Solomon asked about the area outside of the property line on the northeast side of the property and Mr. Chavez stated it was a required access easement granted to QT that would run with the property.

Mr. Omar acknowledged that the QT would clearly be an enhancement to the area and asked how to provide for a larger amount of landscaping along Belt Line without causing an adverse impact to the applicant. Mr. Chavez stated there is ample landscape width for a meandering sidewalk along Belt Line and noted that some part of the area has approximately 15 ft from the property line. He stated there is ample room for a nice slow meandering sidewalk. Mr. Solomon was in agreement with a meandering sidewalk in that area. Mr. Omar expressed appreciation for the meandering sidewalk and a strong desire for more landscaping other than grass. Mr. Chavez noted that the City requires a minimum 24 ft wide drive aisle and QT has provided 30 ft wide, but it was for the turning movements of the delivery trucks and he did not feel that QT would be willing to reduce the aisle further.

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

Joe Domeier, Real Estate Manager for QuikTrip Corporation, 1120 N. Industrial Blvd., Euless, agreed they could provide a meandering sidewalk. With regard to moving the building further north, he stated it would push the dumpster further into the setback along Lockwood and could adversely impact the drive in the back that is needed for truck turning movements. He explained that the preferable minimum radius is typically 35 ft and the site plan is currently at 31 ft so they would not be willing to reduce it further. He stated their desire is to get the trucks straight in and straight out and to make the site as easy to navigate and as safe as possible. He requested approval to reduce the 4 ft paver section requested by the Plan Commission to a 2 ft wide paver section and asked for clarification about the build-to line for the adjacent property line.

JD Dudley, Real Estate Project Manager for QuikTrip, 1120 N. Industrial Blvd., Euless, stated the site plan is consistent with the dimensions that were approved on the Generation 2 store. He explained that the loading zone for truck deliveries determines the turning movements needed, which drives the amount of space allowed for landscaping. Mr. Omar asked about traffic volume and Mr. Dudley stated they do expect more traffic with the larger building and three points of entry, which increased the amount of parking needed. Mr. Mitchell asked for confirmation of his understanding that the thing driving the site is traffic flow of the delivery trucks and Mr. Dudley replied affirmatively. The meandering sidewalk is not a problem, but they could not take 5 ft of the landscaping from the north side. Discussion was held with regard to the expected truck delivery routes on the site and the turning radius needed. In response to Mr. Omar, Mr. Domeier stated they could not reduce the aisle on the west side of the building and stated that deliveries are typically made once a day. He reiterated his request to reduce the width of the paver section to 2 ft on the adjacent landowner's property.

David Knepper, 101 Shadywood Lane, felt that this is a catalyst project for the area and wants to be sure that the Council is mindful about what is placed there. He stated he was ambivalent regarding the landscaping treatment along Lockwood, but would like to see more than bushes along Belt Line.

Janet DePuy, 633 Parkview, stated she lives in the neighborhood just to the north of the property, and is President of the Heights Park Neighborhood Association. She stated many of the residents are very excited about the project and felt it would be a catalyst project. She stated that they expect them to embrace the project and would be watching and monitoring their progress. She understood traffic might increase and would prefer the additional traffic to what is

currently at the site. She felt QuikTrip would work with the City to make it beautiful, but did not want to relinquish landscaping along Lockwood. She recommended approval of the request.

Mr. Solomon moved to close the public hearing; second by Mr. Mitchell and the motion was approved with a unanimous vote.

Mr. Omar stated he would like to maximize the opportunity before the Council, which means providing an enhanced property to the travelers on Belt Line. He stated his preference to have a larger landscape buffer along Belt Line with more plant material. Mr. Mitchell asked about the depth of the green space along Belt Line and Mr. Chavez stated part of it was 10 ft and the larger area was approximately 17 ft, and he reminded Council that the landscape plan, which will be reviewed at a later date, will illustrate the type of landscaping to be used. He stated that a limiting factor with moving the QT building further north on the site was its proximity to the adjacent property owner's building, which would have an impact on what the owner would be able to do with the site. He also noted that the applicant has doubled the amount of landscape area required.

ACTION TAKEN: Mr. Mitchell moved approval of Agenda Item No. 5 with the special conditions set forth by the CPC; reducing the pavers to 2 ft on the adjacent property line; and requiring meandering sidewalks on the north and south side the property and leave the landscaping plan to Development Services; second by Mr. Omar, and the motion was approved with a unanimous vote.

6. PUBLIC HEARING, ZONING FILE 11-06: A REQUEST BY SMITHA PUPPALA & MADHURI SIDDABHATTUNI, REPRESENTING LITTLE STEPS MONTESSORI SCHOOL, TO REVOKE ORDINANCE 3524, A SPECIAL PERMIT FOR A CHILDCARE CENTER, AND TO REQUEST A NEW SPECIAL PERMIT FOR A CHILDCARE CENTER AT 635 W. CAMPBELL ROAD (SOUTHWEST CORNER OF CAMPBELL ROAD AND NANTUCKET DRIVE). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.

Mr. Keffler stated the site has been used as a childcare center over the past 15 years; most recently by the YWCA. The request is to revoke the most recent of the approvals and enable the site to move to a new operation. He reported that the Plan Commission recommended approval of the request with a vote of 6-0. He asked Mr. Chavez to brief the Council.

Mr. Chavez stated the request is to revoke Ordinance 3524, which is a special permit for a childcare center limited to the YWCA approved in 2005; and a request for approval of a new special permit for a childcare center for Little Steps Montessori School located south of the southwest corner of Campbell Road and Nantucket Drive. The facility is a 12,000 sq. ft. lease space that includes an existing 5,000 sq. ft. outdoor play area. With the exception of a possible new attached sign, no exterior improvements are planned. The requestor will comply with the previous conditions of approval, which included a school van and employee parking location restrictions and maintenance of bollards and fencing for the existing outdoor play area. He provided photos of the site. Mr. Chavez advised that City and State officials will inspect the playground area at the time of licensing. The facility stated that the facility, at full build-out, would accommodate 200 children between the ages of 3 months and 12 years of age with 20-25 employees. He stated staff has received no correspondence in favor or against the request. The City Plan Commission recommended approval of the request with a 6-0 vote.

Mr. Solomon asked about shade structures and Mr. Chavez stated he would review the ordinance and respond shortly.

Mayor Townsend opened the public hearing and invited the applicant to the podium.

Madhuri Siddabhattuni, 1363 Austin Drive, Frisco, stated they would be caring for children ages 6 months to 12 years of age. She clarified that day care would be for children 6 months old to 6 years of age and after school would include children up to 12 years of age.

Mr. Solomon asked if the applicant intended to do anything with the fence and if they intended to install shade structures and she replied that they would be painting the fence and have replaced an old deck. She stated they are currently working on the licensing and were not prepared to install shade structures at this point.

Mayor Townsend asked if there were any speakers and Ms. Schmidt replied that no cards had been submitted.

Mr. Solomon moved to close the public hearing; second by Mr. Hartley and the motion was approved with a unanimous vote.

Mr. Chavez stated shading is not required, but a minimum amount of outdoor play area is required.

ACTION TAKEN: Mr. Solomon moved to approved ZF 11-06 as presented; second by Mr. Omar and the motion was approved with a unanimous vote.

7. PUBLIC HEARING, ZONING FILE 11-07: A REQUEST BY THOMAS YAKOOB, REPRESENTING MAJESTY AUTO GLASS, FOR A SPECIAL PERMIT A MOTOR VEHICLE REPAIR SHOP – MINOR FOR AN AUTO GLASS REPAIR SHOP AT 819 W. ARAPAHO ROAD (SOUTH SIDE OF ARAPAHO ROAD, BETWEEN WEST SHORE DRIVE AND NEWBERRY DRIVE). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

Mr. Keffler advised that the site has been vacated since March of 2010 and stated it was previously an auto glass business. He explained that since the site was vacant for more than 6 months, the nonconforming rights were lost and a special use permit is required for the operation requested. He stated that the Plan Commission recommended approval of the request with a vote of 7-0.

Mr. Chavez stated the item was a request for a special permit for a minor motor vehicle repair shop, which would be limited to auto glass repair/replacement. The site is located at the southeast corner of Arapaho Road and Newberry Drive. The site was previously occupied by Safelite Auto Glass and has been vacant since March 2010. No site improvements are planned and no correspondence has been received. The Plan Commission recommended approval of the request on a vote of 7-0 at its May 17, 2011 meeting.

Mr. Solomon asked for confirmation that it would be restricted to repair of auto glass only and Mr. Chavez replied affirmatively.

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

Jeremy Cummings, 12740 Hillcrest, did not make a presentation but was available to answer questions.

The City Secretary advised there were no speakers regarding the item.

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

ACTION TAKEN: Mr. Mitchell moved approval of Agenda Item No. 7; second by Mr. Dunn and the motion was approved with a unanimous vote.

ALL ITEMS LISTED UNDER ITEM 8 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:

8. CONSENT AGENDA:

ACTION TAKEN: Mr. Omar requested that Item 8E2 be removed for separate action and moved approval of the remainder of the consent agenda;

Mr. Solomon asked about purchase of the police vehicles discussed during the Work Session and Mr. Keffler advised that it would be included in the next budget and purchased in the Fall 2011.

Second by Mr. Solomon, and the motion was approved with a unanimous vote.

A. Consider the following Ordinances:

1. Ordinance No. 3822 amending Ordinance No. 3818, West Spring Valley Corridor Planned Development District, by amending the Planned Development District Regulations attached as Exhibit "B" thereto, by amending Article IV, Section B(7)(a)(iii), Section B(7)(b)(v) and Section C(3)(b), by amending Article IX, Section I(4)(f) and (g), and by amending Appendix 1, "WSVC District Permitted Uses Table", to correct scrivener's errors.
2. Ordinance No. 3823 approving a negotiated resolution between the Steering Committee of cities served by Oncor ("Steering Committee") and Oncor Electric Delivery Company LLC ("Oncor" or "Company") regarding the Company's application to increase electric rates in all cities exercising original jurisdiction; declaring existing rates to be unreasonable; requiring the Company to reimburse cities' reasonable ratemaking expenses; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement and finding the rates to be set by the attached tariffs to be just and reasonable; Approving Oncor's proof of revenues; and requiring delivery of this Ordinance to the Company and the Steering Committee's legal counsel.

B. Consider the following Resolutions

1. Resolution No. 11-18 approving the terms and conditions of a Master Agreement Governing Major Capital Improvement Program, by and between the City of Richardson, Texas, and Dallas County, Texas, and authorizing its execution by the city manager.

2. Resolution No. 11-19 designating certain officials as being responsible for, acting for, and on behalf of the “Applicant” in dealing with the Collin County Parks and Open Space Board, for the purpose of participating in the 2011 Collin County Parks and Open Space Funding Assistance Program, certifying that the “Applicant” is eligible to receive program assistance; certifying that the “Applicant” matching share will be readily available; and dedicating the proposed site for permanent public park and recreational uses.
- C. Receive from the City Plan Commission:
1. Replat for Crystal Creek Addition, Lot 1, Block 1, of the Swordglisten Addition and 11.03-acres of unplatted property for the development of a 35-lot single-family detached subdivision.
- D. Consider advertisement of the following competitive sealed proposals:
1. CSP #904-11 – 2011 jail improvements. Competitive sealed proposals to be received by Thursday, June 30, 2011 at 2:00 P.M.
 2. CSP #905-11 – Eisemann Center Garage led lighting retrofit. Competitive sealed proposals to be received by Thursday, June 30, 2011 at 3:00 P.M.
- E. Consider award of the following bids:
1. Bid #18-11 – authorization to issue a Co-Op Purchase Order to Grande Truck Center for a truck tractor for fleet services through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #358-10 for a total expenditure of \$116,018.
 2. Bid #26-11 – award to Mart, Inc., for the Huffhines Recreation Center Alternative Energy project in the amount of \$307,655.

Removed for separate action.
 3. Bid #40-11 – award to Jim Bowman Construction Company for the 2010 Sidewalk Repair Program Phase II – Regions 3 & 4 in the amount of \$644,341.14.
 4. Bid #41-11 – authorization to issue an Annual Requirements Contract to Texas Tree Turf Company for tree watering pursuant to unit prices.
 5. Bid #47-11 – authorization to issue a Co-Op Purchase Order to Bond Equipment Company, Inc., for seven (7) crane carrier corporation cab-over/chassis for rearloader refuse trucks for the Solid Waste Department through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #358-10 in the amount of \$943,552.
 6. Bid #48-11 – authorization to issue a Co-Op Purchase Order to McNeilus Truck & Manufacturing Company, Inc., for seven (7) McNeilus (17) cubic yard rearloader refuse bodies for the Solid Waste Department through the Texas Local Government Statewide Purchasing Cooperative Buyboard contract #357-10 in the amount of \$385,071.

7. Bid #49-11 – authorization to issue a Co-Op Purchase Order to Motorola Solutions, Inc., for portable and mobile radios for the Cassidian (EADS) P25 radio system through the Houston-Galveston Area Council of Governments Contract #RA01-08 in the amount of \$4,673,395.30.
 8. Bid #50-11 – authorization to issue a Co-Op Purchase Order to Avtec, Inc., for the radio console for the Cassidian (EADS) P25 radio system through the General Services Administration, Schedule 70, Contract #GS-35F-0183U in the amount of \$566,869.57.
 9. Bbid #51-11 – authorization to issue a Purchase Order to Cassidian Communications, Inc., for the sole source procurement of the Radio Encryption Server for the Cassidian (EADS) P25 radio system in the amount of \$340,000.
 10. Bbid #52-11 – authorization to issue a Cooperative Purchase Order to Qwest Communications, LLC for data switches for the Cassidian (EADS) P25 radio system through the State of Texas Department of Information Resources (DIR) Contract DIR-SDD-1376 in the amount of \$66,276.50.
- F. Award of Request for Proposal #701-11 – award to Globberanger Corporation for the radio frequency identification (RFID) asset tracking system for the Police Department in the amount of \$71,558.46 and pursuant to unit prices.
- G. Authorize the city manager to execute Change Order #3 to increase Purchase Order #100901 to Schneider Electric for additional power at the Meredith and Collins Lift Stations in the amount of \$90,337.02.

ITEMS REMOVED FROM THE CONSENT AGENDA:

8E2. Bid #26-11 – recommend award to Mart, Inc., for the Huffhines Recreation Center Alternative Energy project in the amount of \$307,655.

Mr. Omar stated he would like local businesses to have an opportunity to be subcontractors under the general contractor. He stated he would like the City to go above and beyond to insure local businesses are allowed to bid on it. He stated he was thrilled with the project and noted that the dollars are Federal Grant funding. Mr. Keffler stated staff encourages local bidding and connects with the Chamber in that regard. Various members voiced agreement with encouraging general contractors to look locally for subcontractors.

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

Mayor Townsend stated the Council would reconvene in Work Session in the Richardson and adjourned the meeting at 8:53 p.m.

ATTEST:

MAYOR

CITY SECRETARY

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
June 27, 2011
City of Richardson, Texas

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, June 27, 2011 with a quorum of said Council present, to-wit:

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

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Cliff Miller	Assistant City Manager Development Services
EA Hoppe	Assistant to the City Manager
Pamela Schmidt	City Secretary
Sam Chavez	Asst. Director of Development Services - Planning

1. INVOCATION – SCOTT DUNN

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN

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.) None

PUBLIC HEARING ITEMS:

4. PUBLIC HEARING, ZONING FILE 11-08: A REQUEST BY GRAHAM IRVINE, REPRESENTING JAH REALTY, LP, TO ALLOW A MAXIMUM 20% OF THE BUILDING SQUARE FOOTAGE TO BE OCCUPIED BY INCIDENTAL RETAIL, RESTAURANT OR PERSONAL SERVICES ACTIVITIES IN AN OFFICE OR INDUSTRIAL BUILDING IN LIEU OF THE MAXIMUM 10% ALLOWED IN AN IP-M(1) INDUSTRIAL PARK DISTRICT AT 930 E. CAMPBELL ROAD (SOUTHWEST CORNER OF CAMPBELL ROAD AND FIRMAN DRIVE). THE PROPERTY IS CURRENTLY ZONED IP-M(1) INDUSTRIAL PARK.

Mr. Keffler advised that the proposal was a request to enhance the retail frontage along Campbell Road. He reported that the Plan Commission reviewed the matter on June 7, 2011 and voted 7-0 to recommended approval of the request. He asked Mr. Chavez to brief the Council.

Mr. Chavez stated the request was for a zoning amendment to allow a maximum of 20% of the building square footage to be occupied by incidental retail, restaurant or personal services in lieu of a minimum of 10% as allowed in the Industrial Park District. The existing 72,000 sq. ft. building is located in southwest corner of Campbell Road and Firman Drive. The existing uses within the proposed 20% area include a Taco Ocho and a Bop House. He advised that no site improvements are required and no correspondence has been received to date. He reiterated the City Plan Commission's recommendation of approval.

Mr. Mitchell asked about the time of the request and when the applicant knew a request would be needed for the additional space. Mr. Chavez stated he has been in discussions with Mr. Graham for just over a year about positioning the building. He stated that it was originally an HP office building with an accessory building on the southern end. It was his understanding that there is a corridor that splits the northern portion that is in question from the remainder of the facility. He stated the applicant's intent is to maximize the space available and is the reason for the request for 20% rather than 10%. Mr. Mitchell felt the zoning should have been requested prior to the construction.

Mayor Townsend opened the public hearing and invited the applicant to the podium.

Graham Irvine, Director of Acquisitions for JAH Realty, owner of the property, 1601 Elm Street, Suite 350, Dallas, stated the facility was originally a HP facility built in 1980 that was vacated in 2000. The site was subsequently filled by a company called Optical Switch that operated there for a period of 3 years and then the facility was vacant for about 7 years. The transition was motivated by the CoAmerica lease which caused the parking lot to be modified. At that time, the building was re-evaluated but they didn't want to rezone it to retail because they want the office component. He stated they have every intention of pushing for a big office tenant in the back and felt the retail component compliments the office use. With regard to the sale of alcohol by Taco Ocho, he stated they would have to pursue a private club and would not involve JAH.

There were no speakers regarding the request. Mr. Mitchell moved to close the public hearing; second by Mr. Omar and the motion was approved with a 6-0 vote.

ACTION TAKEN: Mr. Omar moved approval of ZF 11-08 as requested; second by Mr. Dunn and the motion was approved with a 6-0 vote.

5. PUBLIC HEARING, ZONING FILE 11-09: A REQUEST BY WAYNE CLENDENING, REPRESENTING DB CONSTRUCTORS, INC. TO REZONE A TRACT OF LAND LOCATED EAST OF GROVE ROAD, WEST OF THE KCS RAILROAD, APPROXIMATELY 550 FEET NORTH OF APOLLO ROAD FROM I-M(1) INDUSTRIAL & I-FP(2) INDUSTRIAL TO I-FP(2) INDUSTRIAL WITH MODIFIED DEVELOPMENT STANDARDS. THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL & I-FP(2) INDUSTRIAL.

Mr. Keffler reported that the property was a long time business in Richardson expanding onto railroad property. The City Plan Commission reviewed the request at its June 7 meeting and recommended approval with a 7-0 vote. He asked Mr. Chavez to brief the Council.

Mr. Chavez stated the subject 4.2 acre site is located on the eastside of Grove Road north of Apollo Road and is currently zoned I-FP(2) Industrial and I-M(1) Industrial. He used a site plan to describe the area. He stated the request has two components. The first is the repeal of Ordinance 2241-A, which granted a special permit for an indoor soccer facility on Lot 2 in 1981 that no longer exists; and consolidation of the zoning districts on the site into a single zoning

district of I-FP(2) Industrial with modified development standards that include allowance of a flag lot configuration for the remaining portion of the KCS Railroad property. The second request is for a 10 space parking reduction. He reported that sufficient parking is available. Further, he explained that Lot 3 requires a minimum of 85% masonry exterior façade materials whereas the I-FP(2) District does not specify a minimum percentage of masonry materials; and therefore, Exhibit C would be a part of the ordinance to insure a minimum amount of masonry material to be used on the building with the balance to be constructed of metal panels. He reported that no correspondence has been received regarding the request and the Plan Commission recommended approval of the request as presented with a 7-0 vote.

Mr. Solomon asked if the gray area would also be reclassified and Mr. Chavez replied affirmatively.

Mayor Townsend opened the public hearing and invited the applicant to the podium.

Wayne Clendening, applicant and architect representing DB Constructors, Inc., stated that with approval of the request, they intend to replat the property, which allows them to deal with one lot.

Mr. Solomon asked if the applicant intends to put trees back in and Mr. Clendening stated they are working on the landscape and engineering plans.

Mr. Mitchell asked if the change would provide them more flexibility and Mr. Clendening replied they want to put it all on one lot to avoid lot line issues.

Ms. Schmidt advised there were no speakers regarding the request.

Mr. Solomon moved to close the public hearing; second by Mr. Hartley and the motion was approved with a unanimous vote.

ACTION TAKEN: Mr. Mitchell moved approval of ZF 11-09; second by Mr. Solomon and the motion was approved with a unanimous vote.

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:

ACTION TAKEN: Mr. Solomon moved approval of the Consent Agenda; second by Mr. Hartley and the motion was approved with a unanimous 6-0 vote.

A. Consider the following Ordinances:

1. Ordinance No. 3824 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 1.64-acre tract of land zoned C-M Commercial located at the northeast corner of Belt Line Road and Inge Drive.

2. Ordinance No. 3825 amending the Comprehensive Zoning Ordinance and Zoning Map to grant a change in zoning to grant a special permit for a childcare center located at 635 West Campbell Road, located on a 4.8-acre tract of land zoned LR-M(2) Local Retail, said tract being described as Lot 1B, Block 1, Campbell Road Shopping Center Addition in Dallas County, Texas.
 3. Ordinance No. 3826 amending the Comprehensive Zoning Ordinance and Zoning Map to grant a change in zoning to grant a Special Permit for a motor vehicle repair shop – minor located at 819 West Arapaho Road, located on a 9.25-acre tract of land zoned C-M Commercial, said tract being described as Lot 13, Block 83, Third Installment Richardson Heights Estates Addition in Dallas County, Texas.
- B. Receive from the City Plan Commission:
1. Amending Plat for McKamy Park Addition: A request for approval of an Amending Plat of the McKamy Park Addition, being an amending plat of Lot 1A, Block A; Lots 1A and 2A, Block B; Lots 1A and 2A, Block C; Lots 1A and 2A, Block D; Lot 1A, Block I; Lot 1A, Block M; Lot 1A, Block N; Lot 1A, Block O; Lot 1A, Block P; Lots 1A and 2A, Block Q; Lot 1A, Block R; Lot 1A, Block S; and Lot 1A, Block T of the McKamy Park Addition. The site is located on the north side of Spring Valley Road, west of Greenville Avenue and is zoned (PD) Planned Development District.
 2. Replat of the McKamy Park Triangle Addition: A request for approval of a replat of the McKamy Park Triangle Addition, being a replat of Lot 1, Block 1 of the Taco Bell Addition, and a 0.37-acre tract of unplatted property and 0.09-acre tract of abandoned right-of-way. The site is located between Spring Valley Road and Centennial Boulevard, west of Greenville Avenue and is zoned (PD) Planned Development District.
- C. Cancellation of the Monday, July 4, 2011, City Council Work Session for the Independence Day Holiday.

7. RECEIVE SIGN CONTROL BOARD MINUTES OF THE JUNE 8, 2011 MEETING.

Mr. Keffler noted the June 8 meeting was an orientation and there were no cases heard by the Sign Control Board.

ACTION TAKEN: Mr. Mitchell moved approval of the minutes; second by Mr. Omar and the motion was approved with a unanimous 6-0 vote.

Mayor Townsend adjourned the meeting at 7:55 p.m.

ATTEST:

CITY SECRETARY

MAYOR



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date:

Monday, July 11, 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.



ORDINANCE NO. 3827

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FOR A 6.6-ACRE TRACT OF LAND FROM IP-M(1) INDUSTRIAL PARK TO IP-M(1) INDUSTRIAL PARK WITH SPECIAL CONDITIONS, SAID TRACT BEING DESCRIBED AS LOT 1, BLOCK C, J.L. WILLILAMS 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 11-08).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning for an 6.6-acre tract of land from IP-M(1) Industrial Park to IP-M(1) Industrial Park with special conditions, said tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

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

1. A maximum of 20% of the overall gross building area shall be allowed to be used for incidental retail, restaurant and personal service activities, limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.

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

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

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

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

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) 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 11th day of July, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:



CITY ATTORNEY
(PGS:07-05-11:50095)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 11-08

Being a 6.64-acre lot platted as Lot 1, Block C, J.L. Williams Addition, an addition to the City of Richardson, Dallas County, Texas, as recorded in Document No. 20080393460, Official Public Records of Dallas County, Texas.

ORDINANCE NO. 3828

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, GRANTING A VARIANCE TO THE SUBDIVISION REGULATIONS; BY AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FOR TWO (2) LOTS TOTALING 5.0 ACRES OF LAND FROM I-FP(2) INDUSTRIAL AND I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS TO I-FP(2) INDUSTRIAL WITH SPECIAL CONDITIONS, SAID TRACT BEING DESCRIBED AS LOTS 2 & 3, JUSTICE ADDITION IN DALLAS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; BY REPEALING ORDINANCE NO. 2241-A; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 11-09).

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;

WHEREAS, the City Plan Commission has recommended approval of a variance to Chapter 21 of the Code of Ordinances for a flag lot and a parking reduction, having found that said variances substantially serve public convenience and welfare, and the appropriate use of the neighboring property will not be substantially injured; **NOW THEREFORE**,

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

SECTION 1. That Ordinance No. 2241-A, adopted on April 20, 1981 is hereby repealed.

SECTION 2. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning for two (2) lots totaling 5.0 acres of land from I-FP(2) Industrial and I-M(1) Industrial with special conditions to I-FP(2) Industrial with special conditions, said tract of land

being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 3. That the change in zoning and is granted subject to the following special conditions:

1. The 27,133-square foot warehouse facility shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibit “C”).
2. The remainder of Lot 3 shall be allowed to be replatted as a flag lot as shown on the attached concept plan (Exhibit “B”).
3. A 10-space parking reduction shall be allowed for the proposed development as shown on the attached concept plan (Exhibit “B”).

SECTION 4. The City Plan Commission having recommended approval of a variance to the subdivision regulations set forth in Chapter 21 of the Code of Ordinances for a flag lot and for a 10 space parking reduction and the City Council hereby approves such variances having found said variances substantially serve public convenience and welfare, and the appropriate use of the neighboring property will not be substantially injured.

SECTION 5. That the above-described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and as amended herein.

SECTION 6. 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 7. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other

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

SECTION 8. 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 9. 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 10. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 11th day of July, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:



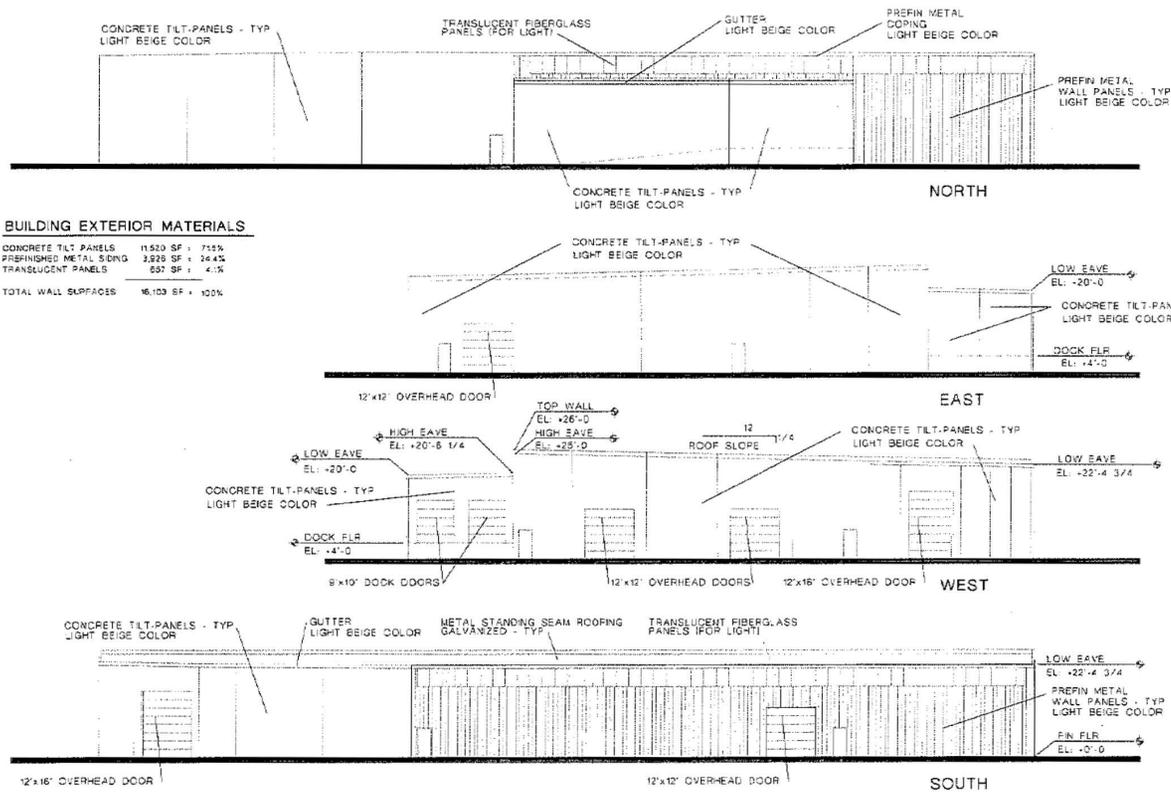
CITY ATTORNEY
(PGS:07-05-11:50096)

CORRECTLY ENROLLED:

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 11-09

Being a 5.00-acre tract of land platted as Lots 2 & 3, Justice Addition, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 94206, Page 240, Map Records of Dallas County, Texas.



BUILDING EXTERIOR MATERIALS

CONCRETE TILT PANELS	11,520 SF	71%
PREFINISHED METAL SIDING	3,928 SF	24%
TRANSLUCENT PANELS	557 SF	4%
TOTAL WALL SURFACES	16,103 SF	100%

ELEVATIONS

Exhibit C - Part of Ordinance



REVISIONS

EXHIBIT "C"



NEW WISE FACILITY

Go Industries

RICHARDSON, TEXAS
Drawing Number

A-4.1

REVISED 12-21-11 10:20 AM



MEMO

DATE: July 7, 2011
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Competitive Sealed Proposal #903-11 for the Fire Station No. 4 to CORE Construction in the amount of \$3,815,206

Proposed Date of Award: July 11, 2011

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to issue a contract to CORE Construction for the above referenced construction of Fire Station No. 4, for a total award of \$3,815,206.

Eighteen competitive sealed proposals were received. The proposals were evaluated by a committee of City staff from various departments on criteria related to cost, schedule, company experience, team member experience and pre-proposal conference attendance. As per the attached evaluation form, it is our recommendation to award to the highest ranking firm, CORE Construction with 78.28 out of 100 points.

Funding is provided from 2010 Public Buildings G.O. Bonds account 378-8701-585-7524, Project #PB1002. Thirty-four proposals were solicited and eighteen proposals were received. A pre-proposal conference was held on May 24, 2011.

Concur:

Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Bill Keffler, City Manager
THROUGH: Cliff Miller, Assistant City Manager *cm*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Award CSP #903-11 to CORE Construction
Fire Station No. 4
DATE: July 6, 2011

ACTION REQUESTED:

Council to consider award of CSP #903-11 to CORE Construction, for the Fire Station No. 4 for a total amount of \$3,815,206.

BACKGROUND INFORMATION:

On June 7, 2011, Capital Projects Department received and opened 18 proposals to construct a new 14,000 GSF Fire Station No. 4 at the location of the old Huffhines Recreation Center site next to Apollo Junior High School. The new fire station location will be more central to Southeast Richardson and reduce average response times. The existing Fire Station No. 4 at Collins and Plano Road will be closed once the new station is complete.

A Competitive Sealed Proposal (CSP) Committee of City Staff from various departments reviewed all qualifying proposals and scored each one in accordance with the proposal scoring criteria. The scoring criteria included, proposal cost, schedule, company experience, team member experience and pre-proposal conference attendance. The committees' average scores are included on the attached score sheet. CORE Construction scored the highest and staff has interviewed their team and recommends awarding the contract to them. CORE Construction recently completed the Huffhines Recreation Center. At the CSP Committee's request, CORE Construction also identified various cost saving measures and developed a plan to help reduce their proposal from \$3,950,000 to the recommended award amount of \$3,815,206. The cost saving measures includes minor scope and material modifications that don't compromise project value.

Staff as well as the Finance Department have reviewed CORE's financials and believe this company is in a financial position to perform the work. We recommend awarding this project to CORE Construction, in the amount of \$3,815,206.

FUNDING:

Funding is provided from 2010 Public Buildings G.O. Bonds account #378-8701-585-7524 project #PB1002.

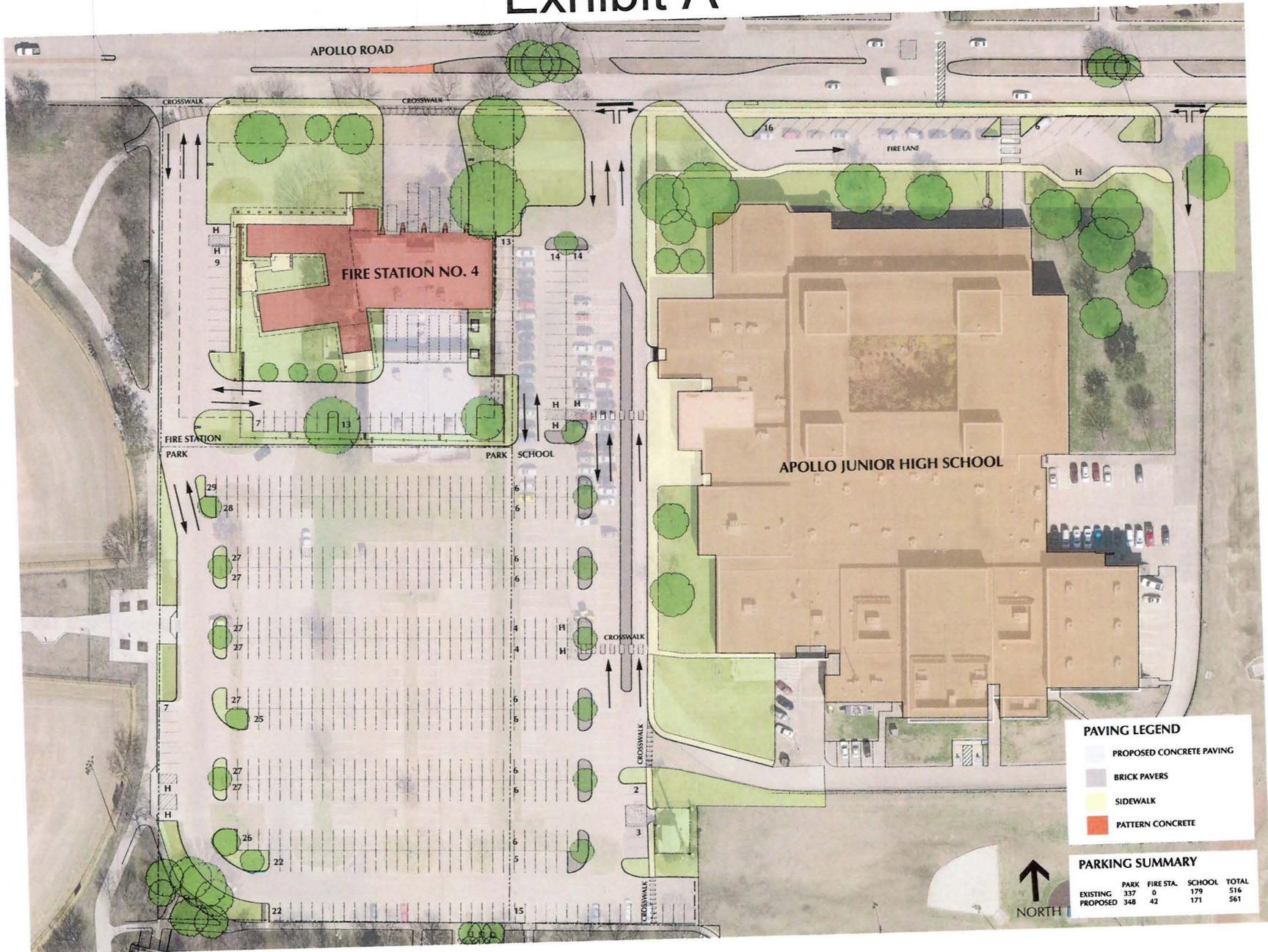
SCHEDULE:

Construction is expected to begin in August and last approximately 10 months. The new Fire Station should be operational in the Summer 2012, weather permitting.

Fire Station No. 4 Competitive Sealed Proposal Score Sheet

Contractor Name:	Total Proposal Amount and preliminary Schedule of Values (Max 50 pts)	Previous Related Project Experience (Max 20 pts)	Experience and Qualifications of Staff (Max 15 pts)	Proposed Time of Completion & Project Schedule (Max 10 pts)	Pre-Proposal Conference Attendance (Max 5 pts)	Total Points (Max 100 pts)	Rank	Comments
3i Construction	35.68	10.50	8.42	4.78	5.00	64.38	8	
Lee Lewis Construction	24.92			5.65	5.00	35.58		Incomplete Proposal submittal (didn't submit 4 copies by SPM 6-8-11)
Bartlett Cocke	30.47	12.50	6.33	6.09	5.00	60.40	10	
Cooper General Contractors	36.83	7.42	9.58	5.65	5.00	64.48	7	
Corbett Group	47.89	5.08	3.92	3.91	5.00	65.81	6	
Gilbert Construction Group	1.95	4.58	5.92	0.43	0.00	12.89	14	
J.C. Commercial	27.74			3.91	5.00	36.65		Incomplete Proposal submittal (didn't submit 4 copies by SPM 6-8-11)
Haydon Building Corp.	14.52	9.00	7.42	3.04	5.00	38.98	12	
Schmoldt Construction	50.00	6.83	3.33	4.35	5.00	69.51	4	
CME Builders & Engineers	0.00	8.50	6.17	0.00	5.00	19.67	13	
Pogue Construction	33.31	16.92	10.33	4.78	5.00	70.34	3	
Prime Construction	34.57	16.42	11.58	3.04	5.00	70.61	2	
Reeder General Contractors	23.24	7.83	4.92	10.00	5.00	50.99	11	
Speed Fab-Crete	32.77	14.00	10.75	6.00	5.00	68.52	5	
Ridgemont Commercial Construction	23.89			4.09	5.00	32.98		Incomplete Proposal submittal (didn't submit 4 copies by SPM 6-8-11)
AUI Contractors	31.10			6.09	5.00	42.19		Incomplete Proposal submittal (didn't submit 4 copies by SPM 6-8-11)
Core Construction	36.98	19.50	11.58	5.22	5.00	78.28	1	
Modern Contractors, Inc.	34.23	10.58	8.25	3.48	5.00	61.54	9	

Exhibit A





MEMO

DATE: July 6, 2011

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager

SUBJECT: Change Order to increase purchase order 091542 to Tiseo Paving for the increase of capacity improvements at the Jupiter Road intersections with Arapaho Road, Belt Line Road, Buckingham Road, and Plano Road in the amount of \$130,000

Proposed Date of Award: July 11, 2011

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to increase the above referenced purchase order in the amount of \$130,000, as outlined in Mr. Spanos attached memo.

Texas Local Government Code Chapter 252.048 allows for change orders to contracts if plans or specifications are necessary after or during the performance of the contract to decrease or increase the quantity of work to be performed or of materials, equipment or supplies to be furnished. The contract may not be increased by more than 25% of the original contract amount or decreased more than 25% without the consent of the contractor. Change orders over \$25,000 must be approved by the governing body of the municipality and the total contract price may not be increased unless additional funds are appropriated for that purpose from available funds.

Funding for the additional services will be provided in account 382-9334-583-7524, Project #97-9334.

Concur:

Kent Pfeil

Approved:

Bill Keffler

ATTACHMENTS

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



MEMO

TO: Pam Kirkland, Purchasing Manager
FROM: Steve Spanos, P.E., Director of Engineering *JHS*
SUBJECT: Change Order #2 to Modify Purchase Order #091542
Tiseo Paving - CMAQ 8 – Jupiter Road Intersection Improvements
DATE: June 30, 2011

ACTION REQUESTED:

Please process change order #2 to modify Purchase Order #091542.

ACCOUNT SUMMERY:

Original P.O.	\$3,862,063.39
Change Order #1	Acct # change
Change Order #2	130,000.00

Total Contract Amount \$3,992,063.39

BACKGROUND INFORMATION:

The Jupiter CMAQ Intersection Project consists of capacity improvements at the Jupiter Road intersections with Arapaho Road, Belt Line Road and Buckingham Road and the Arapaho Road intersection with Plano Road. Construction is complete. Changes made to the project during the course of construction increased quantities for various project items. The increase quantities require a change order in the amount \$130,000. The project amount including the change order is 80 percent federally funded. The 20 percent local funding is shared by the City of Garland and the City of Richardson.

FUNDING INFORMATION:

Fund will be provided by 382-9334-583-7524 #97-9334.

Cc: Carolyn Kaplan, Capital Projects Accountant
Henry Drexel, P.E., Senior Project Engineer
Robbie King, Construction Inspector
CH/Office/Change Order/Contractor/CMAQ 8 Tiseo2



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, July 11, 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



Meeting Date: Monday, July 11, 2011

Agenda Item: Review and Discuss 2011 – 2013 City Council Statement of Goals and Near Term Action Items

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will continue their discussion regarding the 2011 – 2013 City Council Statement of Goals and Near Term Action Items.

Board/Commission Action: N/A

Action Proposed: Review and Discuss 2011 – 2013 City Council Statement of Goals and Near Term Action Items

CITY OF RICHARDSON - STATEMENT OF GOALS

Vision

The best City of quality neighborhoods, community vitality, innovative economic development, outstanding public services, environmental friendliness, educational excellence, and strong healthcare services.

Mission

The City pledges to enhance and expand our business base, in concert with the promotion of high-quality residential neighborhoods. This effort takes advantage of Richardson's community strengths, which are best characterized by a well-educated and highly motivated labor force; a strong, established education infrastructure; and a dynamic business environment. The City Council will continue its commitment to those components with a balanced approach, recognizing their significance to the community and the contribution they make toward achieving the City's vision for Richardson.

To attain these ends, the Richardson City Council will pursue the following goals and objectives.

The Statement of Goals for the City of Richardson, specifically the Richardson City Council, its Boards and Commissions, and the City Staff, is to establish an environment within the City of Richardson which will:

- Continue to improve the quality of life and level of services that have made Richardson an outstanding community for its current and future residents and businesses.
- Implement a wide range of strategies designed to aggressively promote vitality within the residential and commercial areas of Richardson through both public and private initiatives.
- Demonstrate the City's commitment to the family unit as the foundation of the community, preserve the integrity of Richardson's residential lifestyle, and foster the City's commitment to attractive neighborhoods.
- Promote Richardson as a desirable community for the location, formation and expansion of businesses.
- Promote Richardson as a great place to live, work, educate, recreate and visit by marketing the community's tremendous assets.

These overriding goals will be facilitated by following established priorities in the following key areas of excellence:

- A. Public Services
- B. Fiscal Responsibility
- C. Economic Development
- D. Community Vitality and Neighborhood Integrity
- E. Land Use and Development
- F. Environmental Management
- G. Transportation and Mobility
- H. Health Care Facilities and Community Wellness
- I. Education
- J. Marketing and Communication
- K. Governance

To achieve excellence in these key areas, the City Council has identified several instrumental strategies. The following strategies will be used to create the desired environment in which the Statement of Goals can be realized:

- Maintain a professional, highly qualified City Staff.
- Involve a cross section of citizens on Boards and Commissions.
- Solicit and utilize input from the entire community through a dedicated effort by the City Council and City Staff.
- Foster a spirit of teamwork between the City and all segments of the community in addressing areas of mutual interest.
- Recognize the unique challenges and opportunities Richardson faces as a first-tier suburban community.

- Support neighborhoods in their development of Homeowner and Neighborhood Associations and other community-based organizations such as Crime Watches, Crime Patrols, and Beautification Committees.
- Promote a well-informed network of Homeowner and Neighborhood Associations and encourage constructive dialogue between this network, residents, and the City.
- Develop and maintain community vitality and neighborhood integrity strategies to foster, preserve and promote desirable neighborhoods within the City.
- Maintain an updated Comprehensive Planning Guide and coordinate master plans within the various City Departments.
- Develop and maintain state-of-the-art systems and modeling tools for planning, land use, and physical development.
- Maintain fiscally prudent policies and practices to guide the development and management of operation and capital budgets.
- Strive for excellence in operations with a focus on continuous process improvement.
- Participate actively in efforts to address regional issues including transportation, emergency preparedness, education, air quality, and other environmental initiatives.
- Coordinate the broad scope of facilities and services that comprise a multi-modal transportation system.
- Promote civic pride and enhance the City's image by sponsoring community-wide activities and events.
- Partner with health care providers within the City to ensure that high-quality health care services are available in Richardson.
- Promote good governance practices with a commitment to open and transparent government, ethical conduct, and a periodic review of Codes and Ordinances and City Charter.
- Utilize various forms of technology to enhance internal operational efficiencies, expand access to government, and promote open government initiatives.

In summary, the Statement of Goals represents the City Council's vision for Richardson. These goals identify a foundation of principles upon which the community will continue to prosper. The City Council is excited about the future prospects for Richardson, and looks forward to the challenges of tomorrow. Based on the well-recognized strengths of our residential, academic, and business communities, the City Council is confident Richardson will successfully meet these challenges and take advantage of these opportunities.

Gary Slagel
Mayor

Bob Townsend
Mayor Pro Tem

Mark Solomon
Councilmember, Place 2

John Murphy
Councilmember, Place 3

Bob Macy
Councilmember, Place 5

Steve Mitchell
Councilmember, Place 6

Amir Omar
Councilmember, Place 7

A. PUBLIC SERVICES

The City of Richardson will provide quality municipal services to the residents and corporate citizens of Richardson in a cost effective manner, recognizing the responsibility to continuously monitor and respond to the needs of the community. It is also important that the City of Richardson administration and staff be well recognized for a strong work ethic, commitment to public integrity and dedication to services accessible to all citizens. Accordingly, this high-caliber work force will be maintained through a commitment to competitive compensation and benefits. Richardson's municipal operations are aimed at providing a clean, safe, and healthy living environment as indicated in the following overview of City services:

1. Animal Services – Provide a quality, customer-oriented animal shelter that serves the needs and interests of the community in a safe and healthy fashion. Effectively address animal related issues throughout Richardson in a reliable, responsive manner.
2. Building Inspection Department – Ensure that the health, safety, and welfare of the public are efficiently and effectively achieved through the enforcement of building codes, general ordinances, and sign ordinances. Consider the recommendations of citizens, building contractors, and building professionals when evaluating and improving existing policies and programs. Make energy efficiency a priority through building code improvements.
3. Civic Center – Enhance the desirability of the Civic Center/City Hall complex as a community meeting place by recognizing appropriate opportunities for new public improvements and support services in the area.
4. Convention and Visitors Bureau - Enhance the role of the Convention and Visitors Bureau in highlighting our community and bringing visitors to share in our quality of life.
5. Cultural Arts - Enhance the development and quality of the arts in Richardson by serving as a facilitator for the community's expanding interest in these activities. Appreciate and promote Richardson's history and heritage. Encourage the enhanced utilization of the Charles W. Eisemann Center for Performing Arts and Corporate Presentations by both our local arts groups and corporations and a wider audience throughout the Metroplex.
6. Environmental Health - Support the development and implementation of efficient and effective environmental programs designed to protect the City's land, air, water, and energy resources; and encourage, by example, participation in such programs as residential, multi-family, and commercial recycling, mulching, ozone reduction, industrial wastewater pre-treatment, stormwater pollution prevention, household hazardous waste disposal, and travel demand management.
7. Finance - Support an overall conservative strategy with regard to revenue forecasting and expenditure budgeting.
8. Fire - Provide a high level of readiness for rapid and effective response to fire, medical and other emergencies. Provide for public education, prevention, code enforcement and other services in a professional manner consistent with national trends and standards.
9. Golf - Provide a high-quality golf course operation with emphasis on a well-maintained facility and a strong customer service orientation.
10. Health - Ensure responsible attention to the safety and welfare concerns of the City, with particular emphasis on issues beyond the control of the individual, such as air/water quality, food inspections, animal services, and other community health services.

11. Human Resources - Maintain and recruit a professional, highly qualified City Staff by providing competitive benefit/compensation programs, a safe and healthy work environment, a well-managed civil service system, and opportunities for continued training/education in work-related areas.
12. Information Services – Provide and maintain effective customer service applications that promote the use of technology and enhance the quality of life, and foster efficient and effective delivery of municipal services.
13. Library - Recognizing the high educational level and expanding educational requirements of this community, continue to upgrade library services and explore options for facility and technology enhancements to meet these needs.
14. Neighborhood Services – Implement and maintain a comprehensive community vitality and neighborhood integrity strategy program charged with meeting the challenges of all neighborhoods and multi-family dwellings by providing aggressive and fair code enforcement and promoting proactive neighborhood enhancement strategies. Assist in the creation and growth of neighborhood and homeowner associations. Promote Richardson neighborhoods as attractive, healthy, and safe places to live.
15. Parks and Recreation - Ensure the acquisition, protection, and enhancement of well-maintained parklands, trails, and green spaces in the City, thus providing numerous park facilities and leisure activities for citizens of all ages and abilities. Promote general recreation opportunities for residential and corporate citizens.
16. Planning & Engineering - Promote a comprehensive approach to facility and land use planning.
17. Police - Provide expeditious emergency response and responsible investigative follow-up by well-trained and service-oriented Police personnel, with particular emphasis on enhancing the quality of life through the City's commitments to crime prevention, neighborhood crime watches/patrols, community outreach, traffic management, and enforcement of traffic laws.
18. Public Information - Expand and enhance the dissemination of information on City Council actions and City services to the citizens through all available print, visual, and electronic media communications, with concurrent emphasis placed on community feedback to City Hall.
19. Recycling - Promote increased community participation in single-family, multi-family, and commercial recycling, mulching, composting, and proper household hazardous waste disposal, with emphasis placed on realistic measures to reduce the community's overall waste stream to landfills.
20. Solid Waste - Provide for timely and efficient refuse collection, with continued commitments to special pickup services.
21. Special Events Programming – Continue to promote well-planned and popular community events designed to enhance the City's quality of life.
22. Streets - Provide for the conscientious maintenance and protection of the City's roadway infrastructure.
23. Transportation - With the benefit of state of the art technology and engineering analysis, successfully forecast and plan for traffic movements throughout the City in the most efficient and safe manner.
24. Water and Sewer - Enable the community to depend on safe and efficient handling of their utility needs in a manner that is cost effective, equitably priced, and adequately supplied.

B FISCAL RESPONSIBILITY

The City of Richardson is committed to sound financial management based on conservative budgeting policies, aggressive collection efforts, and conscientious capital financing and bond security programs. The City's strategy to promote and preserve its fiscal integrity is exemplified by the following principles:

1. Employ a balanced, conservative strategy with regard to revenue forecasting and expenditure budgeting.
2. Promote measures that enhance the value of the City's tax base, and encourage active dialogue with the Dallas and Collin County Appraisal Districts relative to appraisal trends for both residential and commercial tax values.
3. Develop strategies to enhance our commercial/retail desirability and the corresponding City sales tax revenue position.
4. Evaluate and implement, where appropriate, user fees, service charges, and other consumer-controlled fees for revenue generation, recognizing the equitable distribution of costs to the citizenry based on usage.
5. Use hotel-motel taxes for facilities and activities as allowed by State statute including support for cultural arts and special events projects, the Charles W. Eisemann Center for Performing Arts and Corporate Presentations, and support for the Convention and Visitors Services division.
6. Recover all reasonable costs associated with the planning and construction processes through fair and equitable building and zoning permit fees.
7. Plan and execute capital construction programs in accordance with overall financial policies of the City.
8. Pursue aggressive collection efforts for all revenues, including taxes, utility charges, and franchise fees.
9. Continue to demonstrate excellence in areas utilized by rating agencies to determine bond ratings.
10. Maintain necessary processes to ensure the City will continue to earn quality performance recognitions such as the Governmental Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting, the Distinguished Budget Presentation Award, and the Government Treasurer's Organization of Texas Certificate of Distinction for Investing.
11. Maintain a comprehensive Capital Improvement Budget for all current and future capital improvement projects.
12. Establish and maintain financial policies that reflect a commitment to strong reserves for the various City funds, and enhance the fiscal integrity of the City.
13. Continue to work actively with the North Texas Municipal Water District (NTMWD) to develop customer rate policies that fairly represent conservation and growth management philosophies.
14. Consider the City's ability to fund continuing expenditures in the absence of future outside funding before participating in grant programs, intergovernmental financial participation, or other external funding sources for any project.

15. Continue to maintain a conservative philosophy toward debt financing of the City's future capital improvements, emphasizing a fiscally sound level of indebtedness compared to assessed valuation and the residential/employment population.
16. Explore cost-sharing alternatives with other governmental agencies for services and facilities where practical and economically advantageous.
17. Evaluate ongoing opportunities for privatization of City services when financially viable and operationally desirable.
18. Seek private donations of land, money, and resources to promote City goals and public improvements, including the support of the Eisemann Center, library, parks, recreation facilities, and other public properties.
19. Maintain vigilance in periodically reviewing and reporting on the City's fiscal performance to anticipate and respond to changes in economic conditions and communicate the City's financial position to the public.
20. Foster a practice of financial forecasting and multi-year projections to establish fiscal performance objectives and contingent responses.
21. Maintain all City Charter requirements for auditing and financial reporting, and assure an active program of internal control reviews and compliance verifications to assure the integrity of the City's financial operations.
22. Utilize budgeting techniques and decision making tools that efficiently allocate resources to effectively meet service level demands.

C. ECONOMIC DEVELOPMENT

The City of Richardson is committed to the enhancement, diversification, and expansion of its business community. The City believes that providing a fertile business environment is essential to the economic vitality and redevelopment of Richardson.

Prosperous economic development results in tangible benefits of jobs, commerce and increased tax base, while bringing new residents to Richardson with needs for schools, housing, and consumer services. The Dallas-Fort Worth region is one of the major economic centers of the United States. Due to its corporate base, technology clusters, and strong partnership with the University of Texas at Dallas, Richardson plays a significant role in the success of this region. The following strategies encompass the City's recognized role as a partner with the corporate sector in Richardson:

1. Ensure that development, redevelopment, and construction requirements are clearly communicated, and the City's processes and procedures are predictable, consistent, easy to understand, and timely.
2. Serve as a facilitator in the planning and construction processes, meeting the needs of development and redevelopment prospects in an expeditious manner.
3. Protect and encourage the development and redevelopment of property in a manner designed to preserve the integrity of Richardson's viable business community relative to land use and quality of construction.
4. Create a positive City image and make Richardson an attractive city for corporate relocation and retention through quality development, revitalization, and maintenance of public land and facilities.
5. Prominently identify Richardson and the Telecom Corridor through entry portals along US75, the President George Bush Turnpike, the "red line" DART light-rail, the Cotton Belt DART line, the Telecom Corridor area and other major arterials.
6. Implement an economic development strategy that identifies businesses and industries compatible with the Richardson environment, while seeking opportunities to retain and expand existing businesses and attract new operations to the City.
7. Identify and implement ways to diversify the local economy by attracting businesses that will provide stability and expand employment opportunities.
8. Recognizing the importance of technology-related industries to the Richardson economy, support programs and policies that maintain and improve the business environment for research and development, high-tech manufacturing, and those services that support the high-tech industries.
9. Encourage involvement of our corporations in the City's network of cultural and recreational opportunities.
10. Promote and support the creation of new technology businesses through the provision of suitable incubator space and maintenance of an environment supportive of new business formation.
11. Recognizing the importance of the development that presently exists within the community, provide municipal services that will encourage corporate users to strengthen their commitment to the Richardson community.

12. Maintain an active program of contact by City officials designed to ensure open communication with the City's corporate executives.
13. Support continuing education opportunities and the expanded role of higher education institutions including:
 - i. University of Texas at Dallas (U.T. Dallas)
 - ii. Richland College
 - iii. Collin College
 - iv. University of Texas Southwestern Medical Research Center
14. Support the expansion of the role of U.T. Dallas as a corporate resource and as an economic engine for the Richardson business community.
15. Aggressively promote policies and programs that will attract quality restaurants, retail and support services to serve the needs of the City's residential and employment sectors.
16. Devise strategies to encourage the redevelopment of the City's aging and underperforming retail centers as well as the renewal of aging office and warehouse space.
17. Continue to leverage the Tax Increment Finance Zone to encourage redevelopment.
18. Coordinate the economic development activities of the City with those of the Chamber of Commerce, thus providing a forum in which representatives of the City, business community, and general citizenry can cooperate in addressing economic development issues.
19. In concert with the hospitality and meeting industry, promote activities that enhance the City's attractiveness as a conference and convention site, including support for the Convention & Visitors Services division and Richardson hotel conference centers.

D. COMMUNITY VITALITY AND NEIGHBORHOOD INTEGRITY

The City of Richardson is committed to protect its vitality and integrity by creating healthy neighborhoods through proactive yet fair and reasonable enforcement of codes and ordinances, by providing support and resources to residents' efforts to organize and positively affect their community, and by partnering with residents to put into action enhancement strategies that help realize a shared community vision. The following strategies encompass the City's recognized role as a partner in enhancing neighborhood integrity and community vitality:

1. Enforce existing property maintenance codes aggressively and fairly throughout the City, including multi-family dwellings, and develop new code enforcement initiatives that complement the Neighborhood Integrity Program.
2. Continue to promote a sense of ownership and accountability for property maintenance, especially multi-family dwellings.
3. Continue to implement neighborhood enhancement initiatives to assess the assets and weaknesses of neighborhoods. Implement new proactive and customized strategies to address the unique challenges of Richardson neighborhoods.
4. Maintain a focus on policies and programs that enable residents to continue to live in their homes and evaluate other means to assist them in this endeavor.
5. Continue neighborhood relations efforts that foster neighborhood self-management, result in greater neighborhood interaction, and promote the strength and appeal of Richardson neighborhoods.
6. Evaluate all financial options and redevelopment incentives to deal with the ongoing needs of aging residential and commercial areas of Richardson, including public and private resources.
7. Continue to address the need for capital project improvements throughout the City in order to enhance property values and maintain the City's capital investments.
8. Consider the application of development standards designed to accommodate residential and commercial redevelopment in the Old Town/Main Street area.
9. Solicit input relative to the market's assessments of the City's residential and commercial properties.
10. Recognize significant redevelopment efforts through the City's Community Revitalization Awards.
11. Maintain the drainage system throughout the City where it is necessary to preserve the integrity of the system, minimize erosion, and protect property from the threat of flooding.
12. Encourage utility and transportation agency infrastructure maintenance and convey their responsibility to the community.

E. LAND USE AND DEVELOPMENT

The City of Richardson will guide land use and physical development within its borders to maintain compatibility between residential and non-residential uses. All decisions relative to development and redevelopment proposals will consider not only existing conditions and concerns, but also the long-range needs of the community and the sustainability of the environment. Such development decisions will be given consideration based upon the adequacy and availability of public facilities and municipal services. The Comprehensive Planning Guide will serve to synchronize physical development within the City. The following statements represent an overview of the planning considerations central to promoting appropriate land use and physical development:

i. General Land Use

1. Encourage the efficient and appropriate use of all land areas by promoting orderly physical and sustainable development.
2. Administer development guidelines which will result in the provision of proper services throughout the community.
3. Maintain the desirable mix of residential and non-residential uses that presently exists within the City.
4. Encourage development that is aesthetically pleasing and properly oriented in relation to adjacent streets and surrounding properties.
5. Ensure that zoning regulations proactively anticipate and react to modern development trends.

ii. Urban Design

1. Promote a greater sense of community identity and pride through beautification projects and support for the highway/rail/turnpike corridor amenity programs.
2. Encourage development techniques and post-development programs that are designed to establish distinctive neighborhood identities within the City and distinguish Richardson from surrounding communities.
3. Promote continuity and expansion of pedestrian and bikeway networks throughout City thoroughfares and parks.
4. Provide for the comfort, convenience, and safety of pedestrian movement citywide.
5. Ensure that development and redevelopment in the City are compatible with and enhance the value of existing environmental resources.
6. Promote renewable energy, rain harvesting, and water conservation as a part of urban design.
7. Maximize the opportunities along US 75, the President George Bush Turnpike Corridor, the “red line” DART light-rail, and the Cotton Belt DART line corridor to create a progressive and positive image for the City.

8. Promote planning strategies that enhance the recreational potential and aesthetic appeal of creeks, floodways, and utility easements in the community.
9. Promote the design of rail facilities that are compatible with the surrounding area and include elements that make these facilities a unifying feature along rail corridors.

iii. Strategic Community Visioning

1. Encourage the creative, functional design of residential areas, employment centers, commercial areas, and public facilities.
2. Encourage an environment suitable for persons of all ages and abilities, with adequate support services and facilities conveniently located to those persons.
3. Require appropriate buffering and transitions between potentially incompatible land uses.
4. Provide adequate infrastructure, including transportation and utility systems, to serve existing and projected land uses.
5. Require appropriate access to all land uses.
6. Strongly promote underground utility installations whenever possible.
7. Promote the use of high-quality construction materials to enhance building appearance and minimize maintenance.
8. Promote appropriate and quality redevelopment along the DART rail corridors.
9. Seek out architectural input in matters regarding community investment in private development and architectural history.
10. Leverage external resources to assist in the modeling of strategic visions for special study areas.

iv. Community Design - Specific Interests/Special Study

- a. Residential Areas - Adopt the neighborhood concept of development as the principal residential design standard for Richardson, with particular emphasis on the provision of neighborhood parks, schools, and open space.
 1. Provide for an appropriate mix of housing types in the community with an emphasis on single-family detached development, while encouraging higher-density developments to locate around transit-oriented corridors.
 2. Market the housing needs of all segments of the City's population who desire safe, affordable, and low-maintenance dwellings.
- b. Commercial Areas - Encourage a variety of retail services, conveniently located and easily accessible to those they will serve.
 1. Develop strategies to enhance the long-term success of existing neighborhood shopping centers, after assessing their viability.

2. Encourage redevelopment of outdated facilities, such as vacant industrial/flex space
 3. Protect and preserve commercial areas from incompatible land uses.
 4. Research, evaluate, and enable the strategies and tactics to promote the necessary demographic elements which attract the desired retail mix for this community.
 5. Promote projected land uses in line with the City's strategic vision.
- c. Employment Areas - Provide for convenient, well-located employment centers to support the corporate community.
1. Encourage the provision of on-site amenities such as recreational facilities and private open space to support persons working in the office environment.
 2. Encourage the development of support retail uses and restaurants within office projects.
 3. Require industrial development in Richardson to be clean, safe, and environmentally sound.
 4. Where possible, provide for linkage between employment centers, recreational trails, and other public amenities.
- d. North Central Expressway and President George Bush Turnpike Corridors – Recognize the redevelopment potential within portions of the North Central Expressway Corridor and the possibility of new development within both corridors, encouraging low to mid-rise types of development within these areas, while providing for higher density development at locations that are uniquely suited for development of this character.
1. Protect adjacent residential areas from the adverse influences of higher density developments.
 2. Acquire public access and possible ownership of any floodways within these corridors so as to preserve and enhance the natural character of the creek system and incorporate it into the public open space network.
 3. Implement the corridor amenities guidelines through the review and approval of development proposals.
- e. University of Texas at Dallas – Promote the appropriate growth of UT Dallas to serve the student population and continue its development as a major research university, while ensuring adjacent residential areas are appropriately buffered. Ensure that adequate infrastructure and City services are in place to provide for the proper interfacing of a growing university with the surrounding residential neighborhoods.
- f. Transit-Oriented Development/DART Station Areas – Identify and encourage the appropriate land uses and densities necessary to support development/redevelopment within the area surrounding each of the DART stations, and along major transportation corridors, while committing to mitigate adverse effects on adjacent neighborhoods.

1. Create regulations that encourage development that takes advantage of close proximity to a transit facility.
 2. Continue to utilize zoning strategies that allow appropriate densities, land uses, and parking requirements including requirements for open space and special design features.
 3. Continue to develop and refine urban design guidelines aimed at creating a unique identity for the DART corridor in Richardson, with visually and functionally coordinated rail stations, pedestrian-friendly access, and techniques that integrate station areas with nearby neighborhoods and businesses.
 4. Support transit-oriented development opportunities by initiating station-area planning research, coordinating public sector support services, and cultivating owner and investor interest in development opportunities.
 5. Continue to research and evaluate the best practices in station-area development.
 6. Periodically review changing market conditions and development trends around DART Stations and transportation corridors.
- g. Special Study Areas - West Spring Valley corridor, Central Expressway corridor, Coit Road corridor, West Arapaho corridor, Main Street/Old Town, East Arapaho/Collins. Promote acceptable redevelopment strategies and plans that take advantage of development trends and position properties for long-term success.
- h. Rowlett Creek Corridor – Implement the Rowlett Creek Interjurisdictional Watershed Management Program policies for stormwater management and stream corridor planning. Cooperate with other cities to actively pursue the development of a continuous linear park along the Rowlett Creek Stream Corridor.

v. Community Facilities

1. Develop a system of basic public services capable of supporting the needs of the projected residential and employment base.
2. Provide high-quality public facilities, including police and fire stations, library facilities, recreation and cultural centers, trails and open spaces that are properly located and responsive to the needs of the community.
3. Ensure the construction and use of public facilities utilizes conservation and environmentally sustainable practices through the use of modern green-building practices such as Leadership in Energy and Environmental Design (LEED).
4. Protect the “neighborhood park” environment throughout the City. Actively pursue the acquisition of available land for future park developments as recommended in the Richardson Parks and Open Space Master Plan. Address park planning considerations that meet the changing demands of athletic and recreation users, including construction and operation of park facilities on public and private property.

5. Encourage cooperative measures with our partners in education

F. **ENVIRONMENTAL MANAGEMENT**

The City of Richardson is committed to encouraging and implementing programs that provide sustainable quality of life and economic benefits such as reduced energy bills, green space preservation, air quality improvements, reduced traffic congestion, improved transportation choices, and economic development and job creation through energy conservation and new energy technologies. The City's strategy for environmental management is exemplified by the following principles:

1. Protect and preserve significant physical features, environmentally sensitive areas, and historical sites within the community.
2. Ensure a safe, healthy local environment.
3. Encourage the development and redevelopment of property in a manner that recognizes the importance of physical features and natural amenities to the identity of the City and its residents.
4. Encourage the provision of public access and exposure to significant physical features and environmentally unique areas.
5. Maintain the drainage system throughout the City where it is necessary to preserve the integrity of the system, minimize erosion, and protect property from the threat of flooding.
6. Promote conservation oriented and environmentally sustainable practices through education and financial incentives, where applicable..
7. Promote land-use policies that reduce sprawl, preserve open space, and create walkable urban communities.
8. Promote transportation options such as bicycle trails, commute trip reduction, car pooling and public transit.
9. Increase the use of clean, alternative energy by advocating for the development of renewable energy resources and supporting the use of waste to energy technology.
10. Make energy efficiency a priority through building code improvements.
11. Practice and promote sustainable building practices using the U.S. Green Building Council's LEED program or a similar system.
12. Encourage green certification in new home construction as well as home reconstruction and remodeling.
13. Increase the average fuel efficiency of municipal fleet vehicles.
14. Evaluate opportunities to increase pump efficiency in water and wastewater systems.
15. Increase recycling rates in City operations and promote increased community participation in single-family, multi-family, and commercial recycling, mulching, composting, and proper household hazardous waste disposal, with emphasis placed on realistic measures to reduce the community's overall waste stream to landfills.
16. Maintain healthy urban forests and promote tree planting.
17. Help educate the public, schools, other jurisdictions, professional associations, business and industry about conservation oriented and environmentally sustainable practices.
18. Develop and maintain a comprehensive environmental plan.

19. Engage in highly visible signature projects to demonstrate Richardson's commitment to forward thinking environmental practices.

G. TRANSPORTATION AND MOBILITY

The City of Richardson is committed to the safe and efficient movement of people, goods and services. The City believes that a safe and efficient transportation and mobility network are essential to the economic vitality and quality of life of the City. The following strategies encompass the City's role in this endeavor:

1. Establish a transportation network that will protect the integrity of neighborhoods and enable the safest and most efficient movement of people and goods possible.
2. Minimize safety hazards and continue aggressive traffic management and traffic enforcement efforts, including the expanded use of photographic red-light enforcement..
3. Relate the Master Transportation Plan to development considerations represented in the Comprehensive Planning Guide.
4. Develop and maintain state-of-the-art modeling techniques permitting the City to analyze individual development requests in relation to their impact on the entire transportation system and adjacent areas.
5. Develop and apply guidelines and procedures to evaluate the traffic impact of proposed projects and ensure that the street system is in balance with the development of the City.
6. Provide and encourage the use of all appropriate modes of transportation.
7. Promote pedestrian mobility through the creation of pedestrian friendly transportation corridors within the City's centers of commercial and office development, including crossing major transportation corridors.
8. Enhance traffic mobility through continued support for the City's Advanced Traffic Management System (A.T.M.S.) and video monitoring programs.
9. Support the implementation of a balanced DART Service Plan that provides a multi-modal transportation system, with particular emphasis on the light rail system, the Cotton Belt rail system, an extended managed lane network including high-occupancy vehicle lanes and high-occupancy toll lanes, and development of a customized bus circulator system serving area business.
10. Enhance regional mobility, with particular emphasis on east/west Cotton Belt rail access to DFW airport.
11. Continue to support and promote the regional effort to address air quality issues through a variety of programs, including a citywide ozone alert program, a transportation management effort to stimulate car and van pooling, the ongoing conversion of non-public safety vehicles to alternate fuels, and mass transit programs.
12. Provide for rehabilitation of aging infrastructure and support related traffic management techniques.
13. Continually pursue the use of new technologies in infrastructure construction and maintenance.
14. Promote the use of traffic calming strategies in residential areas to address problems of aggressive driving and encourage safe driving practices.

H. HEALTH CARE FACILITIES AND COMMUNITY WELLNESS

The City of Richardson recognizes the importance of a quality health care system as a valuable community asset. The City will be an active partner with the Methodist Richardson Medical Center (MRMC), the University of Texas Southwestern Medical Research Center, and other quality health care providers in their efforts to achieve excellence in medical care for Richardson residents and businesses. It is also a priority for the City of Richardson to promote strategies that enable MRMC to maintain its unique community hospital orientation. The City is committed to supporting our health care providers, and will foster a work plan of partnership including the following elements:

1. Promote healthy lifestyles and community wellness.
2. Encourage the development or acquisition of state of the art health care technologies, programs and facilities that will serve Richardson citizens.
3. Support efforts to recruit and retain doctors, nurses, technicians, clinics, allied services and other facilities essential to provide quality community-based health care.
4. Encourage the inclusion and involvement of local medical facilities and services in the health care benefit programs and work place needs of Richardson's commercial business sector.
5. Ensure the City is responsive to the current and future needs and interests of MRMC by appointing attentive and insightful policy-makers to MRMC's leadership structures, maintaining frequent and thorough status reports on MRMC's service delivery, and encouraging sustained administrative dialogue.
6. Recognize publicly the achievements of MRMC in order to promote the development of the community's health care system, increase awareness of MRMC services, and promote these facilities as economic engines for the community. Promote and market the utilization of the MRMC health care system throughout the community with special emphasis on the Bush/Renner Campus, the cancer treatment center and the emergency care facility. Promote the efforts of MRMC to achieve National Cancer Institute Recognition.
7. Support efforts to identify and respond to emerging needs for medical services by providing relevant information for MRMC periodic review of community trends and demographics. Collaborate with MRMC in addressing expansion of its market share. Assist MRMC in the preparation of resource materials important to maintaining positive consideration by financial institutions.
8. Ensure that the City and MRMC maintain a viable emergency response plan for the community through joint review of protocols, procedures and resources. Maintain programmatic partnerships between the City of Richardson and MRMC including MRMC's Senior Health Center and the City's immunization program.
9. Promote the new MRMC partnership as a strong, positive community asset.

I. EDUCATION

Recognizing the tremendous benefit provided to the community by our educational institutions, the City of Richardson will be an active partner with these institutions in their efforts to achieve excellence in education for Richardson residents and the corporate community. Blessed with quality educational opportunities at all levels, the City is committed to all reasonable actions necessary to enhance our academic institutions, as exemplified by the following tasks to be performed in this partnership:

1. Establish and maintain effective avenues of communication with and between each of the educational institutions in our area including:
 - a. Richardson Independent School District (R.I.S.D.)
 - b. Plano Independent School District (P.I.S.D.)
 - c. University of Texas at Dallas (U.T. Dallas)
 - d. Richland College
 - e. Collin College
 - f. University of Texas Southwestern Medical Research Center
 - g. Private, vocational, and religious educational entities
2. Ensure that the City is responsive to the current and future needs and interests of the educational institutions.
3. Promote and encourage safe environments in our schools and other educational institutions in order to provide an excellent learning atmosphere within the classroom.
4. Encourage R.I.S.D. and P.I.S.D. to maximize the use, availability and value of publicly funded programs, buildings, and lands for the benefit of citizens.
5. Meet the challenges associated with the growth of U.T. Dallas, and maintain communications and partnerships with the university throughout its planning initiatives. Support the program and campus development of U.T.Dallas to achieve national prominence and the pursuit of 'Tier One' university recognition.
6. Ensure that necessary City infrastructure commitments are in place relative to future expansion of U.T.Dallas and any building programs executed by the R.I.S.D. and the P.I.S.D.
7. Promote efforts by colleges, universities, and technical training and certification programs to provide continuing education and training for our local work force.
8. Assist local public educational institutions in administrative matters, such as recruitment of personnel and financial/bond rating reviews, by sharing City information that is relevant to such activities.
9. Develop communications and operational associations between the Richardson Public Library and the libraries at area educational institutions.
10. Encourage and facilitate private funding support for all educational venues, including library collections that provide special benefits to the Richardson community.
11. Communicate the successes and highlights of educational achievements in City publications and audio/visual productions, and make these materials available to the educational institutions.
12. Recognize publicly and enhance awareness for the academic achievements of students and educators throughout the City's educational spectrum, and continue to promote youth participation in civic activities.
13. Encourage career opportunities in public service through commitment to internship programs and interaction with local educational institutions.
14. Enhance communication between the City and our educational partners to promote student, institutional, and faculty achievements.

J. MARKETING AND COMMUNICATION

Richardson has tremendous community assets that must be highlighted to the citizens of our City, the North Texas region, the State and our Nation. Through the following tasks, the marketing of our community will be further enhanced:

1. Develop and implement strategic communications initiatives that are consistent and cohesive and advance the City's key messages, Statement of Goals, and key Initiatives.
2. Elevate the City's communications effectively inform and engage Richardson residents, businesses, employees and visitors.
3. Align communications activities to support the advancement of the City's strategic Goals and Initiatives.
4. Key audiences of the City's marketing and communications efforts include:
 - a. Residents of Richardson
 - b. Homeowners/neighborhood associations
 - c. Richardson businesses and their employees
 - d. Businesses and/or residents considering relocation to Richardson
 - e. Meeting Planners, Business Travelers and Visitors
 - f. Local, regional and national media
 - g. Public and private schools
 - h. Colleges and universities
 - i. County, State and Federal elected officials
 - j. Surrounding municipalities
 - k. Affiliated professional organizations
5. Strategic communication of key messages helps key audiences connect the City's vision, mission and strategic goals to its programs and initiatives. Key messages should consistently convey that Richardson is:
 - a. A great place to live, do business, educate, and participate in recreation activities
 - b. A "smart" city with a focus on technology business and other innovators, as well as a focus on providing "smart" city services for residents and businesses
 - c. An early adopter of smart, multi-modal transportation solutions and transportation-oriented development, as well as innovative revitalization programs
 - d. A great value and great location for families looking to establish a home
 - e. A diverse city that is recognized nationally and internationally for its people, its services, its quality of life and its business leadership

- f. Committed to two-way communications with its residents and its businesses, and to the principles of open government
6. Implement marketing and communications strategies that will position Richardson as a vibrant, attractive city in the minds of the City's target audiences. Among the specific communications strategies to be pursued are the following:
 - a. Better communicate the awards won by municipal operations and highlight the City's elite bond rating status.
 - b. Promote local restaurants and retail establishments to Richardson citizens as well as consumers who live outside of the community
 - c. Promote targeted uses for retail centers
 - d. Leverage the exceptional daytime employment population of Richardson
 - e. Continue to create community events that will attract young professionals
 - f. Enhance the number of conventions and tournaments that are drawn to the Richardson hospitality community
 - g. Enhance the promotion of our signature neighborhoods, parks and recreation amenities, golf course, library, arts amenities, and historical areas to visitors.
 - h. Evaluate signage needs to highlight unique developments.
 - i. Promote the concept of wireless internet service as an infrastructure amenity available to our residential and business community and accelerate its expansion where possible.
 - j. Encourage inclusion and a greater sense of community among Richardson's diverse population.
 - k. Explore strategies to improve ranking in national publications that rank peer cities.
7. Develop systems and processes that will enable the City to foster the integration of proactive communications at all levels, and to sustain communications excellence systematically.

K. GOVERNANCE

The City of Richardson is guided by principles of good governance including transparency, ethical behavior, and fiscal accountability. These principles enhance the public trust, promote efficiency and effectiveness in government operations, and strengthen representative democracy. The City is committed to promoting and fostering a sense of open, transparent, and accountable government through the following elements:

1. Provide City government meeting agendas with adequate description for citizens to be aware of the topical items to be discussed during the meeting
2. Provide information to the public in a timely manner
3. Increase the availability of documents on the City's website where applicable.
4. Develop practices that allow taxpayers to better understand the use of their tax dollars
5. Provide adequate training to public officials regarding open government practices.
6. Establish processes to ensure the efficient and timely administration of open government initiatives.
7. Monitor and implement legislative changes in public information and open government meetings.
8. Public officials will operate under a Code of Ethics.
9. Periodically review the City's Charter and Code of Ordinances.
10. Evaluate the use of various media forms to expand community access to meetings that fall under the Open Meetings Act.



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, July 11, 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.





City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, July 11, 2011

Agenda Item: Executive Session

Staff Resource: Bill Keffler, City Manager

Summary: The Council will convene into a closed session in compliance with Texas Government Code Section 551.074 – Personnel to consider appointments to the City Plan Commission and the Zoning Board of Adjustment.

Board/Commission Action: N/A

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