

RICHARDSON CITY COUNCIL
JUNE 27, 2011
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

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.)
-

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.

ACTION TAKEN:

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.

ACTION TAKEN:

ALL ITEMS LISTED UNDER ITEM 6 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

6. CONSENT AGENDA:
 - A. CONSIDER THE FOLLOWING ORDINANCES:
 1. ORDINANCE NO. 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. CONSIDER 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.

ACTION TAKEN:

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, JUNE 27, 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 Richardson Gymnastics Center Project
- C. Review and Discuss the 2011 – 2013 City Council Statement of Goals and Near Term Action Items
- D. Report on Items of Community Interest

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JUNE 24, 2011, BY 5:00 P.M.

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date:

Monday, June 27, 2011

Agenda Item:

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

Staff Resource:

Pamela Schmidt, City Secretary

Summary:

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

In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However your concerns will be addressed by City staff, may be placed on a future agenda, or by some other course of resolution.

Board/Commission Action:

N/A

Action Proposed:

Receive comments by visitors.



MEMO

DATE: June 23, 2011
TO: Honorable Mayor and City Council
FROM: Sam Chavez, Assistant Director of Development Services SC
SUBJECT: Zoning File 11-08 – 930 East Campbell

REQUEST

Graham Irvine, representing JAH Realty, is requesting to rezone a tract of land to increase the percentage of incidental retail, restaurant and personal service activities from 10% to 20% of the overall gross building area in a IP-M(1) Industrial Park District located at 930 E. Campbell Road.

BACKGROUND

The current owner purchased the property in 2000, and the building façade was renovated in 2009, and since that time, there has been an increased interest in retail and restaurant activity in the lease space fronting Campbell Road. The IP-M(1) Industrial Park District regulations allow a maximum of 10% of the building area to be incidental retail, restaurant and personal service activities, but the applicant desires an increase to 20% to allow the entire building frontage along Campbell Road to be utilized for such activities. No letters in favor or opposition have been received.

PLAN COMMISSION RECOMMENDATION

On June 7, 2011, the Commission voted 7-0 to recommend approval of the request as presented.

ATTACHMENTS

Special Conditions	Zoning Exhibit (Exhibit “B”)
CC Public Hearing Notice	Site Photos (Exhibits “C-1” & “C-2”)
City Plan Commission Minutes 06-07-2011	Applicant’s Statement
Staff Report	Notice of Public Hearing
Zoning Map	Notification List
Aerial Map	
Oblique Aerial Looking South	

SPECIAL CONDITIONS ZF 11-08

1. A maximum of 20% of the gross building area may 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.

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, June 27, 2011, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

Zoning File 11-08

A request by Graham Irvine, representing JAH Realty, LP, to allow a maximum 20% of 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 (SW corner of Campbell Road and Firman Drive); currently zoned IP-M(1) Industrial Park.

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; currently zoned I-M(1) Industrial & I-FP(2) Industrial.

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

CITY OF RICHARDSON
Pamela Schmidt, City Secretary

**DRAFT EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JUNE 07, 2011**

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 IP-M(1) Industrial Park District at 930 E. Campbell Road, southwest corner of Campbell Road and Firman Drive.

Mr. Shacklett advised that the subject building was located at 930 E. Campbell Road, between Firman and Jay Ell Drives, and was 72,594 square feet in size. He added that the applicant was requesting to increase the allowable percentage for incidental retail, restaurant, and personal services from 10% to 20%.

Shacklett noted there were two restaurant tenants currently in the building and the applicant would like to add an additional nine to 10 thousand square feet of retail and restaurant space to take advantage of the frontage on Campbell Road.

With no questions from the Commission, Chairman Gantt opened the public hearing.

Mr. Graham Irvine, representing JAH Realty, 1601 Elm Street, Dallas, Texas, stated he was available for questions. No questions were asked.

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

Commissioner DePuy said she thought it was a good idea to increase the retail area at the front of the building.

Motion: Vice Chair Hammond made a motion to recommend approval of Zoning File 11-08 as presented; second by Commissioner Bright. Motion passed 7-0.



Staff Report

TO: City Council

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

FROM: Chris Shacklett, Planner **CS**

DATE: June 23, 2011

RE: **Zoning File 11-08:** 930 E. Campbell Road

REQUEST:

Rezone tract to increase the percentage of incidental retail, restaurant, and personal service activities from 10% to 20% of the overall gross building area.

APPLICANT:

Graham Irvine – JAH Realty, LP

PROPERTY OWNER:

John A. Henry, IV – JAHCO 930 E. Campbell Rd., LP

TRACT SIZE AND LOCATION:

6.64-acre site, south of Campbell Road, between Firman Drive and Jay Ell Drive.

EXISTING DEVELOPMENT:

The site currently consists of a 72,594-square foot office building with two (2) restaurants along the north side of the building and a 3,000-square foot warehouse building located along the southern property line.

ADJACENT ROADWAYS:

Campbell Road: Six-lane, divided arterial; 39,900 vehicles per day on all lanes, eastbound and westbound east of US-75 (March 2009).

Jay Ell Drive: Four-lane, undivided local street; no traffic counts available.
Firman Drive: Four-lane, undivided local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial, Office & Industrial; C-M Commercial & I-M(1) Industrial
South: Industrial; IP-M(1) Industrial Park
East: Industrial; IP-M(1) Industrial Park
West: Office & Industrial; IP-M(1) Industrial Park

FUTURE LAND USE PLAN:

Office/Industry

Areas of low- and medium-density office, as well as manufacturing and distribution facilities.

Future Land Uses of Surrounding Area:

North: Regional Employment
South: Office/Industry
East: Office/Industry
West: Office/Industry

EXISTING ZONING:

IP-M(1) Industrial Park per Ordinance 840-A.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement)

STAFF COMMENTS:

Background:

The applicant's request is to increase the percentage of incidental retail, restaurant, and personal service activities from 10% to 20% of the overall gross building area. The IP-M(1) Industrial Park District allows a variety of uses, such as industrial, office, and commercial uses. Commercial uses that are allowed include a variety of retail/service uses, including barber/beauty salons, book stores, convenience stores, florists, hardware stores, and office supply stores. Along with the commercial uses listed above, the IP-M(1) Industrial Park District allows incidental, retail, restaurant, and personal service activities in an office or industrial building if

the building is at least 30,000 square feet and the incidental activities do not exceed 10% of the gross floor area of the building.

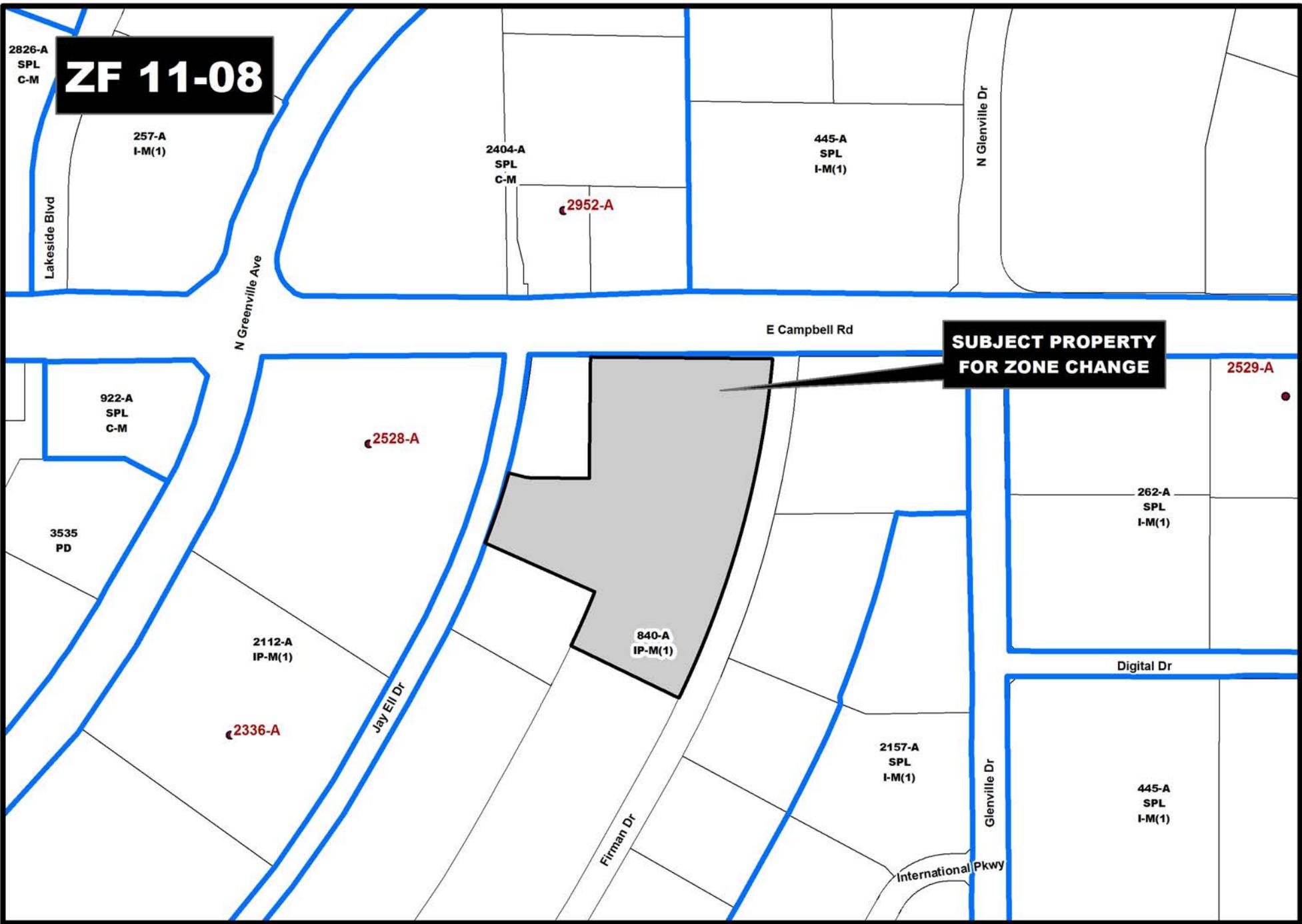
The current owner purchased the property in 2000 and states the building has been vacant for the past seven (7) years. In 2009, the owner leased a pad site to Comerica Bank which was constructed at the southeast corner of Campbell Road and Jay Ell Drive. At that time, the current building was renovated and underwent a façade renovation (See Exhibit C-1). The applicant's plan was to lease the front portion of the building facing Campbell Road to restaurant and retail users while utilizing the rear 58,000 square feet for an office use.

The applicant is seeking the increase in the allowable incidental retail, restaurant and personal service activities because much of the interest for the lease space facing Campbell has been from these uses. The applicant has stated they would like to create lease spaces with sixty-eight (68) feet of depth along the northern side of the building for retail and restaurant uses which takes advantage of the Campbell Road visibility. To date, the majority of the interest the owners have had in the center is from restaurant and incidental retail users. The applicant feels the current zoning helps to provide for a quality mix of uses, but that if they were allowed to increase the percentage of incidental retail, restaurant and personal services to 20%, the demand for office space in the rear 58,000 square feet will be improved.

Correspondence: No correspondence in favor or opposition has been received.

Motion: On June 7, 2011, the City Plan Commission recommended approval of the request subject to the following special condition:

1. A special condition shall be added to allow an increase in the percentage of incidental retail, restaurant and personal service activities from 10% to 20% of the overall gross building area, limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.



ZF 11-08 Zoning Map

Updated By: shacklett, Update Date: May 17, 2011
 File: DSIMapping\Cases\Z\2011\ZF1108\ZF1108 zoning.mxd



ZF 11-08



**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 11-08 Aerial Map

Updated By: shacklett, Update Date: May 17, 2011
File: DSI\mapping\Cases\Z\2011\ZF 1108\ZF 1108 ortho.mxd



Firman Dr

Jay Ell Dr

**Electrical
Service Area
(not part of 20%)**

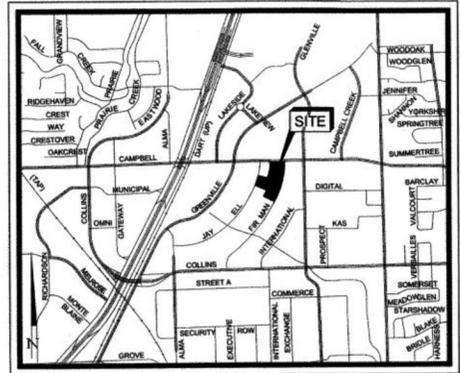
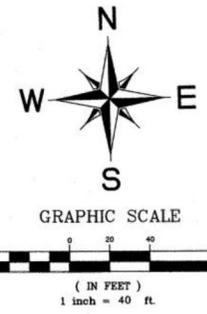
**Proposed
20% Area**

Campbell Rd

**Oblique Aerial
Looking South**



**E. CAMPBELL ROAD
(95' WIDTH R.O.W.)**



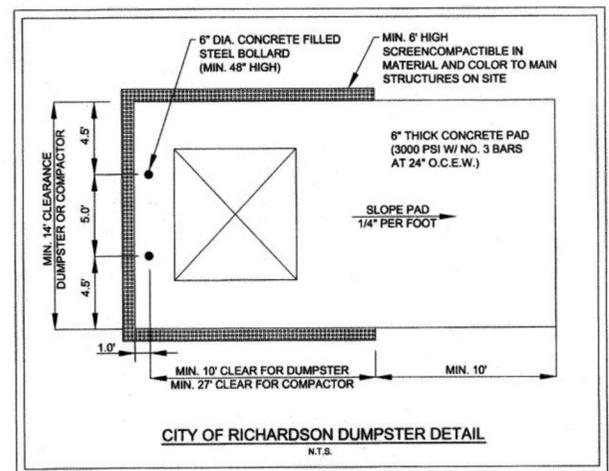
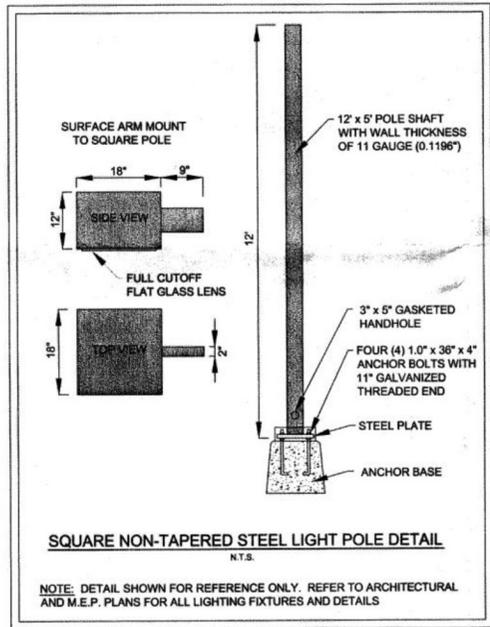
VICINITY MAP
N.T.S.
Administrative Approval Granted
Date: 12/16/08 By: [Signature]

LEGEND

- PROPERTY LINE
- FL- FIRE LANE
- ⓪ PARKING COUNT
- Ⓛ BARRIER FREE RAMP (BFR)
- - - SAWCUT LINE

SITE DATA TABLE

GENERAL SITE DATA	LOT 1
USE	Ofc/Ret/Rest/WH
ZONED	IP-M(1)
LANDSCAPING REQUIRED	28,923 SF (10% LOT AREA)
LANDSCAPING PROVIDED	55,215 SF
PERCENTAGE LANDSCAPED	19.1%
TOTAL LOT AREA	289,230 SF / 6.64 AC
BUILDING	
BUILDING 1 HEIGHT	SINGLE STORY / 25' MAX
BUILDING 1 AREA	72,594 SF
BUILDING 2 HEIGHT	SINGLE STORY / 25' MAX
BUILDING 2 AREA	3,000 SF
FLOOR AREA RATIO	0.26:1
FLOOR AREA RATIO MAX	0.75:1
PARKING	
HANDICAP REQUIRED	8
HANDICAP PROVIDED	8
PARKING RATIO REQUIRED	4,562/100 = 46 - Rest
58,146/250 sf = 233 - Ofc	9,886/333 = 30 - Ret
3,000/1,000 sf = 3 - WH	
TOTAL REQUIRED	312
TOTAL PROVIDED	328



- LOT 1
289,230 SQ. FT.
6.64 AC.**
- BUILDING 1
1 STORY
(25' MAX)
72,594 SF**
- Taco Ocho (existing restaurant) 2,285 sf
 - Incidental Retail (proposed) 6,765 sf
 - BoP (existing restaurant) 2,277 sf
 - Bldg. Elec. Service 537 sf
 - Incidental Retail (proposed) 3,121 sf
 - Office (proposed) 58,146 sf (incl. bldg. elec. of 537 sf)

BENCHMARK:
CITY OF RICHARDSON GEODETIC CONTROL MONUMENT 'J-11', ALUMINUM DISK ON THE EAST CENTERLINE OF MEDIAN BULLNOSE OF INTERSECTION OF CAMPBELL RD. WITH PLANO RD.
ELEVATION = 635.38'

CITY OF RICHARDSON GEODETIC CONTROL MONUMENT 'J-9', ALUMINUM DISK IN CONCRETE BELL TELEPHONE MANHOLE BASE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF COLLINS STREET AND INTERNATIONAL PARKWAY.
ELEVATION = 631.90'

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
 - HANDICAP PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE A.D.A. AND T.A.S. STANDARDS.

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 238-3820

**LOT 1, BLOCK C J.L. WILLIAMS
930 EAST CAMPBELL ROAD
PARKING IMPROVEMENTS
RICHARDSON, TEXAS**

**930 E Campbell Rd
ZF 11-08 Zoning Exhibit**

OWNER
930 E. CAMPBELL RD., L.P.
1601 ELM STREET
SUITE 350
DALLAS, TEXAS 75201
PH. (214) 220-2274
CONTACT: GRAHAM IRVINE

DEVELOPER
JAH REALTY, L.P.
1601 ELM STREET
SUITE 350
DALLAS, TEXAS 75201
PH. (214) 220-2274
CONTACT: GRAHAM IRVINE

ENGINEER
Kimley-Horn and Associates, Inc.
12700 PARK CENTRAL DRIVE
SUITE 1800
DALLAS, TEXAS 75251
PH. (972) 770-1300
CONTACT: MICHAEL RUELLE, P.E.

**Exhibit B - Part of Ordinance
SITE PLAN**
J. L. WILLIAMS ADDITION
LOT 1, BLOCK C, 6.64 AC.
SITUATED IN THE
JESSE N. EVERETT SURVEY, ABSTRACT NO. 440
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS
PREPARED DECEMBER 19, 2008
930 CAMPBELL ROAD

SCALE: AS SHOWN
DESIGNED BY: MJR, MOT
DRAWN BY: MOT
CHECKED BY: MJR
DATE: DECEMBER 19, 2008
PROJECT NO. 08408000

SHEET
C-03



(1)

**Remodeled Facade
Facing Campbell Rd**

930 E Campbell Road - May 2011



(2)

**Looking North
across Campbell Rd**

Exhibit C-1



(3)

Proposed Site
Looking West

930 E Campbell Road - May 2011



(4)

Proposed Site
Looking East

Explanation and Description of Request

JAH has owned 930 E. Campbell since 2000. The building was originally built for Hewlett Packard as a training facility in 1980, and was later occupied by a tenant known as Optical Switch. The building has been vacant for approximately 7 years. In 2009 JAH executed a lease and opened a Comerica Bank branch on the west pad. During that time the ownership renovated the building including a facade enhancement, west vestibule entrance, and interior demolition, in an effort to better market frontage along Campbell Rd. and to a 60,000 SF single office tenant for the back portion. The current zoning allows for a variety of uses including office and a variety of retail type uses, however is limited to 10% for incidental retail and restaurants. To date 90% of the interest on the center has been from restaurants and incidental retail. If the entire Campbell frontage with 68 ft. deep space was attributed to restaurant and retail only it would be 20% of the overall GLA. It is the opinion of JAH, that as long as high quality restaurants and retail is maintained it will improve the demand for the back office portion of the building. The industrial park zoning is a well designed zoning classification allowing for a self-contained potential mixed-use project, however it is JAH's opinion that the project is 10% shy for the incidental retail demand. Unlike many buildings in Richardson, single story buildings on Campbell with frontage have exposure that most Richardson offices do not. JAH is attempting to maximize the potential of the building given its current demand and exposure to 50,000 cars per day on Campbell, and lease what is obviously logical retail space. A rezone to Retail is not of interest, as JAH intends to maintain office in the majority of the building - JAH is only focused on the 14,000 SF of frontage along Campbell Rd. This is a sales tax benefit to the City as well, with essentially no involvement outside of a Special Condition addition to the current zoning classification.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

ZONING CHANGE

File No./Name: ZF 11-08 / 930 E. Campbell Road
Property Owner: John A. Henry, IV / JAHCO 930 E. Campbell Rd., LP
Applicant: Graham Irvine / JAH Realty, LP
Location: 930 E. Campbell Road / (See map on reverse side)
Current Zoning: IP-M(1) Industrial Park
Request: Rezone tract to increase the percentage of incidental retail, restaurant and personal service activities from 10% to 20% of the overall gross building area.

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

TUESDAY, JUNE 7, 2011
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

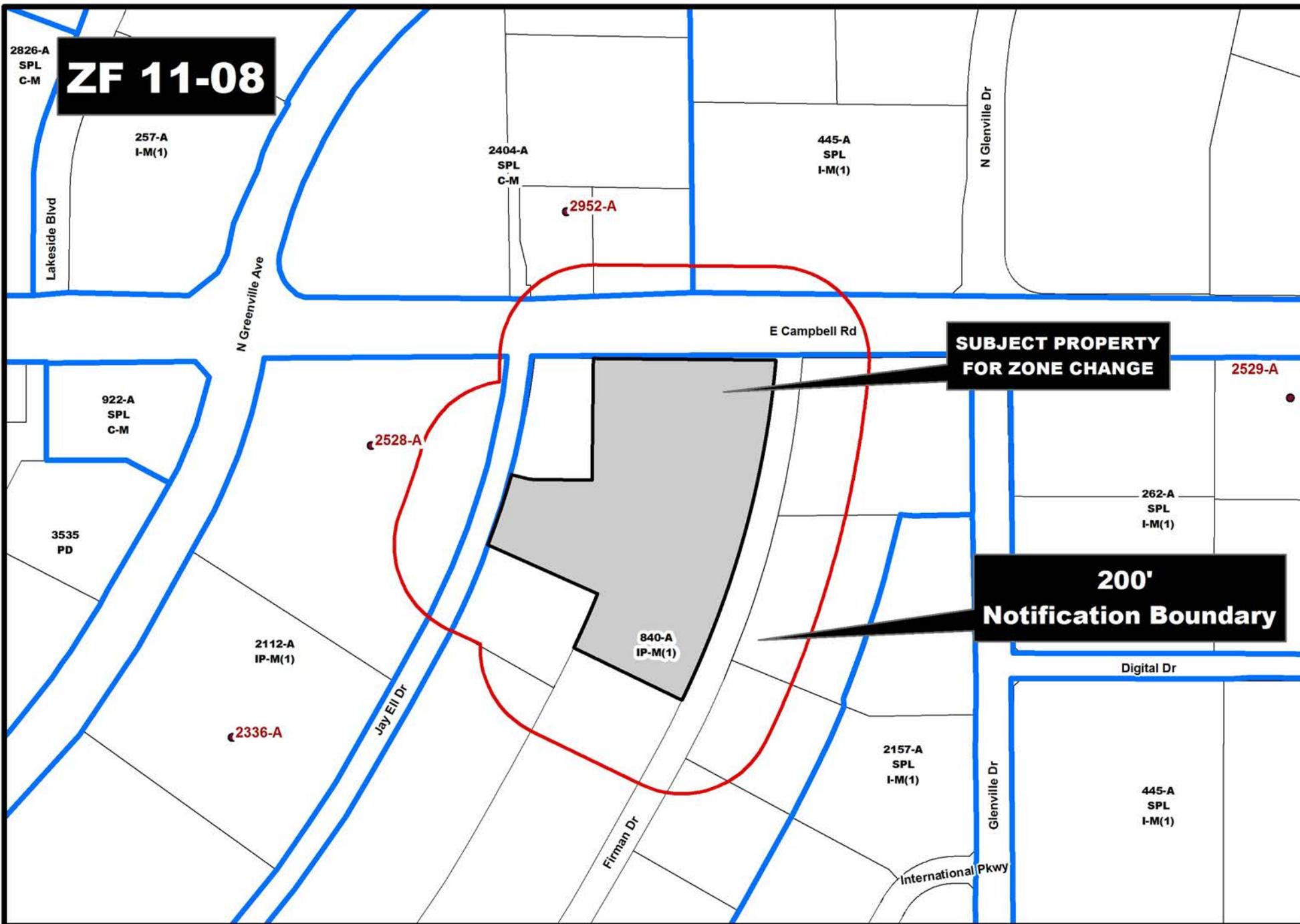
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-08.

Date Posted and Mailed: 05/27/11



ZF 11-08 Notification Map

Updated By: shacklett, Update Date: May 17, 2011
 File: DSI\Mapping\Cases\Z\2011\ZF1108\ZF1108 notification.mxd



BRE TX PROPERTIES LP
% FRANCES PARKER
100 DUNBAR ST
SPARTANBURG, SC 29306-5186

EYDE GEORGE & LOUIS LTD P
%EYDE COMPANY STE 660
4660 S HAGADORN RD STE 660
EAST LANSING, MI 48823-6804

EF PROPERTIES ONE LP
5950 BERKSHIRE LN STE 800
DALLAS, TX 75225-5836

WENDYS INTERNATIONAL INC
TAX DEPARTMENT 412
1155 PERIMETER CTR W
ATLANTA, GA 30338-5463

HICKS & ABLON LTD
% BEN ABLON # 1400
10000 N CENTRAL EXPY STE 14
DALLAS, TX 75231-4177

HARTMAN INCOME PROPERTIES
XVIII LTD
2909 HILLCROFT ST
HOUSTON, TX 77057-5847

AULCONER GERALD L &
KAREN P
1900 JAY ELL DR
RICHARDSON, TX 75081-1838

AFS EASTSIDE ATRIUM LTD
18111 PRESTON RD STE 1000
DALLAS, TX 75252-6099

PARKVIEW JOINT VENTURE
903 N BOWSER RD STE 170
RICHARDSON, TX 75081-2877

MCO MGMT LLC
7082 COUNTY ROAD 166
MCKINNEY, TX 75071-6635

DELTA V INSTRUMENTS INC
1870 FIRMAN DR
RICHARDSON, TX 75081-1825

SOUTHWESTERN BELL
SBC COMM INC PPTY TAX DEPT
ONE SBC CENTER RM 36-M-01
SAINT LOUIS, MO 63101

JOHN A. HENRY, IV, MANAGER
JAHCO 930 E CAMPBELL RD LP
PO BOX 14586
OKLAHOMA CITY, OK 73113-0586

GRAHAM IRVINE
JAH REALTY, LP
1601 ELM ST., STE 350
DALLAS, TX 75201

ZF 11-08
NOTIFICATION LIST



MEMO

DATE: June 23, 2011
TO: Honorable Mayor and City Council
FROM: Sam Chavez, Assistant Director of Development Services SC
SUBJECT: Zoning File 11-09 – Go Industries Expansion

REQUEST

Wayne Clendening, representing db constructors inc, to revoke Ordinance 2241-A and to rezone two (2) lots to I-FP(2) Industrial with modified development standards on the east side of Grove Road, west of the KCS RR, south of Arapaho Road.

BACKGROUND

The proposed development includes the construction of a 27,133-square foot warehouse facility on Lot 3 to accompany the existing 58,000-square foot office/warehouse facility on Lot 2. The owner desires to rezone Lot 3 from I-M(1) Industrial to I-FP(2) Industrial which would allow the proposed building to be constructed with a larger percentage of metal panels than would be allowed in the I-M(1) Industrial District. The existing facility is located on property zoned I-FP(2) Industrial and utilizes metal panels as well. The modified development standards include a 10-space parking reduction and allowance of a flag lot for the remainder portion of a lot not being purchased by Go Industries. The remainder portion of the lot would remain under KCS RR ownership. The applicant is also requesting to revoke Ordinance 2241-A which is a Special Permit that was granted in 1981 for an indoor soccer facility. The facility was never constructed.

PLAN COMMISSION RECOMMENDATION

On June 7, 2011, the Commission voted 7-0 to recommend approval of the request as presented.

ATTACHMENTS

Special Conditions	Building Elevations (Exhibit “C”)
CC Public Hearing Notice	Site Photos (Exhibits “D-1” through “D-3”)
City Plan Commission Minutes 06-07-2011	Applicant’s Statement
Staff Report	Applicant’s Parking Variance Justification
Zoning Map	Notice of Public Hearing
Aerial Map	Notification List
Oblique Aerial Looking North	Ordinance 2241-A
Zoning Exhibit (Exhibit “B”)	

SPECIAL CONDITIONS ZF 11-09

1. Ordinance 2241-A shall be repealed.
2. 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”).
3. A variance to allow a flag lot for the remainder of Lot 3 shall be allowed as shown on the attached concept plan (Exhibit “B”).
4. A 10-space parking reduction shall be allowed for the proposed development as shown on the attached concept plan (Exhibit “B”).

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, June 27, 2011, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

Zoning File 11-08

A request by Graham Irvine, representing JAH Realty, LP, to allow a maximum 20% of 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 (SW corner of Campbell Road and Firman Drive); currently zoned IP-M(1) Industrial Park.

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; currently zoned I-M(1) Industrial & I-FP(2) Industrial.

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

CITY OF RICHARDSON
Pamela Schmidt, City Secretary

**DRAFT EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JUNE 07, 2011**

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 and I-FP(2) Industrial to I-FP(2) Industrial with modified development standards.

Mr. Shacklett stated the proposed zoning request had four components: repeal of Ordinance 2241-A, consolidate the property from two zoning districts into one – I-FP(2), approve a variance to create a flag lot, and approve a variance for a reduction of 10 parking spaces. He added that in answer to a question raised in the study session, the property was not located in the Tax Increment Financing (TIF) district, but was located within an area designated on the Comprehensive Plan as an Enhancement/Redevelopment district.

Shacklett pointed out that Go Industries occupied an existing a 58,000 square foot warehouse and office facility on Lot 2 and noted that as the business had grown, the owners realized they wanted to expand their facility to keep their operations near their headquarters in Richardson as opposed to another facility in Clifton, Texas. He added that as part of the request the applicant was proposing to build a 27,000 square foot warehouse located on a portion of Lot 3 that is currently owned by KCS Railroad (KCS), and KCS would retain ownership of the remaining portion of the lot, which would create a flag lot.

Mr. Shacklett stated that the building would be built with a combination of concrete tilt-walls and metal panels as opposed to masonry construction, but a masonry screening wall would be required adjacent to the residential properties located to the south. In addition, he noted that based on the amount of office and warehouse space, the property would require 102 parking spaces; however, the applicant was proposing only 92 spaces stating they would like to preserve as much of the landscaping on their property as possible.

Mr. Shacklett noted he had addressed the issue of the proximity of the building to the northern property line, which could create problems for accessibility, but stated the City's ordinance did allow a structure to be built up to the property line as long as there was adequate fire wall protection. He added that as part of the proposed development, the applicant would be covering the open drainage channel and piping the water underground to an outfall at the east end of the property.

Commissioner Maxwell asked if the proposed outfall of the drainage system would occur on the property belonging to the railroad, or would it fall on the applicant's property.

Mr. Shacklett replied the location of the outfall was still being determined, but it would most likely be extended to an area west of the railroad line that was City property. He added that the owner's architects and engineers had been working with City staff to determine the exact location and the drainage would have to meet all the City's drainage requirements.

Commissioner Frederick asked about the drop off in the drainage area and how that would affect the installation of the extended pipe, specifically the area next to the alley.

Mr. Shacklett replied that the drop off was approximately 10-12 feet deep and equally as wide with a large headwall and 48 inch drainage pipe, but once the pipe was extended and the area was filled in and paved over it would bring the ground almost level with the alley. He added that this was the same area where a masonry wall would be located to screen the warehouse from the adjacent residential properties.

With no further questions or comments from the Commission, Chairman Gantt opened the public hearing.

Mr. Wayne Clendening, representing DB Constructors, 2400 Great Southwest Parkway, Fort Worth, Texas, stated he concurred with the staff's presentation and was available for any questions.

Commissioner Maxwell asked about the function of the overhead doors that were relatively close to the fire lanes.

Mr. Clendening replied they were meant for moving merchandise between buildings.

Commissioner DePuy asked why KCS did not take the opportunity to sell all of the property.

Mr. Clendening replied that he did not have that information, but suggested the owner of Go Industries could answer the question.

Mr. Bob Orth, owner of Go Industries, 3106 Canyon Creek Drive, Richardson, Texas, noted that his family had lived in Richardson for over 40 years and was thankful for the work the Commission and City Council, past and present, had done in keeping the City beautiful.

Mr. Orth said he had been trying to work with the railroad since the late 1990's to purchase the land, but KCS Railroad was very unresponsive and it was not until recently they were able to make the deal. He added that their plans included extending the drainage pipe and filling in and paving over the existing drainage ditch, and with the proposed expansion they would be able to hire 8 to 10 more employees.

Commissioner Frederick complimented Mr. Orth on the overall look and the landscaping of his property.

There were no other comments in favor or opposition and Chairman Gantt closed the public hearing.

Commissioner DePuy thanked Mr. Shacklett for responding to her question regarding the TIF district, but noted that the property was located within an Enhancement/Redevelopment area and was in favor of enhanced landscaping on the property.

Chairman Gantt pointed out that based on the proposed development, the required percentage of landscaping increased by 3 percent even without the parking islands usually required at the end of each parking aisle. He said he was in favor of all the items requested on the application, other than the creation of the flag lot, but understood that it was the railroad's decision not to sell that piece of property.

Commissioner DePuy asked if there was a possibility that the railroad might change their mind and sell the flag lot to Go Industries.

Mr. Shacklett replied that he had spoken to a representative from KCS Railroad and they said KCS wanted to keep an easement of 25 feet back from the center line of the rail for any possible future development. He also pointed out that the land was currently considered a flag lot, albeit larger in size than most lots.

Chairman Gantt agreed that the lot was considered a flag lot, but at 1.79-acres it would be more viable than a smaller flag lot. He noted that the smaller lot concerned him, but not enough to not vote in favor of the item.

Mr. Chavez stated that since it was between an industrial area and railroad right-of-way it should not pose a problem.

Motion: Commissioner Frederick made a motion to recommend approval of Zoning File 11-09 with the following conditions: revocation of Ordinance 2241-A, attach Exhibits B and C, allow the variance for a flag lot, and allow a reduction in minimum parking by 10 spaces; second by Commissioner DePuy. Motion passed 7-0.



Staff Report

TO: City Council

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

FROM: Chris Shacklett, Planner **CS**

DATE: June 23, 2011

RE: **Zoning File 11-09:** Go Industries Expansion

REQUEST:

Revoke Ordinance 2241-A and rezone Lots 2 and 3 to I-FP(2) Industrial District with modified development standards.

APPLICANT:

Wayne Clendening – db constructors, inc.

PROPERTY OWNER:

R.J. Orth – Go Industries, Inc. / The Kansas City Southern Railway Company

TRACT SIZE AND LOCATION:

Two (2) existing platted lots (Lots 2 & 3) totaling five (5) acres, located on the east side of Grove Road, west of the KCS Railroad, south of Arapaho Road, approximately 550 north of Apollo Road.

EXISTING DEVELOPMENT:

Lot 2, a 3.21-acre site is located along Grove Road and currently supports a 58,692-square foot office and warehouse building. Lot 3, a 1.79-acre site, is located east of Lot 2, adjacent to the western ROW of the KCS Railroad is currently vacant and contains an abandoned railroad spur which splits the lot.

ADJACENT ROADWAYS:

Grove Road: Four-lane, divided major collector; 5,300 vehicles per day on all lanes, northbound and southbound, between Arapaho Road and Apollo Road (March 2009).

SURROUNDING LAND USE AND ZONING:

North: Industrial; C-M Commercial & I-FP(2) Industrial
South: Single Family & Industrial; I-M(1) Industrial & D-1400-M Duplex
East: Industrial; I-M(1) Industrial
West: Industrial; I-FP(2) Industrial

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the East Arapaho/Collins enhancement/redevelopment area. Mid-rise office uses are appropriate throughout the area and mixed-use buildings with ground-floor retail could be appropriate at key locations.

Future Land Uses of Surrounding Area:

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

EXISTING ZONING:

Lot 2 is zoned I-FP(2) Industrial per Ordinance 19-A with a Special Permit for an indoor soccer facility per Ordinance 2241-A. Lot 3 is zoned I-M(1) Industrial per Ordinance 445-A.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested zoning amendment will not have any significant impacts on the surrounding roadway system. The proposed development on Lot 3 will require enclosing and piping an existing drainage channel and culvert along the southern property line.

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement)

STAFF COMMENTS:

Background:

The current owner purchased a portion of what is now Lot 2 in 1984 and constructed the original building which supports the office and warehouse for Go Industries, Inc. In 1994, the property was replatted and enlarged to accommodate an expansion to the original building. This property is the headquarters for the company, which specializes in grille guard and aftermarket truck accessories manufacturing and sales for a variety of vehicles including trucks, vans, and law enforcement vehicles. The applicant desires to build an approximate 27,000-square foot warehouse building on a portion of Lot 3 located directly east of their existing site (Lot 2). Lot 3 is currently owner by The Kansas City Southern Railway Company, and Go Industries is proposing to purchase 1.04 acres of the 1.79-acre lot owned by KCS, which is located south of the railroad spur (See Exhibit "B"). The applicant plans to plat Lot 2 and portion of Lot 3 into one (1) lot if the zoning is approved.

Proposed Development:

- Proposed Building Size: 27,133-square foot office/warehouse facility
- Building Materials: The building will be constructed with concrete tilt wall panels and prefinished metal panels (approximately 71% masonry).
- Setbacks:
 - Front: 40 feet along Grove Road
 - Side: 46 feet adjacent to residentially zoned property
 - No rear setback required
- Height: 25'0" max (top of roof) / 26'0" (top of parapet wall)
- Floor Area Ratio (total of existing and proposed building/site): 0.463; Max. 0.75 allowed.
- Landscaping %: (total of existing and proposed building/site): 12%; 10% required
- Building Orientation: The proposed building is located on the east side of the existing building, to the west of the KCS Railroad and contains a loading dock on the northwest corner of the building with multiple overhead doors located on the west and south sides of the building.
- Number of Parking Spaces: 92 proposed; 102 required (**10-space Parking Variance Required**)

Zoning Change Request:

The applicant's request includes the following:

1. Revoke Ordinance 2241-A – Special Permit for an indoor soccer facility
2. Rezone Lots 2 and 3 to the I-FP(2) Industrial District with modified development standards that include:
 - a. A flag lot configuration for the remaining portion of Lot 3 (owned by KCS)
 - b. A ten (10) space parking reduction

The following is a detailed description of each of the above requests. Refer to Exhibit “B” for a depiction of the layout of the subject properties:

1. Revoke Ordinance 2241-A – The Special Permit was granted for an indoor soccer facility on Lot 2 in 1981. The soccer facility never occupied the property, and the current owner has no plans for an indoor soccer facility.
2. Rezone Lots 2 and 3 to I-FP(2) Industrial – Although Lot 2 is currently zoned I-FP(2), the subject lot is being included in the request to allow for the revocation of Ordinance 2241-A and to apply the proposed modified development standard for a parking reduction for the existing and proposed development.

Lot 3 as currently zoned would require the proposed building to be constructed with a minimum of 85% masonry. The zoning change for Lot 3 from I-M(1) to I-FP(2) is being requested to accommodate the proposed building, which will be constructed of a combination of tilt-wall and metal building panels. As proposed, the building will be constructed of 71% masonry materials. The requested I-FP(2) zoning district requires buildings of noncombustible construction (excludes wood), therefore, the building could be built without any masonry material. Based on this allowance and the applicant’s proposed building elevations which depict a minimum of 71% masonry construction, attachment of Exhibit “C” (Building Elevations) is appropriate to ensure a minimum percentage of masonry material is provided on the proposed structure.

- a. Request a variance to Chapter 21 (Subdivision and Development Code) to allow a flag lot for the remainder portion of Lot 3 – A flag lot is defined as *a lot that is predominately situated behind another lot and having access to a street by means of a narrow portion of the lot generally having a depth greater than its frontage extending out to the street.*

Currently, Lot 3 is a flag lot, which was platted in 1994; however, there were no restrictions prohibiting flag lots until 2001. The current access to Grove Road will not be affected, but since the remainder portion of Lot 3 will be a different configuration, a variance would be required before the lot could be replatted. The portion of the remainder lot that extends out to Grove Road is a 15-foot wide strip where a portion of an abandoned KCS rail spur is located.

- b. Request a variance to Chapter 21 (Subdivision and Development Code) to allow a 10-space parking reduction – With the proposed building, the site would require a total of 102 parking spaces. The applicant’s proposed plan shows 92 parking spaces. The applicant has stated they have counted the number of cars parked on the property at 10:00 a.m. and 2:00 p.m. on multiple weekdays, and the maximum number of cars counted was 47 and the lowest was 33. Staff also counted the number of cars parked on the property on the morning of May 31, 2011, and there were 40 cars present. Currently, Go Industries has 42 employees. The applicant has also stated that the proposed building would create the need to hire 8-10 additional employees which would still require less than the provided 92 parking spaces for their employees since they receive very little traffic from non-employees.

Staff suggested the applicant could meet the parking requirements by providing an additional ten (10) parking spaces in the landscaped area on the north side of the existing building. The applicant chose not to do this because he would rather request the parking space variance to preserve as much landscaping as possible. If the applicant were to provide all of the required landscape islands, the variance request would need to be 13-16 spaces depending on how the spaces were designed rather than the requested 10-space variance. The area on the north side of the existing building cannot accommodate 13-16 parking spaces.

Issues Related to the Request:

Northern Property Line – Along the northern property line, the proposed building is located very close to the property line, and in some cases, it is located right on the property line. The City’s setback regulations allow this; however, there are some small areas between the building and the property line that staff feels could cause access issues since access to those areas would require crossing the adjacent property. Staff suggested that the building be moved off the property line to provide access to those areas.

Landscape Islands – Currently, there are four (4) parking spaces located at the southeast corner of the existing building, six (6) proposed parking spaces near the northeast corner of the existing building, as well as four (4) proposed parking spaces along the eastern property line of the existing Lot 2.

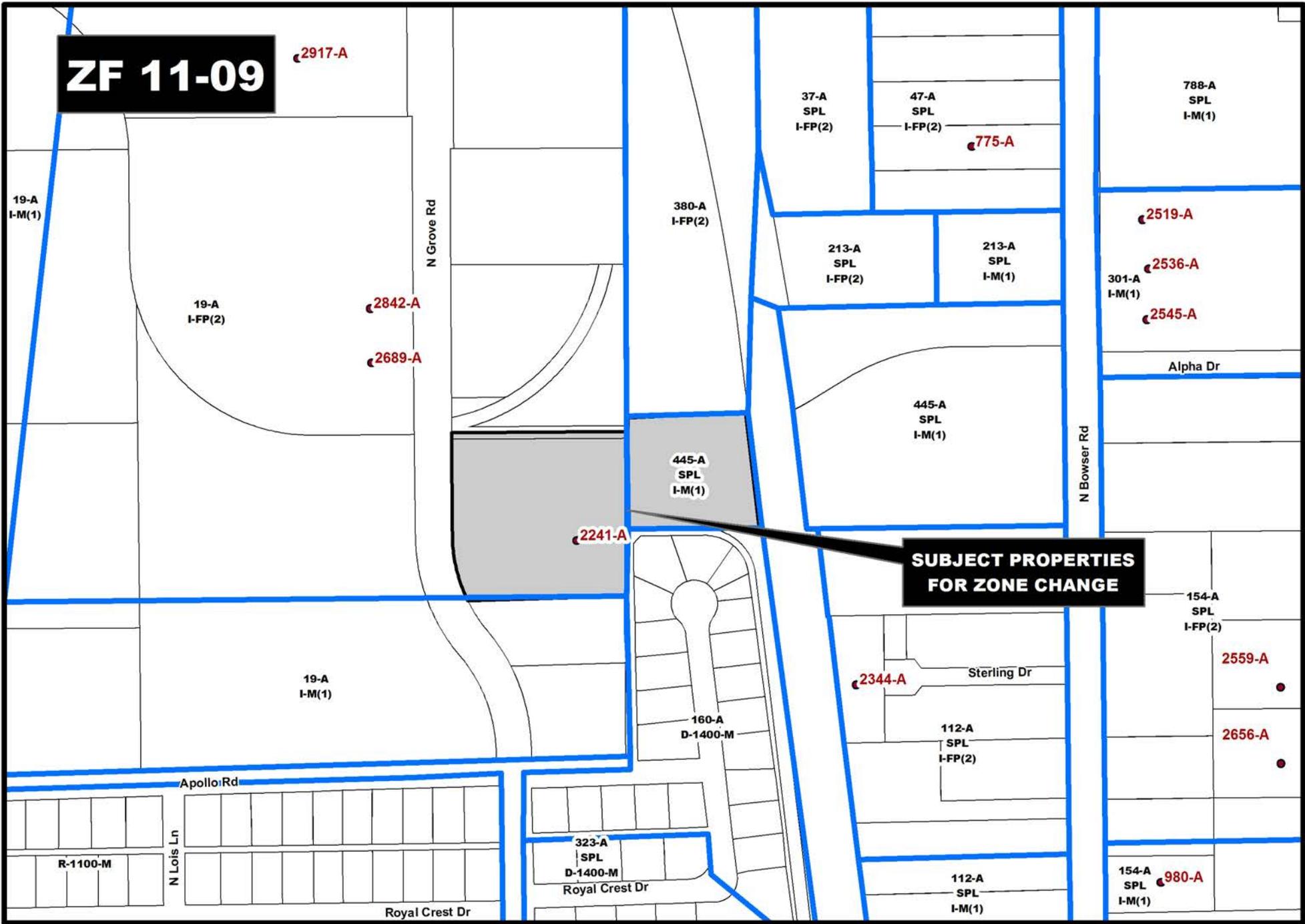
Per City of Richardson policy, a 10-foot wide landscape island should be provided at the end of each row of parking. There is one (1) landscape island provided at the southeast corner per the approved site plan (2005); however, they are proposing no landscape islands adjacent to the parking spaces at the northeast corner. The current approved site plan showed a landscape island to be on the east side of the 3,825-square foot addition as shown on Exhibit B, but the landscape island was never constructed, and there is an overhead door located there instead. The applicant will need to revise their approved site and landscape plan to reflect the current condition during the development plan process.

The applicant is also proposing four (4) additional parking spaces along the eastern property line of Lot 2, on the west side of the proposed building. The applicant is not proposing to place a landscape island on the north end of the parking adjacent to the proposed overhead door. The applicant states they have chosen not to place landscape islands in the areas adjacent to overhead doors because of the number of large trucks maneuvering in these areas. For the applicant to meet the City’s policies regarding landscape islands, a total of three (3) landscape islands would need to be added to the proposed plan.

Correspondence: No correspondence in favor or opposition has been received.

Motion: On June 7, 2011, the City Plan Commission recommended approval of the request subject to the following special conditions:

1. Ordinance 2241-A shall be repealed.
2. 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”).
3. A variance to allow a flag lot for the remainder of Lot 3 shall be allowed as shown on the attached concept plan (Exhibit “B”).
4. A 10-space parking reduction shall be allowed for the proposed development as shown on the attached concept plan (Exhibit “B”).



ZF 11-09 Zoning Map

Updated By: shacklett, Update Date: May 24, 2011
 File: DSIMapping\Cases\Z\2011\ZF 1109\ZF 1109 zoning.mxd



ZF 11-09



**SUBJECT PROPERTIES
FOR ZONE CHANGE**

ZF 11-09 Aerial Map

Updated By: shacklett, Update Date: May 24, 2011
File: DSI\Mapping\Cases\Z\2011\ZF 1109\ZF 1109 ortho.mxd



Grove Rd

Existing Facility

Remaining RR Property

Proposed Facility Location



**Oblique Aerial
Looking North**



CLENDENING ASSOCIATES
 ARCHITECTS - PLANNERS
 6801 GLEN DALE DRIVE
 ARLINGTON, TEXAS 76017
 817 401-1481

REVISIONS

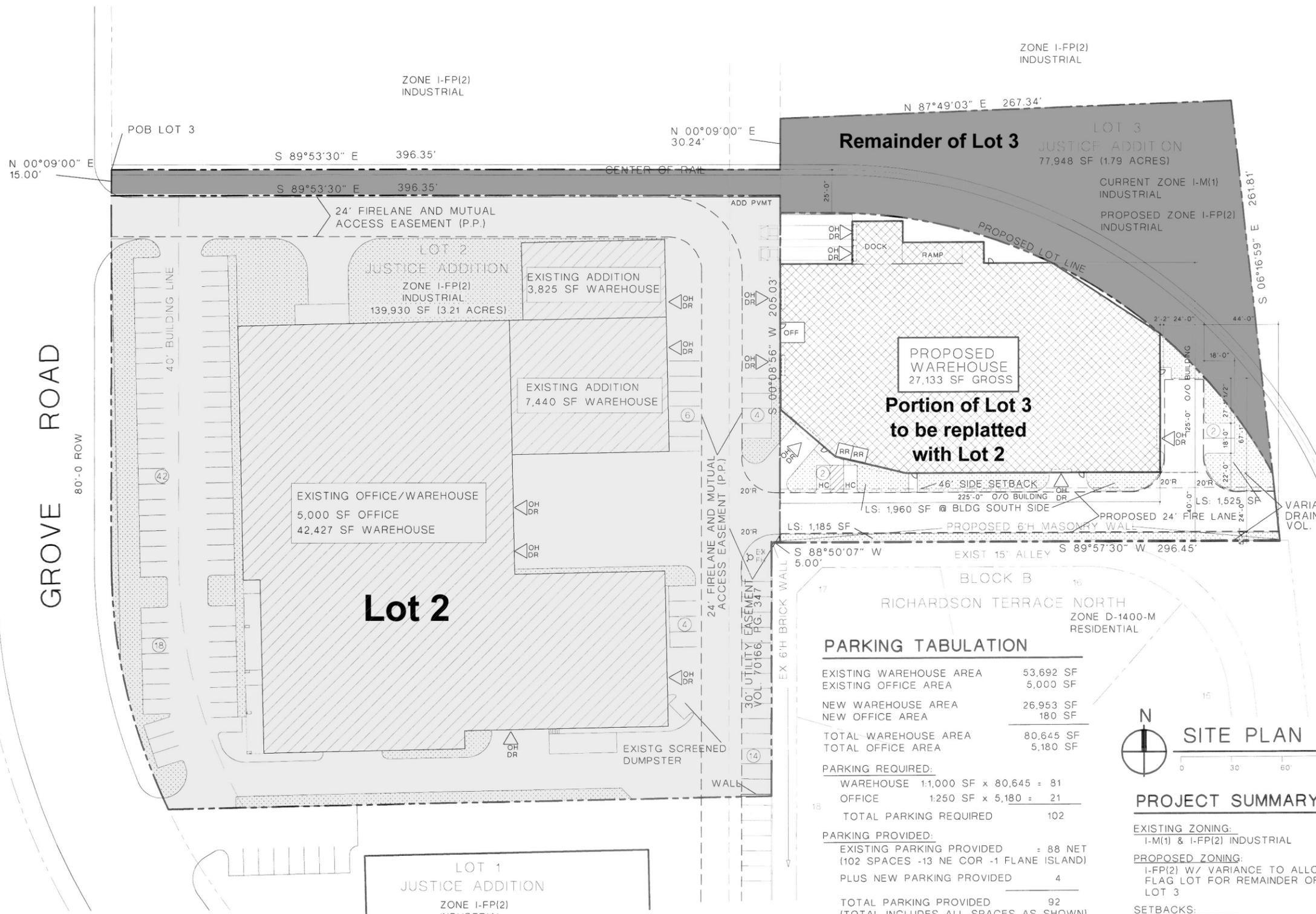


LOCATION MAP

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1300 817 654-1878 METRO
 817 626-9305 FAX

NEW WHSE FACILITY for Go Industries
 420 North Grove Road
 Richardson, Texas 75081

Drawing Number
A-1.1



PARKING TABULATION

EXISTING WAREHOUSE AREA	53,692 SF
EXISTING OFFICE AREA	5,000 SF
NEW WAREHOUSE AREA	26,953 SF
NEW OFFICE AREA	180 SF
TOTAL WAREHOUSE AREA	80,645 SF
TOTAL OFFICE AREA	5,180 SF

PARKING REQUIRED:

WAREHOUSE	1:1,000 SF x 80,645 = 81
OFFICE	1:250 SF x 5,180 = 21
TOTAL PARKING REQUIRED	102

PARKING PROVIDED:

EXISTING PARKING PROVIDED	= 88 NET (102 SPACES -13 NE COR -1 FLANE ISLAND)
PLUS NEW PARKING PROVIDED	4
TOTAL PARKING PROVIDED	92 (TOTAL INCLUDES ALL SPACES AS SHOWN)

BUILDING HEIGHT AND F.A.R.

EXISTING BUILDING HEIGHT:	24'-2" OK
PROPOSED NEW BUILDING HEIGHT:	25'-0"

EXISTING & PROPOSED BLDGS: 1 STORY - 25'-0 MAX FLOOR AREA RATIO (F.A.R.)

LOT 2 AREA:	139,930 SF
LOT 3 AREA (PORTION) TO BE REPLATTED INTO ONE LOT WITH LOT 2	45,325 SF
LAND AREA:	185,255 SF
EXISTING BUILDING AREA:	58,692 SF
PROPOSED BUILDING AREA:	27,133 SF
TOTAL BUILDING AREA:	85,825 SF
FLOOR AREA RATIO:	0.463

LANDSCAPING TABULATION

NEW CONSTRUCTION LOT AREA ONLY - 45,325 SF

LANDSCAPE AREA REQUIRED:	45,325 SF x 10% = 4,533 SF
LANDSCAPE AREA PROVIDED:	4,670 SF / 45,325 = 10.3%

NOTE

THE LAND AREA USED IN ABOVE CALCULATIONS INCLUDES ONLY THE PORTION OF LOT 3 THAT IS TO BE ULTIMATELY OWNED BY GO INDUSTRIES. THE REMAINING "FLAG LOT" WILL BE RETAINED BY KCS RR. REMAINING "FLAG LOT" WILL BE RETAINED BY KCS RR. LANDSCAPE AREA REQUIRED: 10% OF LAND AREA (TOTAL BUILDING FLOOR AREA OVER 75,000 SF)

EXISTING (LOT 2) AREA ONLY - 139,930 SF

LANDSCAPE AREA REQUIRED:	139,930 SF x 10% = 13,993 SF
LANDSCAPE AREA PROVIDED:	19,197 SF - 1,690 SF = 17,507 SF = 12.5%

TOTAL LOT 2 + NEW CONSTRUCTION) AREA = 185,255 SF

LANDSCAPE AREA REQUIRED:	185,255 SF x 10% = 18,526 SF
LANDSCAPE AREA PROVIDED:	17,507 SF + 4,670 SF = 22,177 SF = 12%



SITE PLAN

ZONING EXHIBIT LOT 2/3, JUSTICE ADDITION RICHARDSON, TEXAS

OWNER
 Go Industries, R. J. Orth
 420 North Grove Road
 Richardson, TX 75081
 972 783-7444

APPLICANT
 Wayne Clendening, AIA
 db constructors, inc
 2400 Great Southwest Parkway
 Fort Worth, TX 76106
 817 626-7300

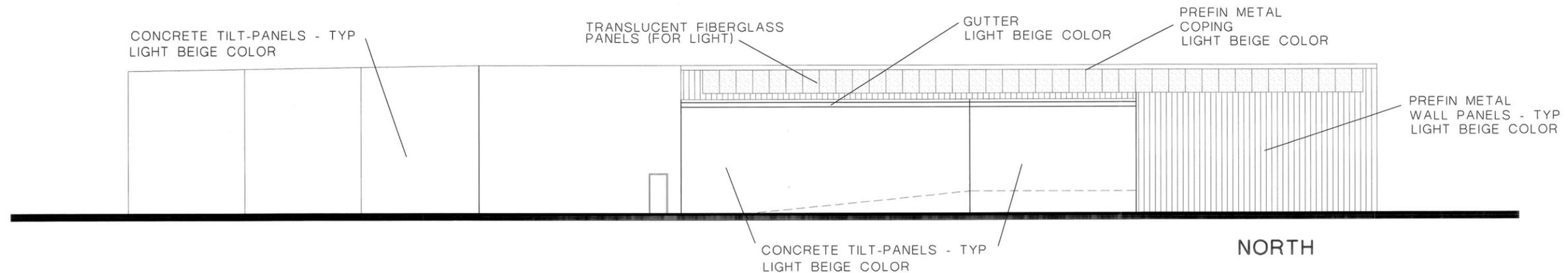
PREPARED
 May 9, 2011

REVISED
 May 26, 2011
 May 31, 2011



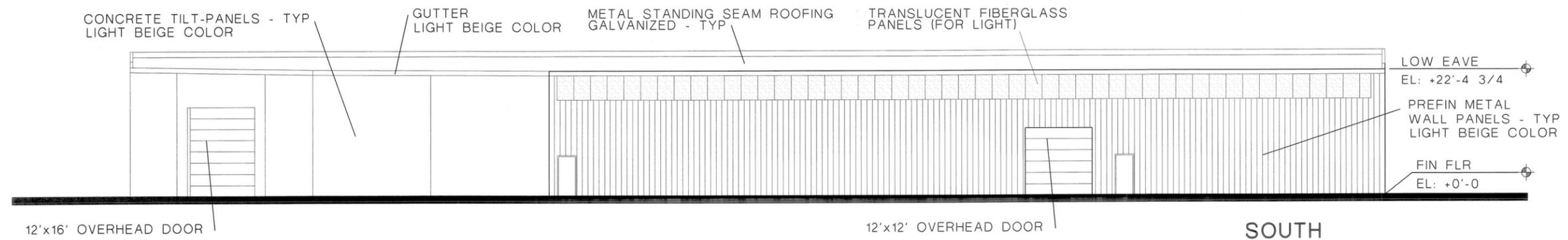
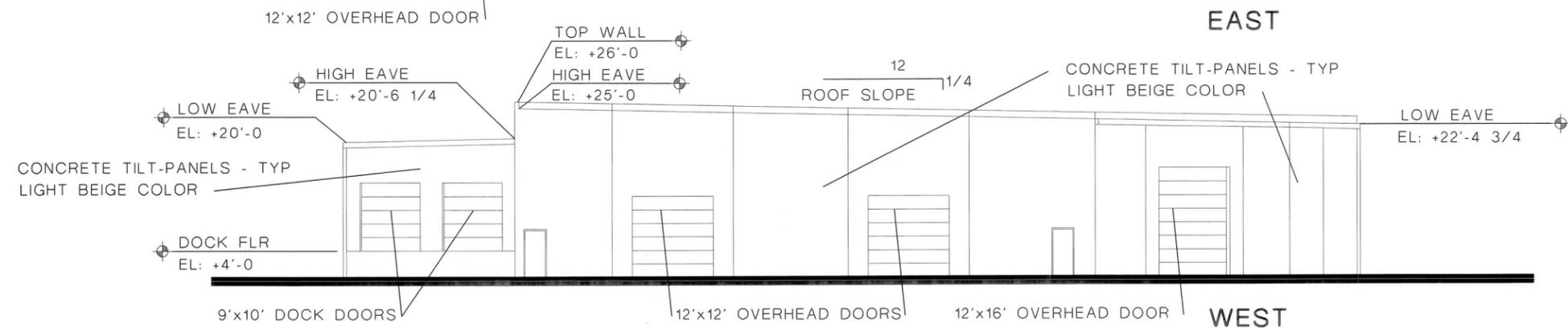
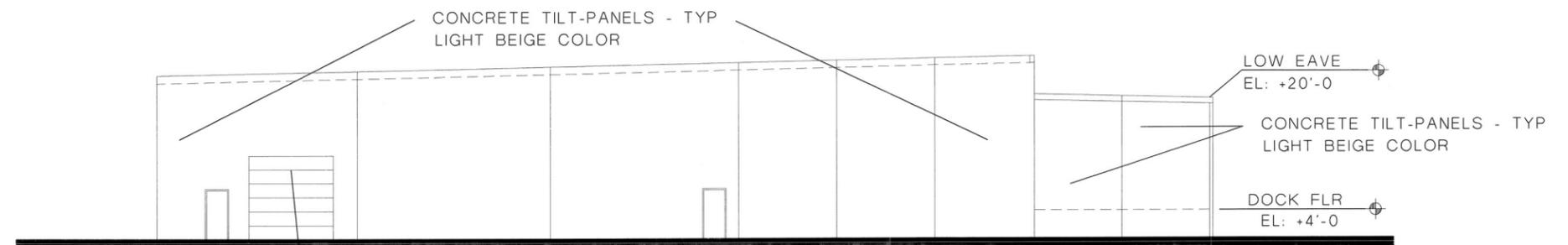
CLENDENING ASSOCIATES
 ARCHITECTS - PLANNERS
 6801 GLEN DALE DRIVE
 ARLINGTON, TEXAS 76017
 817 401-1481

REVISIONS
 5-26-2011



BUILDING EXTERIOR MATERIALS

CONCRETE TILT PANELS	11,520 SF = 71.5%
PREFINISHED METAL SIDING	3,926 SF = 24.4%
TRANSLUCENT PANELS	657 SF = 4.1%
TOTAL WALL SURFACES	16,103 SF = 100%



ELEVATIONS



Exhibit C - Part of Ordinance

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-7300 817 654-1878 METRO
 817 626-9305 FAX

NEW WHSE FACILITY
 for

Go Industries

RICHARDSON, TEXAS

Drawing Number

A-4.1

REVISED 05-26-11, 05-31-11



(1)

**Front of Existing Building
Looking Northeast**

420 N Grove Road - May 2011



(2)

**Lone Star Cold Storage
Located across Grove Road
Masonry/Metal Combination**

Exhibit D-1



(3)

Looking East along
South Side of Building

420 N Grove Road - May 2011



(4)

Looking North along
Rear of Building

Exhibit D-2



(5)

**Looking East at
Proposed Building Location**

420 N Grove Road - May 2011



(6)

**Looking Southeast along
Proposed South Property Line**

Exhibit D-3



City Hall, Development office

May 20, 2011

411 West Arapaho

Richardson, TX 75080

City Plan Commission and City Council

We are presently in negotiations with the KCS Railroad with regards to buying about an acre of land. This land is located directly east of us. The other three sides border two tracks of rail and a residential neighborhood. The railroad has indicated a desire to sell this land to us, as it would not be of any use to any other entity, including the railroad itself, because of its location.

Our intention is to build a 27,000 plus sq foot warehouse building. This building would be used for storage as our business has grown over the last year. We envision a metal building that would complement the two buildings adjacent to this property. These two buildings, constructed in 2001 and 2004 by Go Industries, are metal buildings built by Nucor, a Texas Company. The new building would be sprinklered and 25 feet high. We feel that this new building would maintain the aesthetic environment that we have worked very hard to maintain over the 30 years here in Richardson. To accomplish this, we require a zoning change to allow a metal building. We invite you to observe the fine quality of our existing metal buildings and the appearance of our property in general.

This addition would allow us to create and employ an extra 10 jobs.

We also have a manufacturing facility in Clifton, Texas. We have considered putting a new warehouse next to our building there; however, all the owners agree that Richardson is our first choice. We enjoy living and working in this city, and are grateful to our city leaders for keeping Richardson a great place to live and work. However, from a financial point of view, Clifton is a lower cost alternative. In order to put this facility in Richardson, we are requesting some help with the issues listed above. We appreciate your consideration for these matters.

Thank you, again, for taking the time to meet with me on these issues. We have enjoyed working with the city on past projects, and look forward to new developments in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "R. J. Orth".

R. J. Orth,

CEO Go Industries, Inc.



City Planning Commission and City Council

411 West Arapaho

Richardson, TX 75080

Dear Sirs

JUNE 1, 2011

We here at Go Industries have done a study of parking spaces needed. This was done on several days at 10:00AM and again at 2:00pm. We employ 42 people and are in the wholesale business of truck parts and accessories. Very seldom do we have people call on us. The maximum number of cars counted last week was 47 and the least was 33. This was a physical count. Today's count is 45 units

We are undergoing an expansion that could add an additional 8 to 10 people. By city code we are required to have 102 parking spaces and as you can see that is way beyond the number needed. We have been in Richardson for over 30 years and find it difficult to have so many empty parking spaces and we do not want to lessen our beautiful landscaping.

If the time would come, and we do not foresee this explosion in expansion, we would at that time outgrow our present location and relocate. We respectfully ask for a variance in the amount of parking spaces required by a reduction of 10 to spaces.

Thank you.

A handwritten signature in black ink, appearing to read "R.J. Orth".

R.J. Orth, C.E.O.

Go Industries Inc.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

ZONING CHANGE

File No./Name: ZF 11-09 / Go Industries, Inc.
Property Owner: R.J. Orth - Go Industries, Inc. / The Kansas City Southern Railway Company
Applicant: Wayne Clendening / db constructors, inc.
Location: East side of Grove Road, west of the KCS Railroad, south of Arapaho Road, approximately 550 feet north of Apollo Road / (See map on reverse side)
Current Zoning: I-M(1) Industrial District & I-FP(2) Industrial District
Request: Revoke Ordinance 2241-A and rezone tract to I-FP(2) Industrial District with modified development standards.

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

TUESDAY, JUNE 7, 2011
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

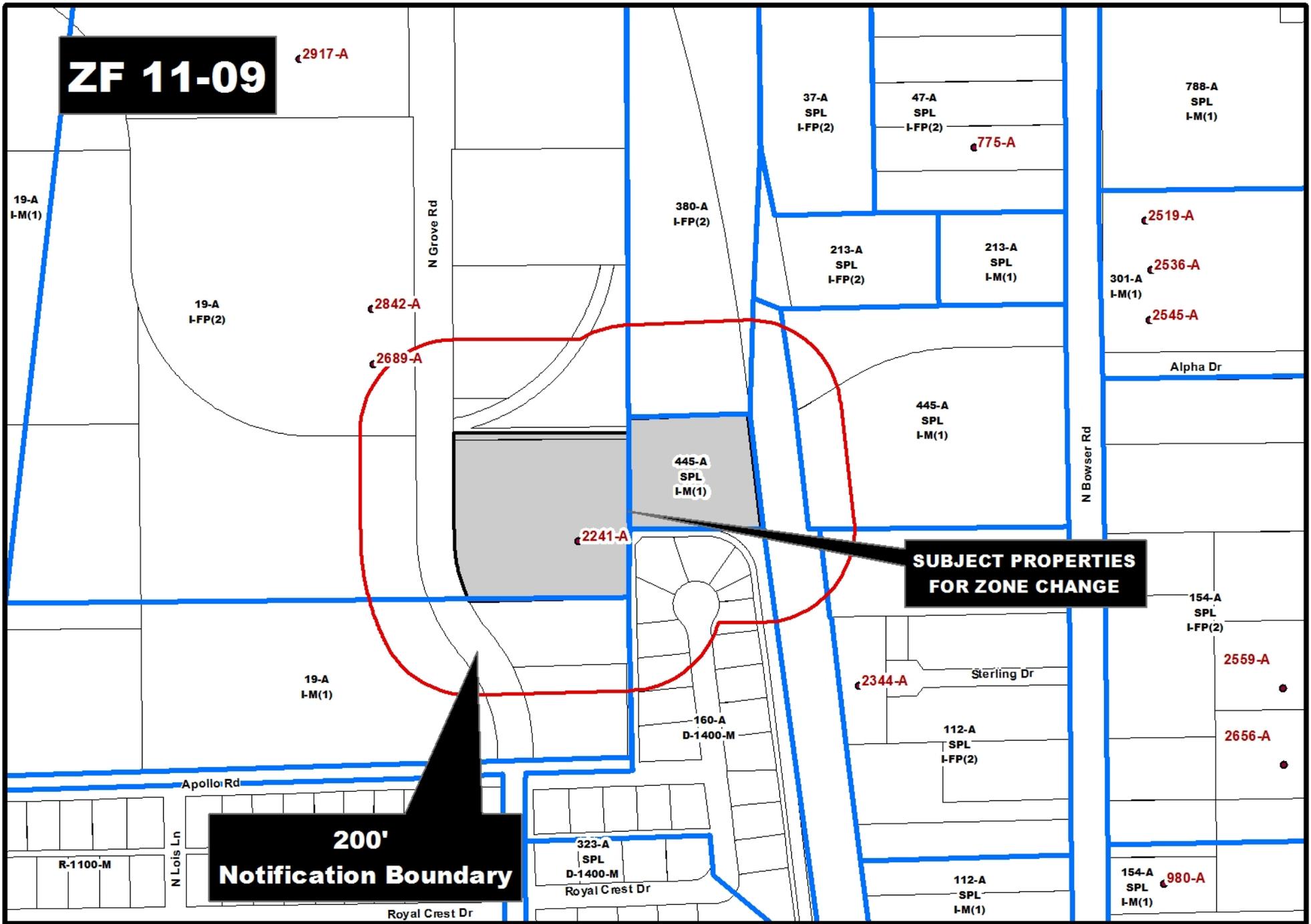
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-09.

Date Posted and Mailed: 05/27/11



ZF 11-09 Notification Map



PS TEXAS HOLDINGS LTD
% DEPT-PT-TX-25627
PO BOX 25025
GLENDALE, CA 91221-5025

GROVE BUSINESS PARK J V
903 N BOWSER RD STE 170
RICHARDSON, TX 75081-2877

INTERNATIONAL SUPPLY
REALTY COMPANY
PO BOX 542015
DALLAS, TX 75354-2015

PETRI CHARLES H III TR &
BETTE L PETRI TR ET AL
2007 EASTPARK DR
RICHARDSON, TX 75081-5429

TECHCONCEPTS LTD
903 N BOWSER RD STE 170
RICHARDSON, TX 75081-2877

ARLINGTON ACQUISITION CO
% DEPT-PT-TX-25627
PO BOX 25025
GLENDALE, CA 91221-5025

401 NORTH GROVE LP
11415 HILLCREST RD
DALLAS, TX 75230-3103

ORTH FAMILY PARTNERSHIP
420 N GROVE RD LOT D
RICHARDSON, TX 75081-2738

M REYNOLDS PPTIES LTD
% MERION B REYNOLDS
605 N BOWSER RD
RICHARDSON, TX 75081-2817

LEJEUNE JOHN E III
434 OAK VALLEY DR
LONGVIEW, TX 75605-7338

EMMINIZER WAYNE
3041 LAKEFIELD DR
LITTLE ELM, TX 75068-7821

FROST DEBORAH A
4383 FM 903
CELESTE, TX 75423-5720

ROE KEVIN & TRACY
647 HARVEST GLEN DR
RICHARDSON, TX 75081-5643

JOHNSON JOHN M III & NICOLE K
2705 QUAIL RIDGE DR
CARROLLTON, TX 75006-4737

JUSTICE & JUSTICE
410 N GROVE RD
RICHARDSON, TX 75081-2738

MORALES RUDY & LYDIA
7206 ROSENCRANS WAY
SAN JOSE, CA 95139-1307

WALDMAN JEFFREY D & GAY
3713 ATRIUM DR
PLANO, TX 75075-3518

KANSAS CITY SOUTHERN RR
PO BOX 219335
KANSAS CITY, MO 64121-9335

**WAYNE CLENDENING
DB CONSTRUCTORS, INC.
2400 GREAT SOUTHWEST PKWAY
FORT WORTH, TX 76106**

**R. J. ORTH
GO INDUSTRIES, INC.
420 N. GROVE ROAD
RICHARDSON, TX 75081**

ZF 11-09 Notification List

ATHEY PEGGY S
1401 N CENTRAL EXPY, STE 108
RICHARDSON, TX 75080-4458

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

AJM NICHOLSON ENTERPRISES INC
725 W COLORADO BLVD
DALLAS, TX 75208-2504

ORDINANCE NO. 2241-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL PERMIT UNDER ARTICLE XXII-A OF THE COMPREHENSIVE ZONING ORDINANCE FOR A INDOOR SOCCER FACILITY WITH SOCCER RELATED RETAIL SALES IN AN I-FP(2) AND I-M(1) SPECIAL DISTRICT, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE WILLIAM D. REED SURVEY, ABSTRACT NO. 1225 AND THE BAURCH CANTRELL SURVEY, ABSTRACT NO. 265 AND ALSO BEING PART OF RICHARDSON INDUSTRIAL PARK, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF RICHARDSON, TEXAS AS RECORDED IN VOLUME 70166, PAGE 0347, DALLAS COUNTY DEED RECORDS, AND ALSO BEING PART OF A 10.08 ACRE TRACT OF LAND CONVEYED TO THE TEXAS AND NEW ORLEANS RAILROAD COMPANY AS RECORDED IN VOLUME 4268, PAGE 328, DALLAS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF GROVE ROAD (AN 80 FT. R.O.W.) AND THE NORTH LINE OF APOLLO ROAD (A 50 FT. R.O.W. AT THIS POINT); THENCE N 0°09' W, ALONG SAID EAST LINE OF GROVE ROAD, 24.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVE A CENTRAL ANGLE OF 39°27'17" AND A RADIUS OF 421.97 FEET; THENCE ALONG SAID EAST LINE OF GROVE ROAD AND ALONG SAID CURVE AN ARC DISTANCE OF 290.58 FEET TO END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°45'17" AND A RADIUS OF 341.97 FEET; THENCE ALONG SAID EAST LINE OF GROVE ROAD AND ALONG SAID CURVE AN ARC DISTANCE OF 237.27 FEET TO THE PLACE OF BEGINNING; THENCE N 0°09' E, ALONG SAID EAST LINE OF GROVE ROAD, 228.84 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF A RAILROAD SPUR TRACK; THENCE S 89°53'30" E, ALONG SAID CENTER LINE OF TRACK, 396.35 FEET TO A POINT FOR CORNER; THENCE N 0°09' E, 30.24 FEET TO A POINT AT THE SOUTHWEST CORNER OF A TRACT OF LAND OWNED BY THE GULF COLORADO & SANTA FE RAILWAY COMPANY; THENCE N 87°49'02" E, ALONG THE SOUTH LINE OF SAID G.C. & S.F. RAILWAY TRACT, 272.35 FEET TO A POINT IN THE WEST LINE OF A 125 FT. WIDE G.C. & S.F. RAILROAD R.O.W.; THENCE S 6°16'59" E, ALONG SAID R.O.W., 262.00 FEET TO AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF RICHARDSON TERRACE NORTH, AN ADDITION TO THE CITY OF RICHARDSON AS FILED IN VOLUME 283, PAGE 1216, DALLAS COUNTY DEED RECORDS; THENCE S 89°57'30" W, ALONG THE NORTH LINE OF SAID RICHARDSON TERRACE NORTH, 301.48 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID RICHARDSON TERRACE NORTH; THENCE S 88°50'07" W, 396.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.725 ACRES OF WHICH .327 ACRE IS WITHIN THE RAILWAY EASEMENT, LEAVING A NET AREA OF 3.398 ACRES OF LAND, MORE OR LESS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR

A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 the 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, and in the exercise of its legislative discretion, have concluded that the Comprehensive Zoning Ordinance 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 of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending the Zoning Map of the City of Richardson, so as to give the following described tract of land a Special Permit under Article XXII-A of the Comprehensive Zoning Ordinance for a Indoor Soccer Facility with Soccer Related Retail Sales in an I-FP(2) and I-M(1) Special District, with special conditions, to-wit:

BEING a tract of land situated in the William D. Reed Survey, Abstract No. 1225 and the Baurch Cantrell Survey, Abstract No. 265, and also being part of Richardson Industrial Park, First Installment, an addition to the City of Richardson, Texas as recorded in Volume 70166, Page 0347, Dallas County Deed Records, and also being part of a 10.08 acre tract of land conveyed to the Texas and New Orleans Railroad Company, as recorded in Volume 4268, Page 328, Dallas County Deed Records, and being more particularly described as follows:

COMMENCING at a point in the East line of Grove Road (an 80 ft. R.O.W.) and the North line of Apollo Road (a 50 ft. R.O.W. at this point);

THENCE N 0°09' W, along said East line of Grove Road, 24.33 feet to the beginning of a curve to the left have a central angle of 39°27'17" and a radius of 421.97 feet;

THENCE along said East line of Grove Road and along said curve an arc distance of 290.58 feet to end of said curve and the beginning of a curve to the right having a central angle of 39°45'17" and a radius of 341.97 feet;

THENCE along said East line of Grove Road and along said curve an arc distance of 237.27 feet to the PLACE OF BEGINNING;

THENCE N 0°09' E, along said East line of Grove Road, 228.84 feet to a point for corner in the center line of a Railroad Spur Track;

THENCE S 89°53'30" E, along said center line of track, 396.35 feet to a point for corner;

THENCE N 0°09' E, 30.24 feet to a point at the Southwest corner of a tract of land owned by the Gulf Colorado & Santa Fe Railway Company;

THENCE N 87°49'02" E, along the South line of said G.C. & S.F. Railway tract, 272.35 feet to a point in the west line of a 125 ft. wide G.C. & S.F. Railroad R.O.W.;

THENCE S 6°16'59" E, along said R.O.W., 262.00 feet to an iron pipe found at the Northeast corner of Richardson Terrace North, an addition to the City of Richardson, as filed in Volume 283, Page 1216, Dallas County Deed Records;

THENCE S 89°57'30" W, along the North line of said Richardson Terrace North, 301.48 feet to an iron pipe found at the Northwest corner of said Richardson Terrace North;

THENCE S 88°50'07" W, 396.46 feet to the PLACE OF BEGINNING and containing 3.725 acres of which .327 acre is within the Railway easement, leaving a net area of 3.398 acres of land, more or less.

SECTION 2. That the above special permit is granted subject to the following special conditions, to-wit:

(a) The lighting of the parking lot shall be limited to 6-foot high lighting standards with down lighting, and that the lighting plan be approved at the time the site plan approved by the City Plan Commission.

(b) A snack bar be permitted as long as the snack bar is designed to serve only the patrons of this facility and that all service from the snack bar be within the building.

(c) Parking be at a ratio of one parking space per three seats within the soccer facility, with a minimum of 180 parking spaces required for the entire facility.

(d) That this special use permit is issued to Soccer City Corporation only, and may not be transferred.

(e) That the sale or consumption of any alcoholic beverage on the premises is prohibited.

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

SECTION 4. That the above described tract shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and as amended herein by the granting of this special permit.

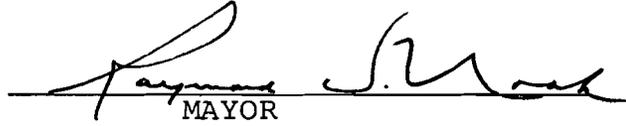
SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided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

SECTION 6. 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 Hundred Dollars (\$200.00) for each offense.

SECTION 7. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Richardson, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Richardson,
Texas, on the 20th day of April, 1981.

APPROVED:


MAYOR

DULY RECORDED:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY

ORDINANCE NO. 3824

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION WITH SPECIAL CONDITIONS ON A 1.64-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT THE NORTHEAST CORNER OF BELT LINE ROAD AND INGE DRIVE, SAID TRACT BEING FURTHER DESCRIBED IN EXHIBIT "A"; BY REPEALING ORDINANCE NO. 3802; 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 11-05).

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

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

SECTION 1. That Ordinance No. 3802, adopted on January 24, 2011 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 to grant a Special Permit for a motor vehicle service station subject to 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, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 3. The Special Permit for a motor vehicle service station is hereby granted subject to the following special conditions:

1. A motor vehicle service station shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit “B” attached hereto, and which is hereby approved.
2. The motor vehicle service station shall be constructed and operated in substantial conformance with the concept plan and building and canopy elevations attached as Exhibits “C-1” and “C-2”, respectively.
3. Internal stacking at the gas pumps as shown on the concept plan shall be allowed.
4. An 8-foot masonry screening wall or living screen within a landscape buffer in conjunction with wrought iron along Lockwood Drive shall not be required.
5. Outside storage and display of merchandise shall be prohibited.
6. A meandering sidewalk shall be provided along Belt Line Road, Inge Drive and Lockwood Drive prior to the issuance of a certificate of occupancy.

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

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

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

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

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 27th day of June, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:06-22-11:49907)

CITY SECRETARY

EXHIBIT “A”
LEGAL DESCRIPTION
ZF 11-05

BEING a tract of land located in the City of Richardson, Dallas County, Texas, part of the James M. Cole Survey, Abstract No. 321, being all of that certain 0.287 acre (net) tract of land described in Deeds to Charles Inge (as trustee) as recorded in Volume 86249, Page 251; to Charles A. Inge (individually) as recorded in Volume 92049, Page 1090, Deed Records, Dallas County, Texas; to Bank of America, N.A. (as trustee) as recorded in Volume 2002211, Page 241 Deed Records, Dallas County, Texas, and to Bank of America N.A. and Rust E. Reid (as trustees) as recorded in County Clerk’s File No. 200900105662, Deed Records, Dallas County, Texas, also being all of that called 0.241 acre tract of land described in Deeds to Charles Inge (as trustee) as recorded in Volume 86249, Page 247, Deed Records, Dallas County, Texas and to Bank of America, N.A. (as Trustee for the Kathryn F. Rogers Revocable Trust, the Jeanne F. Larson Revocable Trust, and the Harriet F. Lee Revocable Trust), as recorded as County Clerk’s File No. 20070452622, Deed Records, Dallas County, Texas, also being all of that called 0.348 acre tract of land described in Deed to William R. Waugh as recorded in Volume 2000077, Page 4714, Deed Records, Dallas County, Texas, part of a called 0.7923 acre tract (Tract 1) and all of a called 0.1285 acre tract (Tract 2) described in Deed to Burger Street, Inc. as recorded in Volume 92189, Page 694, Deed Records, Dallas County, Texas, also being a portion of a 1.377 acre tract of land conveyed to Alphesh L. Vaghela and Sejal A. Vaghela as recorded in Volume 2002076, Page 1392, Deed Records, Dallas County, Texas, and being more particularly described as follows:

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

THENCE, along the east line of Inge Drive and the west line of said 0.287 acre tract, North 00 degrees 13 minutes 30 seconds West, passing at a distance of 99.91 feet the northwest corner of said 0.287 acre tract and the southwest corner of said 0.241 acre tract, continuing along the east line of Inge Drive and the west line of said 0.241 acre tract, a total distance of 182.48 feet to an “X” in concrete found for corner, being the northwest corner of said 0.241 acre tract; the southwest corner of said 1.377 acre tract;

THENCE, continuing along the east line of Inge Drive and the west line of said 1.377 acre tract, North 00 degrees 15 minutes 18 seconds West, a distance of 116.77 feet to an “X” in concrete found for corner, being the northwest corner of said 1.377 acre tract, and lying in the south right-of-way line of Lockwood Drive (50’ R.O.W.);

THENCE, departing the east line of Inge Drive and along the south line of Lockwood Drive, the north line of said 1.377 acre tract, North 89 degrees 44 minutes 20 seconds East, a distance of 220.06 feet to an “X” in concrete set for corner;

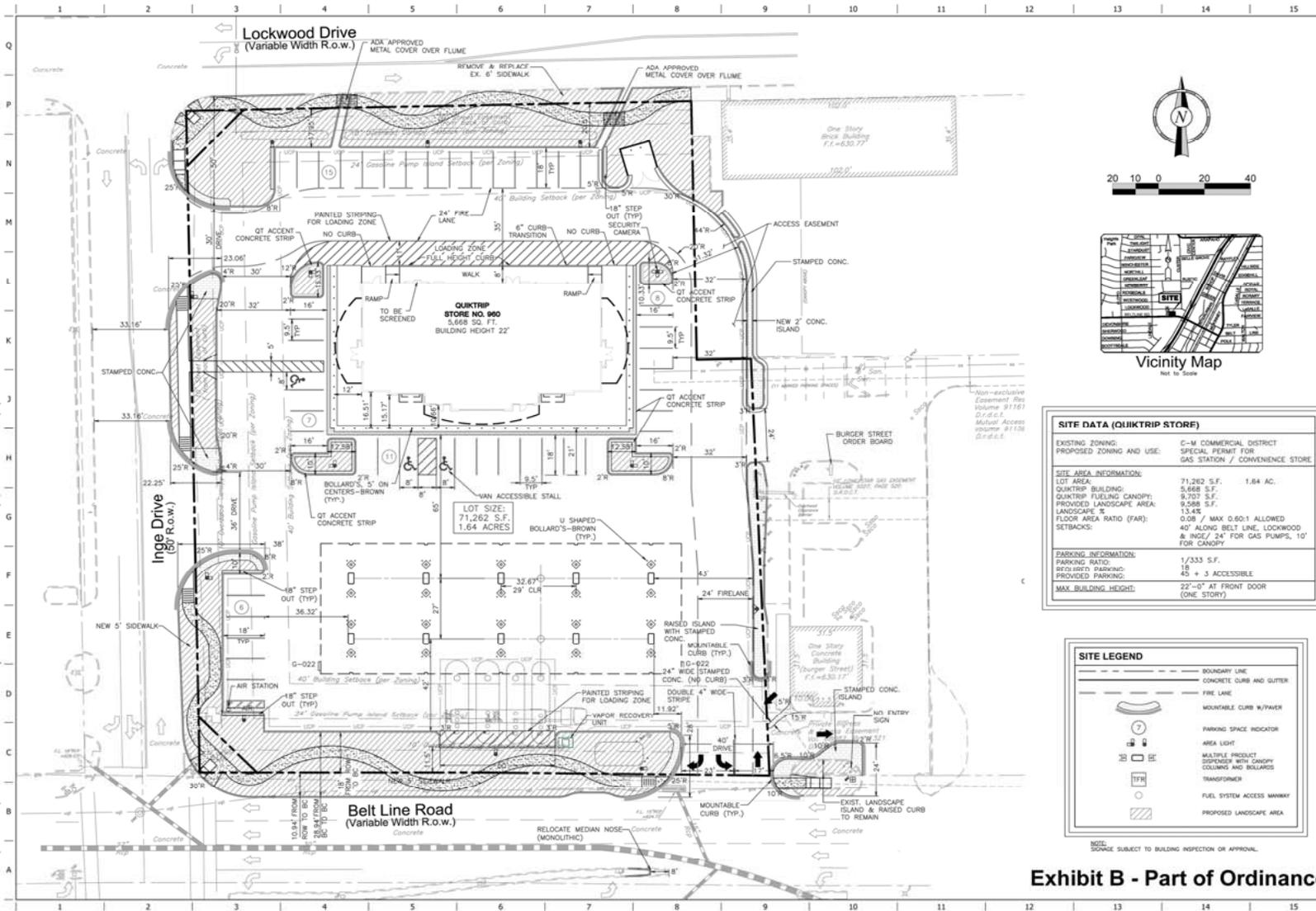
THENCE, departing said south right-of-way line, South 00 degrees 17 minutes 33 seconds East, a distance of 117.03 feet to a 5/8” iron rod set with plastic cap stamped “R.P.L.S. 5199”, lying in the north line of said 0.1285 acre tract;

THENCE, along the south line of said 1.377 acre tract, the north line of said 0.1285 acre tract, North 89 degrees 48 minutes 27 seconds East, a distance of 23.61 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the northeast corner of said 0.1285 acre tract;

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

THENCE, along the south line of said 0.348 acre tract and the north line of Belt Line Road, North 88 degrees 29 minutes 28 seconds West, a distance of 123.24 feet to an "X" in concrete found for the southwest corner of said 0.348 acre tract and the southeast corner of said 0.287 acre tract;

THENCE, continuing along the north line of Belt Line Road and the south line of said 0.287 acre tract, North 89 degrees 06 minutes 42 seconds West, a distance of 125.01 feet to the POINT OF BEGINNING and containing 71,261 square feet or 1.6359 acres of land more or less.



PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purpose

THOMAS G. KHARMOOSH
P.E. No. 98794 Date: 08/20/18
PROJECT NO. 2018046-30003

Bury Partne
ARCHITECTS & PLANNERS
10000 Katy Freeway, Suite 100
Houston, Texas 77054
Tel: 281.460.0000
Fax: 281.460.0001
www.burypartners.com

QuikTrip No. 0960
NEC BELTLINE & INGE
RICHARDSON, TEXAS

QT	
PROJECT: P47 (08/20/18)	DIVISION:
VERSION: 001	DESIGNED BY:
	DRAWN BY:
	REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:
ZONING EXHIBIT
(CONCEPT PLAN)

SHEET NUMBER:

Exhibit B - Part of Ordinance

NOTES:
 1. SIGNAGE FOR ILLUSTRATION PURPOSES ONLY. SUBJECT TO BUILDING DEPARTMENT.
 2. ILLUMINATED SIGNAGE TO BE PART OF CIVIC APPROVAL AND NOT TO BE INCLUDED AS PART OF SIGNAGE.

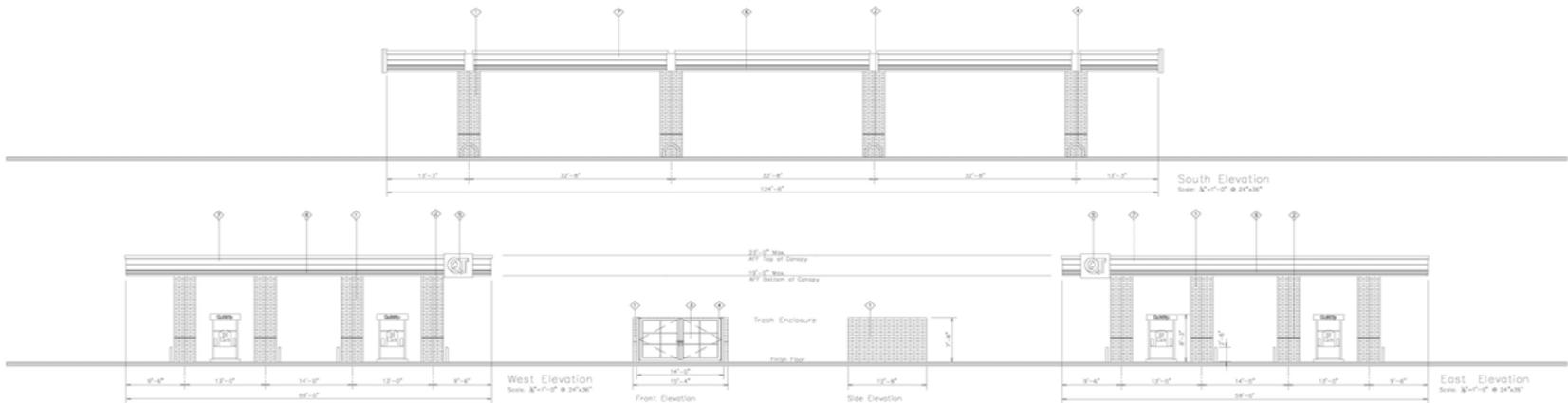


Exhibit C-2 - Part of Ordinance



Store #	960	Address:	NEC of Beltline & Inge	City, State:	Richardson, TX
Serial #	0960GEL00-02	Scale:	NTS	COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS. QUIKTRIP, NAME AND LOGO ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, IRVING, TEXAS. THESE PLANS ARE PREPARED IN THEIR INTEREST BY GENETIC AND ASSOCIATES, L.P., AN AFFILIATE OF QUIKTRIP CORPORATION. ALL RIGHTS RESERVED. NO REPRODUCTION, PUBLICATION, DISTRIBUTION OF SALE IN WHOLE OR IN PART, IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF QUIKTRIP CORPORATION.	

NO.	REVISION	DATE	BY	DESCRIPTION
1	ISSUED FOR PERMIT	08/11/11	GENETIC	ISSUED FOR PERMIT
2	REVISED PER CITY COMMENTS	08/11/11	GENETIC	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS	08/11/11	GENETIC	REVISED PER CITY COMMENTS
4	REVISED PER CITY COMMENTS	08/11/11	GENETIC	REVISED PER CITY COMMENTS
5	REVISED PER CITY COMMENTS	08/11/11	GENETIC	REVISED PER CITY COMMENTS
6	REVISED PER CITY COMMENTS	08/11/11	GENETIC	REVISED PER CITY COMMENTS
7	REVISED PER CITY COMMENTS	08/11/11	GENETIC	REVISED PER CITY COMMENTS
8	REVISED PER CITY COMMENTS	08/11/11	GENETIC	REVISED PER CITY COMMENTS
9	REVISED PER CITY COMMENTS	08/11/11	GENETIC	REVISED PER CITY COMMENTS
10	REVISED PER CITY COMMENTS	08/11/11	GENETIC	REVISED PER CITY COMMENTS

ORDINANCE NO. 3825

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A 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, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; BY REPEALING ORDINANCE NO. 3524; 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 11-06).

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

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

SECTION 1. That Ordinance No. 3524, adopted on September 26, 2005 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 to grant a Special Permit for a childcare center located at 635 West Campbell Road, Richardson, Texas, located on a 4.8-acre tract of land zoned LR-M(2) Local Retail, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 3. That the Special Permit for the childcare center is hereby granted subject to the following special conditions:

1. The Special Permit for a childcare center is limited to the area shown on the concept plan, attached as Exhibit “B” and made a part hereof, and which is hereby approved.
2. School vans and employee parking shall be located on the south side of the shopping center.
3. Six-inch concrete filled pipe bollards, spaced approximately four (4) feet on center shall be installed and maintained on the property to protect the playground fence adjacent to the fire lane.
4. That the use of the property for the Special Permit for a childcare center shall be in conformance with the Concept Plan.

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

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

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

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

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 27th day of June, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

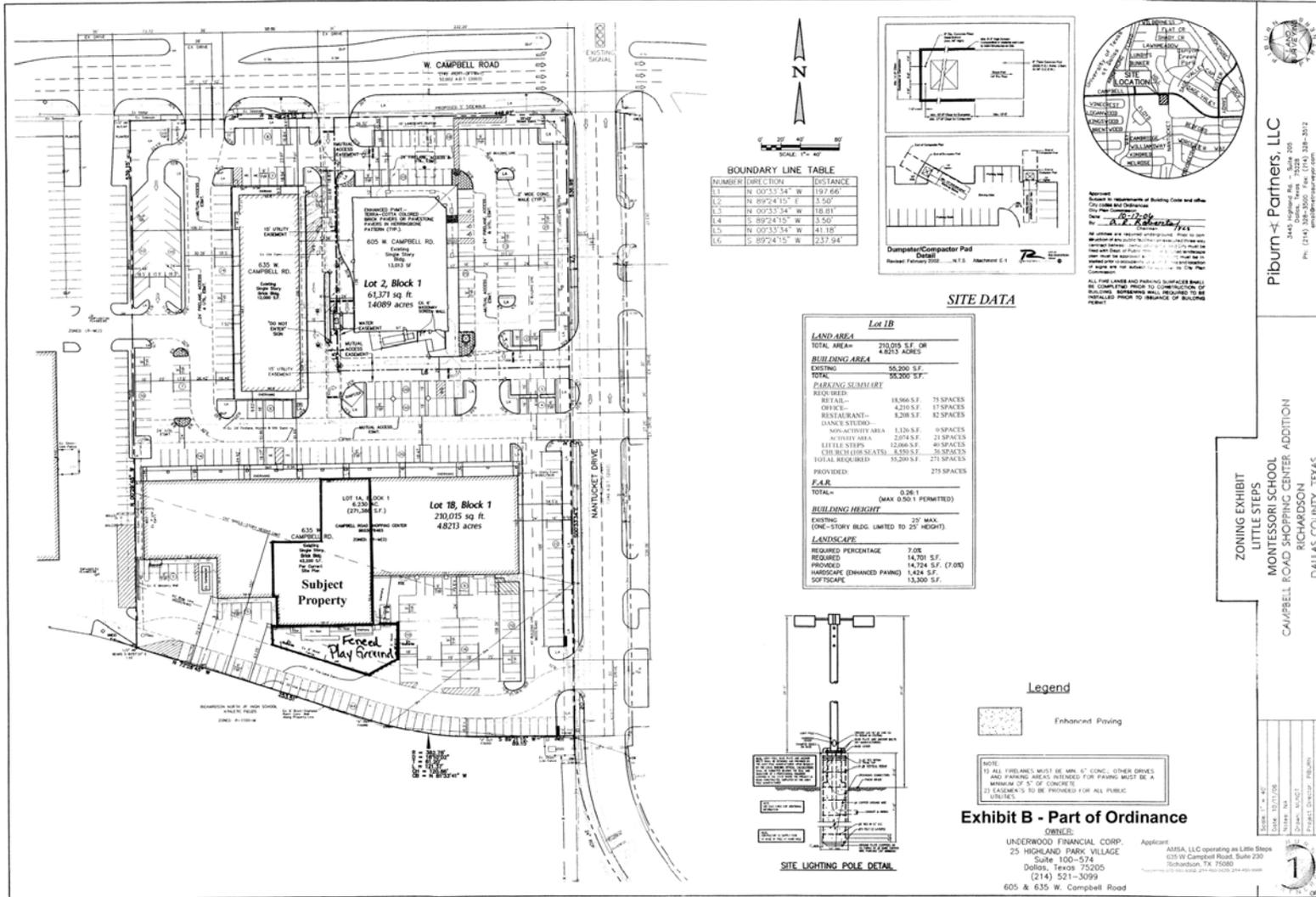
CITY ATTORNEY
(PGS:06-14-11:48903)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 11-06

Being a 4.821-acre lot platted as Lot 1B, Block 1, Campbell Road Shopping Center Addition, an addition to the City of Richardson, Dallas County, Texas, as recorded in Document No. 200600453705, Official Public Records of Dallas County, Texas.

Exhibit "B"



ORDINANCE NO. 3826

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MOTOR VEHICLE 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, 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 11-07).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning to grant a Special Permit for a motor vehicle repair shop - minor located at 819 West Arapaho Road, Richardson, Texas, located on a 9.25-acre tract of land zoned C-M Commercial, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for the motor vehicle repair shop - minor is hereby granted subject to the following special conditions:

1. The Special Permit is for a motor vehicle repair shop – minor is limited to auto glass repair and replacement, and to the area shown on the concept plan, attached as Exhibit “B” and made a part hereof, and which is hereby approved.
2. The use of the property for the Special Permit for motor vehicle repair shop – minor shall be developed and used in conformance with the Concept Plan.

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

SECTION 4. That all 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. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 27th day of June, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

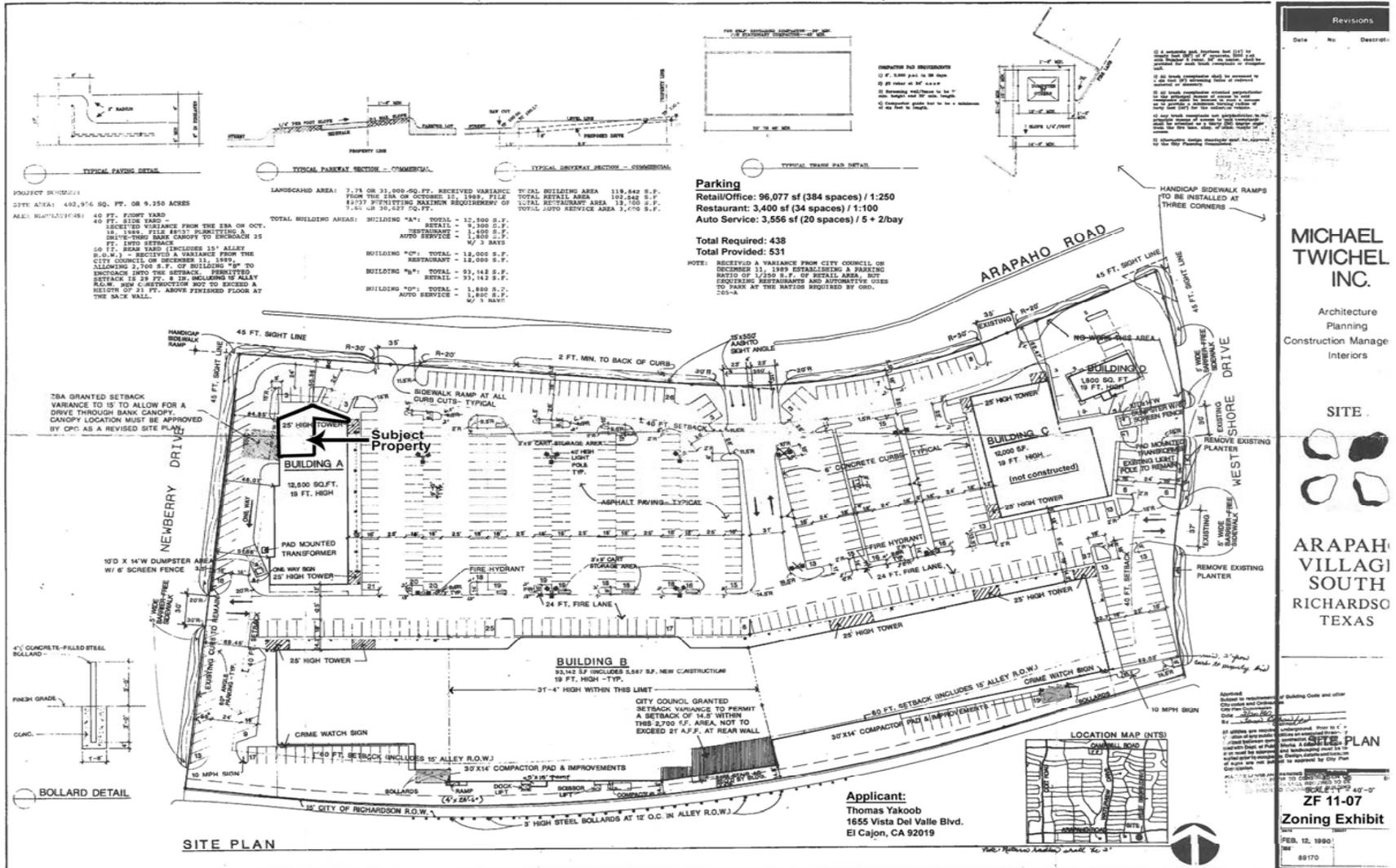
CITY ATTORNEY
(PGS:06-14-11:49801)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 11-07

Being a 9.25-acre lot platted as Lot 13, Block 83, Third Installment Richardson Heights Estates Addition, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 90037, Page 1674, Map Records of Dallas County, Texas.

Exhibit "B"





City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, June 27, 2011

Agenda Item: Amending Plat of the McKamy Park Addition, being a 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.

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

Summary: The purpose of the amending plat is to reflect the location of the revised 100-year floodplain for the creek in accordance with the Letter of Map Revision by the Federal Emergency Management Agency (FEMA), and amend the property boundaries of the park (Lot 1B, Block R).

Board/Commission Action: Approved by the City Plan Commission on June 21, 2011

Action Proposed: For information only.

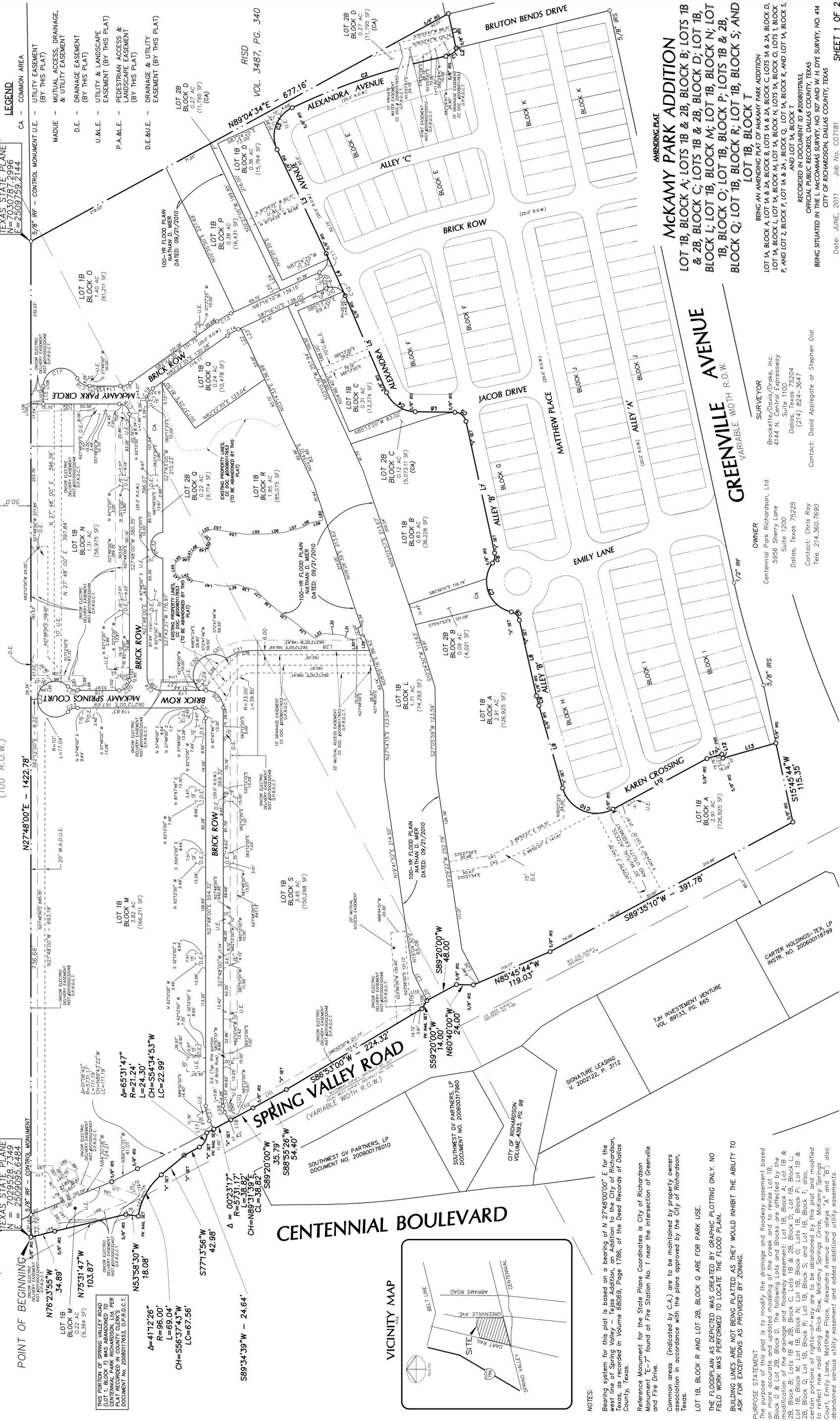


McKamy Park Addition

LOT 1, BLOCK "C"
LING EXPRESSWAY
CENTER
VOL. 41, PG. 139

LOT 2, BLOCK "C"
LING EXPRESSWAY
CENTER
VOL. 41, PG. 139

(Dallas Area Rapid Transit ~ D.A.R.T.)
100' R.O.W.



TEXAS STATE PLANE
N=7030787.2896
E=2509759.2144

5/8" IRF - CONTROL MONUMENT U.E. - COMMON AREA (BY THIS PLAT)
MADUE - MUTUAL ACCESS, DRAINAGE, & UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT (BY THIS PLAT)
U.&L.E. - UTILITY & LANDSCAPE EASEMENT (BY THIS PLAT)
P.A.&L.E. - PEDESTRIAN ACCESS & LANDSCAPE EASEMENT (BY THIS PLAT)
D.E.&U.E. - DRAINAGE & UTILITY EASEMENT (BY THIS PLAT)

100-YR FLOOD PLAIN
DATED: 09/21/2010

100-YR FLOOD PLAIN
NATHAN D. MIER
DATED: 09/21/2010

LOT 1B BLOCK O
1.40 AC
(61,211 SF)

LOT 1B BLOCK P
0.38 AC
(16,431 SF)

LOT 1B BLOCK Q
0.24 AC
(10,478 SF)

LOT 1B BLOCK R
1.95 AC
(85,075 SF)

LOT 1B BLOCK S
3.45 AC
(150,259 SF)

LOT 1B BLOCK T
2.91 AC
(126,925 SF)

LOT 1B BLOCK U
2.91 AC
(126,925 SF)

LOT 1B BLOCK V
2.91 AC
(126,925 SF)

LOT 1B BLOCK W
2.91 AC
(126,925 SF)

LOT 2B BLOCK A
0.63 AC
(27,283 SF)

LOT 2B BLOCK B
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(27,283 SF)

LOT 2B BLOCK C
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(27,283 SF)

LOT 2B BLOCK BV
0.63 AC



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, June 27, 2011

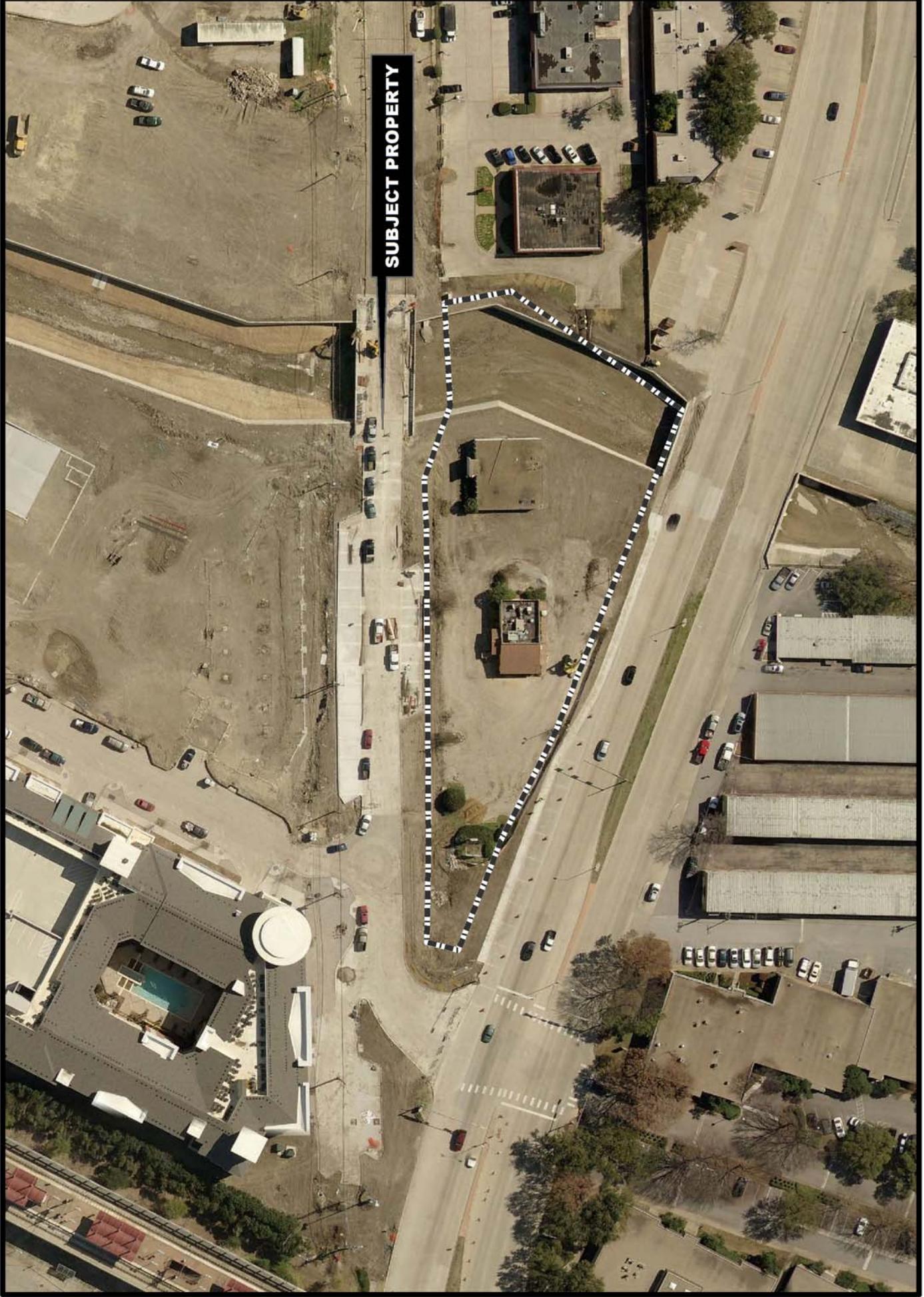
Agenda Item: McKamy Park Triangle Addition, being a replat of Lot 1, Block 1 of the Taco Bell addition and a 0.37-acre tract of unplatted property, and 0.09-acre tract of abandoned right-of-way.

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

Summary: The purpose of the replat is to reflect the abandonment of a 0.09-acre tract of excess right-of-way at the intersection of Spring Valley Road and Centennial Boulevard, and to relocate the property line between proposed Lots 2 and 3 to parallel the existing retaining wall for the creek. Also, proposed Lot 1 would be designated as Common Area and a utility easement.

Board/Commission Action: Approved by the City Plan Commission on June 21, 2011

Action Proposed: For information only.



SUBJECT PROPERTY

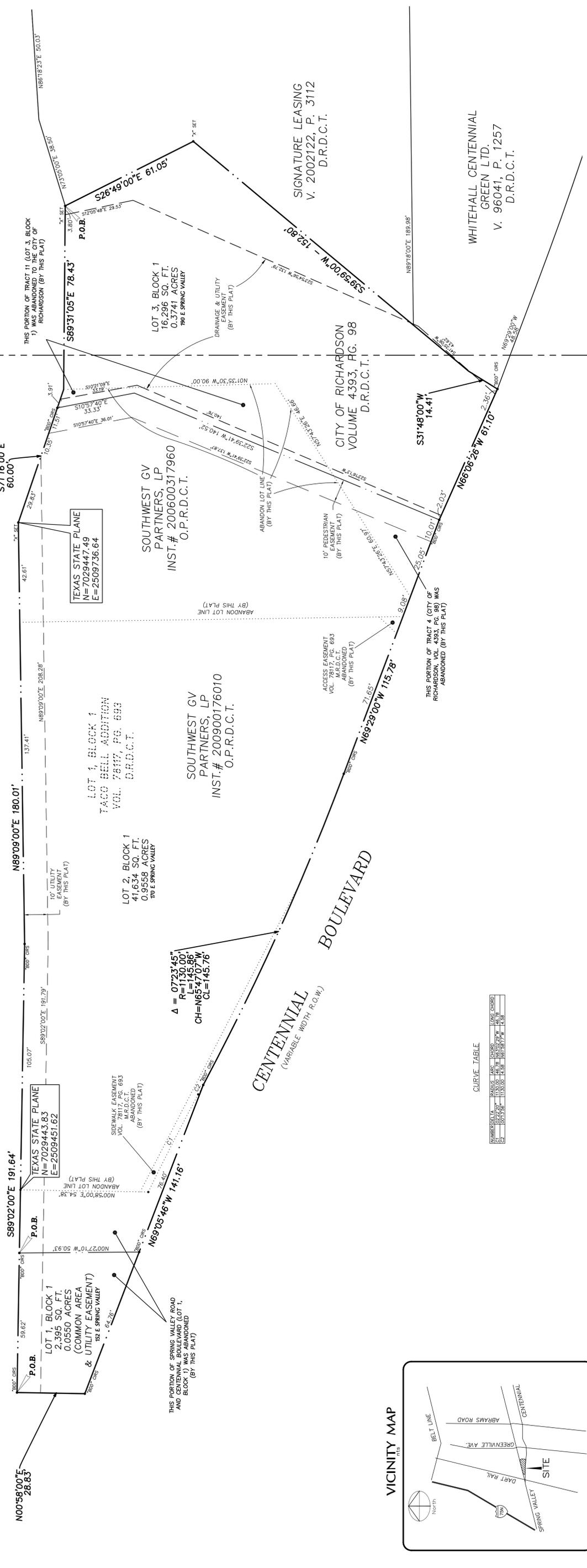
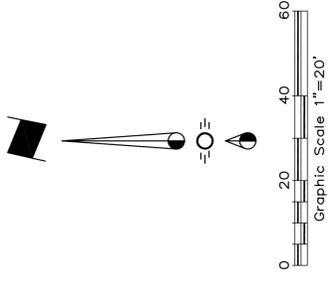


McKamy Park Triangle Addition

CENTENNIAL PARK RICHARDSON
 INSTR.# 20070218458
 O.P.R.D.C.T.

SPRING VALLEY ROAD
 (VARIABLE WIDTH R.O.W.)

L. McCOMMAS SURVEY, ABSTRACT NO. 927
 ISSAC WILEY SURVEY, ABSTRACT NO. 1575
 W.H. DYE SURVEY,
 ABSTRACT NO. 414
 J.R. REED SURVEY,
 ABSTRACT NO. 1196



TEXAS STATE PLANE
 N=7029447.49
 E=2509736.64

LOT 1, BLOCK 1
 TACO BELL ADDITION
 VOL. 78117, PG. 693
 D.R.D.C.T.

LOT 2, BLOCK 1
 41,634 SQ. FT.
 0.9559 ACRES
 70 E SPRING VALLEY

SOUTHWEST GV
 PARTNERS, LP
 INST.# 200900176010
 O.P.R.D.C.T.

SOUTHWEST GV
 PARTNERS, LP
 INST.# 200600317960
 O.P.R.D.C.T.

LOT 3, BLOCK 1
 16,296 SQ. FT.
 0.3741 ACRES
 70 E SPRING VALLEY

SIGNATURE LEASING
 V. 2002122, P. 3112
 D.R.D.C.T.

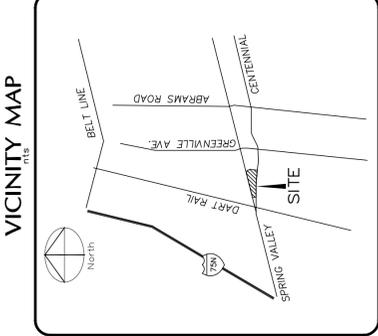
CITY OF RICHARDSON
 VOLUME 4393, PG. 98
 D.R.D.C.T.

WHITEHALL CENTENNIAL
 GREEN L.T.D.
 V. 96041, P. 1257
 D.R.D.C.T.

$\Delta = 0723.45^\circ$
 $R = 1130.00'$
 $CH = 654.77'$
 $CL = 143.76'$

CURVE TABLE

STATION	CHORD	CHORD BEARING	CHORD CURVE
1+00.00	1130.00	N 07° 23' 45" E	1130.00
2+00.00	1130.00	N 07° 23' 45" E	1130.00
3+00.00	1130.00	N 07° 23' 45" E	1130.00



NOTES:
 Bearing system for this plat is based on a bearing of N 89°09'00" E for the north line of Spring Valley - Taco Bell Addition, an Addition to the City of Richardson, Texas, as recorded in Volume 78117, Page 693, of the Deed Records of Dallas County, Texas.
 Reference Monument for the State Plane Coordinates is City of Richardson Monument "E-7" found at Fire Station No. 1 near the intersection of Greenville and Fire Drive.
 Revised floodplain per LOMR prepared by Nathan D. Mier Inc., contained within retaining walls onsite.
 BUILDING LINES ARE NOT BEING PLATTED AS THEY WOULD INHIBIT THE ABILITY TO ASK FOR EXCEPTIONS AS PROVIDED BY ZONING.

REPLAT
LOTS 1, 2 and 3, Block 1
McKamy Park Triangle Addition
 Being a replat of
 Lot 1 Block 1 of the Taco Bell Addition, and
 A 0.374-acre tract of unplatted property, and
 0.0278-acre tract of abandoned right-of-way
 Situated in the Issac Wiley Survey, No. 1575
 and the J.R. Reed Survey, No. 1196
 City of Richardson, Dallas County, Texas

OWNER
 City of Richardson
 411 W. Arapaho Road
 Richardson, Texas 75080
 Contact: Israel Roberts
 Tel: (972) 744-4240

OWNER
 Southwest GV Partners LP
 5956 Sherry Lane
 Suite 1200
 Dallas, Texas 75204
 Contact: Chris Roy
 Tel: (214) 360-7690

OWNER
 Brockette/Davis/Drake, Inc.
 4144 N. Central Expressway
 Suite 1100
 Dallas, Texas 75204
 Contact: David Applegate or Stephen Dial
 Tel: (214) 824-3647

SURVEYOR
 Being a replat of
 Lot 1 Block 1 of the Taco Bell Addition, and
 A 0.374-acre tract of unplatted property, and
 0.0278-acre tract of abandoned right-of-way
 Situated in the Issac Wiley Survey, No. 1575
 and the J.R. Reed Survey, No. 1196
 City of Richardson, Dallas County, Texas

PURPOSE STATEMENT
 The purpose of this plat is to abandon certain portions of Spring Valley and Centennial Boulevard rights-of-way to create Lot 1, Block 1 for a Common Area, to replat Lot 1, Block 1 of the Taco Bell Addition to become Lot 2, Block 1 and to Lot 3, Block 1 for the City of Richardson tract as it has never been platted before.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF RICHARDSON §
WHEREAS, We, SOUTHWEST GV PARTNERS LP are the sole owners of the following tracts of land situated in the Issac Wiley Survey, Abstract No. 1575, and in the J.R. Reed Survey, Abstract No. 1196, BEING all of Tract 11, of the Original Town of Richardson as conveyed to Southwest GV Partners, LP, by General Warranty Deed, as recorded in Instrument Number 200600317960, of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) also being all of Lot 1, Block 1, of the Taco Bell Addition, an addition to the City of Richardson, Texas, according to the Map therefor recorded in Volume 78117, Page 893, of the Map Records of Dallas County, Texas, (M.R.D.C.T.) and being conveyed to Southwest GV Partners LP by General Warranty Deed, recorded in Instrument Number 20090076010, (O.P.R.D.C.T.), being part of a tract of land deeded to the City of Richardson, recorded in Volume 4393, Page 98, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being part of Spring Valley Road (variable width right-of-way) and Centennial Boulevard (variable width right-of-way) and being more particularly described as follows:

Lot 1A:

BEGINNING at a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner in the South line of said Spring Valley Road;
THENCE South 89 degrees 02 minutes 00 seconds East, continuing along said South line of Spring Valley Road, a distance of 59.62 feet to a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner;

THENCE South 00 degrees 27 minutes 10 seconds East, departing said South line of Spring Valley Road, a distance of 50.83 feet to a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner in the northeasterly line of said Centennial Boulevard;

THENCE North 69 degrees 00 seconds West, along said Centennial Boulevard, a distance of 64.76 feet to a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner;

THENCE North 00 degrees 58 minutes 00 seconds East, continuing along the aforesaid right-of-way line, a distance of 28.83 feet to the POINT OF BEGINNING and containing 2.395 square feet or 0.0550 acres of land, more or less.

LOT 2:

BEGINNING at a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner in the South right of way line of said Spring Valley Road;

THENCE South 89 degrees 02 minutes 00 seconds East, continuing along said South right-of-way line, a distance of 132.02 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 89 degrees 09 minutes 00 seconds East, a distance of 180.01 feet, to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE South 71 degrees 16 minutes 00 seconds East, continuing with the south right of way line of said Spring Valley Road, a distance of 51.69 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE South 10 degrees 57 minutes 40 seconds East, leaving the south right of way line of said Spring Valley Road, a distance of 33.33 feet, to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE South 22 degrees 39 minutes 41 seconds West, a distance of 140.52 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner in the north right of way line of said Centennial Boulevard;

THENCE North 69 degrees 29 minutes 00 seconds West, continuing along said North right-of-way line a distance of 115.78 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner at the beginning of a tangent curve to the right, having a radius of 1130.00 feet;

THENCE continuing along said tangent curve to the right, through a central angle of 07 degrees 23 minutes 45 seconds, having an arc length of 145.66 feet, and a chord bearing and distance of North 65 degrees 47 minutes 07 seconds West, a distance of 145.76 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 69 degrees 05 minutes 46 seconds West, a distance of 76.40 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 00 degrees 27 minutes 10 seconds West, leaving the north right of way line of said Centennial Boulevard, a distance of 50.93 feet to the POINT OF BEGINNING and containing 41,634 square feet or 0.9558 acres of land.

LOT 3:

BEGINNING at a "X" set in concrete in the South line of said Spring Valley Road and the northeast corner of said City of Richardson tract, said point also being the northwest corner of Tract 4, Original Town of Richardson, conveyed to Signature Leasing & Management, Inc., recorded in Volume 2002122, Page 3112, (D.R.D.C.T.);

THENCE South 29 degrees 49 minutes 00 seconds East, departing the South line of said Spring Valley Road and along the East line of said City of Richardson tract and the west line of said Tract 4, a distance of 61.05 feet to a "X" set in concrete for corner;

THENCE South 39 degrees 59 minutes 00 seconds West, continuing along said East line of said City of Richardson tract, a distance of 152.80 feet to a point for corner;

THENCE South 31 degrees 48 minutes 00 seconds West, a distance of 14.41 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner in the North line of said Centennial Boulevard;

THENCE North 66 degrees 06 minutes 26 seconds West, continuing along said North line of Centennial Boulevard, a distance of 61.10 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 22 degrees 39 minutes 41 seconds East, departing said North line of Centennial Boulevard, a distance of 140.52 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 10 degrees 57 minutes 40 seconds West, a distance of 33.33 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner in the South line of said Spring Valley Road;

THENCE South 71 degrees 16 minutes 00 seconds East, continuing along the South line of said Spring Valley Road, a distance 8.31 feet to a point for corner;

THENCE South 89 degrees 31 minutes 05 seconds East, a distance of 78.43 to the POINT OF BEGINNING and containing 16,296 square feet or 0.3741 acres of land, more or less.

OVERALL:

BEGINNING at a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner in the South line of said Spring Valley Road;

THENCE South 89 degrees 02 minutes 00 seconds East, continuing along said South line of Spring Valley Road, a distance of 191.64 feet to a 5/8-inch steel rebar with yellow plastic cap marked "BDD" set for corner;

THENCE North 89 degrees 09 minutes 00 seconds East, a distance of 180.01 feet, to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 89 degrees 09 minutes 00 seconds East, continuing with the south right of way line of said Spring Valley Road, a distance of 60.00 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 89 degrees 31 minutes 05 seconds East, a distance of 78.43 to a "X" set in concrete in the South line of said Spring Valley Road and the northwest corner of said City of Richardson tract, said point also being the northwest corner of Tract 4, Original Town of Richardson, conveyed to Signature Leasing & Management, Inc., recorded in Volume 2002122, Page 3112, (D.R.D.C.T.);

THENCE South 29 degrees 49 minutes 00 seconds East, departing the South line of said Spring Valley Road and along the East line of said City of Richardson tract and the west line of said Tract 4, a distance of 61.05 feet to a "X" set in concrete for corner;

THENCE South 39 degrees 59 minutes 00 seconds West, continuing along said East line of said City of Richardson tract, a distance of 152.80 feet to a point for corner;

THENCE South 31 degrees 48 minutes 00 seconds West, a distance of 14.41 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner in the North line of said Centennial Boulevard;

THENCE North 66 degrees 06 minutes 26 seconds West, continuing along said North line of Centennial Boulevard, a distance of 61.10 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 69 degrees 29 minutes 00 seconds West, continuing along said North right-of-way line a distance of 115.78 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner at the beginning of a tangent curve to the right, having a radius of 1130.00 feet;

THENCE continuing along said tangent curve to the right, through a central angle of 07 degrees 23 minutes 45 seconds, having an arc length of 145.66 feet, and a chord bearing and distance of North 65 degrees 47 minutes 07 seconds West, a distance of 145.76 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 69 degrees 05 minutes 46 seconds West, a distance of 141.16 feet to a 5/8-inch steel rebar set with yellow plastic cap marked "BDD" set for corner;

THENCE North 00 degrees 58 minutes 00 seconds East, leaving the north right of way line of said Centennial Boulevard, a distance of 28.83 feet to the POINT OF BEGINNING and containing 60,325 square feet or 1,3849 acres of land.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF RICHARDSON §

That I (we), SOUTHWEST GV PARTNERS, LP and City of Richardson, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as LOTS 1, 2 & 3, BLOCK 1, MCKAMY PARK TRIANGLE Subdivision, an addition to the City of Richardson, Dallas County, Texas. I (we) do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, repaired, replaced upon, over, across, or adjacent to any of the streets or alleys shown on this plat. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property of the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

I (we) do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED THIS ____ day of _____, 2011.

SOUTHWEST GV PARTNERS, LP

Assigned Signatory

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF RICHARDSON §

BEFORE ME, the undersigned, a Notary Public in and for Dallas County and State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the ____ of _____, 2011.

My commission expires: _____

Notary Public in and for Dallas County, Texas

EXECUTED THIS ____ day of _____, 2011.

City of Richardson

Assigned Signatory

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF RICHARDSON §

BEFORE ME, the undersigned, a Notary Public in and for Dallas County and State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the ____ of _____, 2011.

My commission expires: _____

Notary Public in and for Dallas County, Texas

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF RICHARDSON §

KNOW ALL MEN BY THESE PRESENTS: THAT I, Stanley Ray Felts, do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Richardson.

Stanley Ray Felts
Registration No. 4625

STATE OF TEXAS

COUNTY OF DALLAS

CITY OF RICHARDSON

BEFORE ME, the undersigned authority, on this day personally appeared Stanley Ray Felts known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this ____ day of _____, 2011.

Notary Public in and for Dallas County, Texas

NOTES:

Bearing system for this plat is based on a bearing of N 89°00'00" E for the north line of Spring Valley Road. The Taco Bell Addition and Addition to the City of Richardson, Texas, as recorded in Volume 78117, Page 893, of the Deed Records of Dallas County, Texas.

Reference Monument for the State Plane Coordinates is City of Richardson Monument "E-7" found at Fire Station No. 1 near the intersection of Greenview and Fire Drive.

Revised floorplan per LOMR prepared by Nathan D. Mier Inc., contained within retaining walls onsite.

REPLAT
McKamy Park Triangle Addition
LOTS 1, 2 and 3, Block 1

Being a replat of
Lot 1 Block 1 of the Taco Bell Addition, and
A 0.374-acre tract of unplatted property, and
0.0298 acre tract of abandoned right-of-way
Situated in the Issac Wiley Survey, No. 1575
and the J.R. Reed Survey, No. 1196
City of Richardson, Dallas County, Texas

SURVEYOR

Brockette/Davis/Drake, Inc.
4144 N. Central Expressway
Suite 1100
Dallas, Texas 75204
Tel: (214) 824-3647

OWNER

Southwest GV Partners LP
5956 Sherry Lane
Suite 1200
Dallas, Texas 75225
Contact: Richard Borge
Tel: (214) 360-7690

OWNER

City of Richardson
411 W. Arapaho Road
Richardson, Texas 75080
Contact: Israel Roberts
Tel: (972) 744-4240

Contact: David Applegate or Stephen Dial

**CITY OF RICHARDSON
COMMUNITY SERVICES**

JUNE 8, 2011

Mr. Magner called a work session of the Sign Control Board to order at 6:30 p.m. on Wednesday, June 8, 2011, at the Civic Center East conference room, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT

RAY BEALL, CHAIRMAN
DORTHY MCKEARIN, VICE CHAIR
SANDRA MOUDY, MEMBER
CHIP IZARD, MEMBER
ANDREW LASKA, ALTERNATE
MUHAMMAD Z. IKRAM, ALTERNATE

MEMBERS ABSENT

CHARLES WARNER, MEMBER

CITY STAFF PRESENT

DON MAGNER, DIRECTOR OF COMMUNITY SERVICES
EA HOPPE, ASST. DIRECTOR OF COMMUNITY SERVICES-
ENVIRONMENTAL SERVICES
STEVE BOONE, ASST. DIRECTOR OF COMMUNITY
SERVICES – BUILDING INSPECTION
PATRICIA GUERRA- ASST. DIRECTOR OF COMMUNITY
SERVICES – CODE ENFORCMENT
STEPHANIE JACKSON, CODE ENFORCMENT MANAGER
JENNA HITE, ADMINISTRATIVE SECRETARY

Mr. Magner opened the hearing by introducing the staff members and the Board Members.

Ms. Hite administered the Oath of Office to Mr. Ray Beall, Chairman, Ms. Dorothy McKearin, Vice Chair, and Mr. Chip Izard, Member to the Sign Control Board.

Mr. Magner provided a power point presentation explaining the reorganization of Community Services, which includes Building Inspection. Mr. Magner noted Building Inspection and Environmental Services were recently moved to Community Services and discussed that there were a great deal of efficiencies that would be achieved with the reorganization.

There being no other business before the Board, the meeting was adjourned at 7:35 p.m.



Don Magner, Director of Community Services



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, June 27, 2011

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

Staff Resource: Bill Keffler, City Manager

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

Board/Commission Action: Various, if applicable.

Action Proposed: No action will be taken.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, June 27, 2011

Agenda Item: Review and Discuss the Gymnastic Center Project

Staff Resource: Michael Massey, Director of Parks and Recreation

Summary: City staff will provide an update on the Gymnastic Center, which was approved in the 2010 bond election. The project will be located on the southeast corner of Arapaho and Grove Roads and construction is anticipated to begin in September.

Board/Commission Action: N/A

Action Proposed: Review the overall design of the building.



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, June 27, 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: N/A



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, June 27, 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.

