RICHARDSON CITY COUNCIL
MAY 9, 2011
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

1. **INVOCATION**

2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS**

3. **MINUTES OF THE MAY 2, 2011 MEETING**

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4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)

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5. CONSIDER APPOINTMENT TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT.

   ACTION TAKEN:

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3820: MASTER TRANSPORTATION PLAN 11-02: AMEND THE MASTER TRANSPORTATION PLAN AND COMPREHENSIVE PLAN TO ADD THE COTTON BELT RAIL CORRIDOR AS A REGIONAL RAIL TRANSIT CORRIDOR, ADJUST THE ALIGNMENT OF ROUTH CREEK PARKWAY, ADD AN EAST/WEST COLLECTOR BETWEEN NORTH PLANO ROAD AND ROUTH CREEK PARKWAY, NORTH OF EAST RENNER ROAD, ADD A NORTH/SOUTH COLLECTOR STREET BETWEEN THE STATE HIGHWAY 190 ACCESS ROAD AND WEST RENNER ROAD, EAST OF THE US 75 ACCESS ROAD, ADD A NORTH/SOUTH COLLECTOR STREET BETWEEN THE STATE HIGHWAY 190 ACCESS ROAD AND INFOCOM DRIVE, WEST OF THE DART RED LINE RAIL CORRIDOR, AND ADD A NORTH/SOUTH COLLECTOR STREET BETWEEN THE STATE HIGHWAY 190 ACCESS ROAD AND THE NEW EAST/WEST COLLECTOR STREET WEST OF NORTH PLANO ROAD, AND REMOVE THE DESIGNATED GRADE SEPARATED INTERSECTION AT NORTH PLANO ROAD AND EAST RENNER ROAD.

   ACTION TAKEN:

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7. CONTINUATION OF PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3818: ZONING FILE 11-04: A REQUEST BY THE CITY OF RICHARDSON TO REZONE APPROXIMATELY 198 ACRES NORTH OF WEST SPRING VALLEY ROAD, BETWEEN COIT ROAD AND CENTRAL EXPRESSWAY, EXTENDING NORTH TO DUMONT DRIVE, FROM A-950-M, D-1400-M, R-1500-M, LR-M(1), LR-M(2), C-M, O-M AND MU TO PD PLANNED DEVELOPMENT. (CONTINUED FROM MAY 2, 2011, CITY COUNCIL MEETING).

   ACTION TAKEN:

ALL ITEMS LISTED UNDER ITEM 8 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

8. CONSENT AGENDA:

A. CONSIDER ORDINANCE NO. 3821, AUTHORIZING THE CITY MANAGER OF THE CITY OF RICHARDSON TO EXECUTE THE NECESSARY AGREEMENTS AND INSTRUMENTS FOR THE SALE OF THE REAL PROPERTY DEPICTED IN EXHIBIT "A" (APPROXIMATELY 2.28 ACRES SOUTHERN SEGMENT AT 300 E. ARAPAHO RD.) TO THE RICHARDSON IMPROVEMENT CORPORATION FOR THE SUBSEQUENT RESALE OF THE PROPERTY BY THE RICHARDSON IMPROVEMENT CORPORATION TO ENGLISH COLOR AND SUPPLY, INC.

B. CONSIDER THE FOLLOWING RESOLUTIONS:

1. RESOLUTION NO. 11-15, APPOINTING KIMBERLY LAY TO THE AGGREGATED POSITION OF REPRESENTATIVE TO THE REGIONAL TRANSPORTATION COUNCIL OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, WHICH FRACTIONAL ALLOCATION MEMBERSHIP IS SHARED WITH THE TOWN OF ADDISON, AND THE CITIES OF MURPHY, SACHSE, AND WYLIE.

2. RESOLUTION NO. 11-16, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ECONOMIC DEVELOPMENT AGREEMENT(S) PURSUANT TO CHAPTER 380, TEXAS LOCAL GOVERNMENT CODE, BY AND BETWEEN THE CITY OF RICHARDSON AND FOSSIL, INC., A DELAWARE CORPORATION ("FOSSIL").

C. APPROVAL OF THE RICHARDSON EAST CHURCH OF CHRIST AS A PARTICIPANT IN THE CITY OF RICHARDSON COMMUNITY GARDEN PARTNERSHIP PROGRAM.

D. APPPROVAL OF THE CREEKSIDE BAPTIST CHURCH AS A PARTICIPANT IN THE CITY OF RICHARDSON COMMUNITY GARDEN PARTNERSHIP PROGRAM.

E. AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL COOPERATION AND LICENSE AGREEMENT BY AND BETWEEN THE CITY OF RICHARDSON AND THE RICHARDSON INDEPENDENT SCHOOL DISTRICT FOR THE FIRE STATION 4 AND SITE IMPROVEMENT PROJECT.

F. CONSIDER ADVERTISEMENT OF COMPETITIVE SEALED PROPOSAL #903-11 – FIRE STATION NO. 4. COMPETITIVE SEALED PROPOSALS TO BE RECEIVED BY TUESDAY, JUNE 7, 2011 AT 2:00 P.M.

G. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #19-11 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT FOR MEDICAL SUPPLIES TO BOUND TREE MEDICAL, LLC. PURSUANT TO UNIT PRICES.

2. BID #22-11 – WE RECOMMEND THE AWARD TO JIM BOWMAN CONSTRUCTION CO. FOR THE WATERLINE AND PAVEMENT REPLACEMENT PROJECT (MEADOWGATE/ALLISON/PIPER/DRAKE) IN THE AMOUNT OF $673,717.65.

3. RE-BID #34-11 – WE RECOMMEND THE AWARD TO RKM UTILITY SERVICES, INC., FOR THE 800 BLOCK OF JAMES DRIVE STORM SEWER IMPROVEMENTS IN THE AMOUNT OF $288,373.00.

4. BID #38-11 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT FOR HARDSCAPE INSTALLATION WITH THE COELLO GROUP PURSUANT TO UNIT PRICES.

H. CONSIDER CANCELLATION OF THE MONDAY, MAY 30, 2011 CITY COUNCIL WORK SESSION FOR THE MEMORIAL DAY HOLIDAY.

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, MAY 9, 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 Draft Ordinance No. 3818 for West Spring Valley Area Rezoning

C. Report on Items of Community Interest

EXECUTIVE SESSION:

- In compliance with Section 551.071(2) of the Texas Government Code, Council will convene into a closed session to discuss the following:
    - Consultation with City Attorney
        - To seek legal advice regarding Land Use and Development Regulations for the West Spring Valley Corridor
- Council will reconvene into open session, and take action, if any, on matters discussed in executive session.

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, MAY 6, 2011, BY 5:00 P.M.

Pamela Schmidt/VLS
CITY SECRETARY

City Council Meeting Notes

Meeting Date: _____

MINUTES OF A SPECIAL MEETING OF THE CITY COUNCIL
May 2, 2011
City of Richardson, Texas

A Special Meeting of the City Council was held at 7:30 p.m., Monday, May 2, 2011 with a quorum of said Council present, to-wit:

Gary Slagel	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Council member
John Murphy	Council member
Bob Macy	Council member
Steve Mitchell	Council member
Amir Omar	Council member

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Cliff Miller	Assistant City Manager Development Services
Pamela Schmidt	City Secretary
Monica Heid	Community Project Manager
Sam Chavez	Asst. Director of Development Services – Planning
Don Magner	Director of Community Services
Peter G. Smith	City Attorney

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1. INVOCATION

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS

3. MINUTES OF THE APRIL 25, 2011 MEETING

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

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4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)

Michael Poupart, 802 W Shore Drive, spoke with regard to the Hookah bar that opened next to his property and voiced concern with the lack of closing requirements. He also voiced concern about non compliance with City issued variances pertaining to 725 Arapaho.

Mayor Slagel stated the Order of the Agenda would be changed to hear Item 6 regarding MTP 11-01 prior to Item 5 regarding ZF 11-04.

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3819: MASTER TRANSPORTATION PLAN 11-01: AMEND THE MASTER TRANSPORTATION PLAN AND COMPREHENSIVE PLAN TO ADD AN EAST/WEST COLLECTOR STREET BETWEEN WEATHERRED DRIVE AND CENTRAL EXPRESSWAY, NORTH OF WEST SPRING VALLEY ROAD.

Mr. Keffler stated the Plan Commission unanimously recommended approval of the amendment on April 5, 2011. He stressed that it is a graphic representation, not a specific alignment and is intended to demonstrate a general area for the roadway. He asked Monica Heid, Community Projects Manager, to brief the Council.

Ms. Heid stated the proposed change is a connection desirable between Weatherred Drive and Central Expressway to help facilitate traffic. It shows a future connection and allows the City to obtain right of way and to support existing traffic as well as future redevelopment that will be discussed the West Spring Valley Corridor. If approved by Council, a further study would occur. Staff expects the street to be a minor collector which serves movements in a small area and connects a neighborhood or adjacent development with the arterial system. She felt the range of trips between 2,500 and 8,000 was approximately correct. She provided graphics of possible street configurations including sidewalks and amenity areas. She reported that the public hearing was advertised in the Dallas Morning News.

Mr. Murphy asked if the alignment follows property lines and avoids separating property lines. Ms. Heid stated she did not expect any separation but it would be reviewed further in the study.

Mayor Slagel opened the public hearing and City Secretary Schmidt advised there were no speakers.

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

ACTION TAKEN: Mr. Murphy moved approval of the change as presented; second by Mr. Macy and the motion was approved with a unanimous vote.

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5. PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3818: ZONING FILE 11-04: A REQUEST BY THE CITY OF RICHARDSON TO REZONE APPROXIMATELY 198 ACRES NORTH OF WEST SPRING VALLEY ROAD, BETWEEN COIT ROAD AND CENTRAL EXPRESSWAY, EXTENDING NORTH TO DUMONT DRIVE, FROM A-950-M, D-1400-M, R-1500-M, LR-M(1), LR-M(2), C-M, O-M AND MU TO PD PLANNED DEVELOPMENT.

Mr. Mitchell advised that his home, located at 905 Blue Lake Circle, lies within 200 ft of the zoning case; therefore he recused himself from the discussion and left the Chamber.

Mr. Keffler stated that discussion regarding the West Spring Valley Corridor began in August 2009. He reported that the City Plan Commission held a public hearing on the item on April 5, 2011 and completed their deliberation on April 19 with a recommendation for approval with a vote of 6-1. The area consists of 198 acres, and was part of a special study, one of six identified in the Comp Plan; with this one being the most consequential because of the interest on the part of the community. He stated there have been 13 separate briefings since August

2009 when the Council initially heard from the Leland Group who was retained for consultation as a result of comparable work that they had completed in Fort Worth, which was reviewed in October 2009 with tours by the City Council. He underscored that the subject has been an active matter of discussion culminating in tonight's meeting. The public process that commenced in December 2009 and finalized in March of 2011, involved eight separate public meetings, three of which were focus groups affecting stakeholders and five other meetings involving the community as a whole. He stressed that there is no developer making a request and the interest of the City is to create a developable redevelopment project that would not entail a significant loss of time to enable new zoning to be put in place and to create a redevelopable tract with zoning that would be in accordance with the interest of the community. He underscored that it would be long term plan and the market would address many of the issues such as the economy. He stated the City tried to find a development plan that provided for both existing property owners and prospective property owners to work within a new set of guidelines and a new set of zoning considerations. The work has been important to the community; has been well established as a priority in the community and tonight is the Council's opportunity to hold a formal public hearing. He called on Monica Heid to further brief the Council and also recognized the efforts of several departments on the project.

Ms. Heid noted the variety of people who attended the meetings and noted that there are some who attended every meeting. She advised that staff has also worked with City of Dallas officials on a companion project as well as the Chamber. She advised that the City is responsible for the health, safety and welfare of the citizens and was the purpose for the study. She reported that she has been approached over the years by developers asking what the City had in mind for the area so with the completion of the rezoning, staff would have a document that could be provided to developers interested in the area. She reported that staff began working on the project in the spring of 2009 obtaining background such as characteristics of the area. She stated the visioning process was Phase I and the City is now in Phase II. She stated there continues to be misconceptions about the project in the community such as those who believe the City is going to force them out of their homes or businesses, and she stressed that such a belief was not what the study and proposed zoning was about. However, she did note that if there is an owner that is operating illegally or irresponsibly, action may be taken, but it is outside the scope of the study and proposed rezoning. She stated that it has always been about creating a vision for the area based on market realities and community goals, and the staff's responsibility was to develop an ordinance with policies and programs that would accomplish the vision. It has also been understood by the City that it would need to be a participant in the process and that in order to encourage redevelopment, the City would have to allow people to do more with their property than allowed to do today. She stated that staff is proposing a set of regulations that involve more building area, more open space, better buildings in exchange for faster approvals and that sort of thing. She stated that one thing that has been clear all along is that if negative impacts that can spill over into the area, the same should be true of positive impacts.

Ms. Heid began the formal presentation with information about the 2009 Comprehensive Plan that identified six enhancement/redevelopment areas for further study: Central; Coit, East Arapaho/Collins; Old Town/Main Street; West Arapaho; and West Spring Valley. The area before the Council and the subject of the public hearing, West Spring Valley, is bounded on the west by Coit Road; on the east by Central Expressway; on the south by Spring Valley Road and on the north by single-family neighborhoods. She stated it is a total of 188 acres of land and 10 acres of right-of-way and provided an aerial map of the area. She reiterated that the City is the applicant; not a property owner, and its purpose is to put regulations in place that will encourage redevelopment over a long-term period, which will probably be about 20 years. She explained

the strategy identified was to expand neighborhood engagement, determine market viability for redevelopment, develop a vision based on community goals and market realities, determine if opportunities exist for public/private partnerships including the City's financial contribution, and amend zoning and other standards as necessary to support redevelopment. The purpose of the reinvestment strategy was to encourage appropriate redevelopment/reinvestment in the West Spring Valley Corridor. She reported that the existing zoning is largely mixed use with some apartments, condominiums and pockets of local retail, commercial, office, duplex, and residential and noted the land uses of residential, retail/commercial, office, institutional and utilities. Ms. Heid advised that there are 141 parcels in the study area with parcels varying in size from 1 acre to 37 acres and she provided information on the age of the improvements. She provided specifics about the street and transit infrastructure. She reviewed planned transportation improvements including the trail system and reconstruction of the Cottonwood Creek Bridge. She noted that Cottonwood Creek and Blue Lake were both privately owned. With regard to assistance by consultants, she reported that the City worked with the Leland Group, HOK, Strategic Community Solutions and Kimley Horn Associates on Phase 1, which was the market study and visioning process; and with HOK, Strategic Community Solutions and Townscape on Phase 2 of the study. With regard to the public meetings, she advised that the Focus Group discussions were by invitation because staff was looking for specific information and the community meetings were open to all. By the end of the study, the mailing list included almost 600 contacts.

Ms. Heid began review of Phase I stating the purpose was to prepare strategies which capitalize on market opportunities for private investment through targeted public initiatives and the intent was to ensure investment is grounded in economic and market reality; strategically positioned to leverage additional investment; and executed by entities that are accountable, sustainable, and representative of stakeholder interests. She reported that the study found that despite the apparent urban, lower-income makeup of multi-family enclaves in the study area, the larger Trade Area is dominated by more affluent segments, several of which suggest lifestyle preferences that favor an infill urban living environment. She also reviewed a summary of market opportunity. The following is the Vision Statement developed by those individuals who attended the public meetings:

> "The West Spring Valley Corridor of the future is a place that draws people of all backgrounds and ages with its many quality housings choices, desirable shops and restaurants, attractive natural areas, easy transportation connections and a distinctive people-oriented urban character that connects Richardson's past with its vibrant and sustainable future."

With regard to the Framework Plan, Ms. Heid explained that the solid color areas were those that were expected to have redevelopment and those that were sheer in color had less possibility of redeveloping in the next 20 years. She noted the catalyst project areas which were identified in the hopes of stimulating private investment in the corridor, would illustrate the vision for types of desired development, were prototypical in nature, were not prescriptive and she described the criteria used to identify potential sites.

Catalyst Concepts
Concept 1 – Public Realm Improvements
Concept 2 – Continental Inn Site
Concept 3 – Spring Valley / Weatherred Site
Concept 4 – New Orleans Apartment Site
Concept 5 – Oncor Substation Enhancements

Ms. Heid provided a map exhibiting the Dallas Study area stating that the land uses are mostly apartments, retail/commercial. She stated that they included the northwest corner of Spring Valley and Coit and saw it as a mixed use opportunity. With regard to Phase II, Ms. Heid stated the purpose of the proposed PD Zoning Ordinance is to implement the strategy, replace existing zoning with a "hybrid" ordinance combining a higher level of design standards for buildings and streetscapes with traditional zoning concepts; and balance the interest of business owners, property owners, residents in the corridor, surrounding neighborhoods, city staff, City Council, City Plan Commission and the community. She explained that the ordinance was developed with several sections that are supported by appendixes that include exhibits that help explain the regulations. Key elements include the District Plan, Land Use Subdistricts, standards for streetscapes, building characteristics, landscaping, parking and signs, as well administration. She reviewed the District Plan and standards in great detail. She provided photos of various building types and used the District Plan to demonstrate building heights by area. With regard to parking, she stated that on-street parking would be allowed, but not on Spring Valley, Central or Coit. Parking lots would be required to be located behind buildings or screened from the street, and included a ratio for bicycle parking. She reviewed requirements for landscaping, signs and administration of the ordinance. Minor modifications would be reviewed at the staff level and major modifications would require application and review by the Plan Commission and City Council. With regard to nonconforming uses, Ms. Heid stated the intent is that nonconforming uses and structures could not be enlarged, expanded, extended or used as a basis for adding other structures or uses prohibited by the District and defined it as any land use, structure, lot of record, or other situation that was legally established prior to the effective date of the PD Ordinance but does not fully conform as of the effective date of the new ordinance and the definition applies to use, structures and signs. She discussed reasons of discontinuance of nonconforming use, continuation of nonconforming use and restoration of nonconforming structure, use, or sign. She stated that the Design Guidelines are oriented to streetscape issues; what happens between the wall of the building and the curb, and is arranged into four headings.

Ms. Heid reported that there were some changes since the Plan Commission reviewed the case and she noted that the changes, primarily staff initiated included definitions, revised building materials, sign standards, revised list of minor modifications and nonconforming provisions and changes to the design guidelines to reflect the changes. She reiterated the City's perspective of the plan being a long term plan and recognized that the ordinance may need to be revisited and/or refined to respond to changing conditions or new information. She stated that the key to attracting quality developers and investment is a straight-forward ordinance, relatively quick development approvals and consistent, high-quality standards. In conclusion she explained that the moratorium would end with the adoption of an ordinance or on June 11, 2011, whichever came first.

Mayor Slagel opened the floor for questions of staff. Mr. Murphy suggested a procedural paper to assist business folks with the modification process and Ms. Heid stated the ordinance provides that it would work like a zoning change, which is a 6-8 week process and stated staff was prepared to work with people immediately. Mr. Keffler stated there is a standard fee for a zoning request, but it was within the Council's discretion to amend or waive the fee, which Mr. Murphy felt waiving the fee would be a good idea. Discussion was held on various scenarios with regard to nonconforming uses. City Attorney Pete Smith stated cladding would have to conform and most requests would have to be reviewed on a case by case basis. Windows and painting would be viable and the key question would be about expansion or enlarging or making an addition. If felt that basic principals and application of common sense would allow someone

to make the property look better and perform better without having to take it down and rebuild. He stated it is not any different from the way nonconforming uses are handled today. Mr. Macy asked about the 10,000 sq ft limitation and Ms. Heid replied that the rule is similar to the rule in the Brick Row area and the purpose is because big box uses are not the types of businesses desired for the development/area.

Mayor Slagel opened the public hearing and reminded the audience about the 5 minute rule. He asked the city secretary to begin calling the speakers. Ms. Schmidt advised the Council that four cards were submitted by individuals who did not wish to speak but wanted their opinion on record; three in opposition and one in favor.

The following individuals spoke in opposition to the proposed rezoning primarily due to concerns with regard to nonconforming uses and possible adverse financial impacts due to the nonconforming status. Most individuals stated they were in favor of the vision for the area.

Speaking in opposition:
Allan Garonzik, 7190 FM 1830, Argyle, Texas; Paul Knoll, 1200 W Spring Valley; James Poen, 3012 Springbranch Drive, representing Richardson Saw & Lawnmower; Ed Simons, 900 Jackson #640, Dallas; Dan Hopkins, 5910 N. Central Expressway representing Lakefront Villas; Karger Kawani, 2018 St. Anne Drive, Allen with property located at 820 S Central in Area B; David Mozena, 910 Spring Valley Plaza representing Huntington Townhomes; David Drown, 910 Spring Valley Plaza representing Huntington Townhomes; Bill Dickey, 16479 Dallas Parkway #400, Addison representing La Mirada Apartments; Art Anderson, 5400 Renaissance Tower, 1201 Elm Street, Dallas, representing Lakefront Villas; Tommy Mann, 5400 Renaissance Tower, 1201 Elm Street, representing Dr. Diep Troung & GE Capital Real Estate; Diep Troung, DDS, 722 W. Spring Valley, Richardson; J. P. Kernan, 709 S. Floyd Road; Pat Remington, 416 W. 8th Street attorney representing Service King; David Blassingame, 558 S. Central Expressway representing Autoflex; Lynne Johnston, 902-C S. Weatherred; Stuart Margol, 630 S. Central; J.P. Bains, 804 S. Central Expressway representing Four Season Sunrooms.

Speaking in favor:
David Knepper, 101 Shadywood Lane; and Andrew Laska, 502 Hyde Park, representing the Richardson Heights NA.

Mayor Slagel opened the floor to the Council to ask questions. Mr. Solomon asked how many individual property owners were within the area and she replied that approximately 57 are commercial or office properties. Mr. Murphy stated he has been a supporter of the project since the beginning. He stated there have been substantial issues in the area for many years and the vision is excellent and worthy of moving forward with, but he voiced a concern about the nonconforming uses. He suggested approval of the ordinance as it pertained to the vision and asked that they delay implementation of nonconforming uses. He was concerned that the nonconforming uses bordered the taking, which was devaluing the property to the point that it's rendered not as valuable as it used to be. He wanted to be fair to the small businesses and property owners. Mr. Smith stated there are some basic provisions in the Zoning Ordinance that would apply so there would likely still be issues concerning nonconforming uses, but Council could approve the ordinance minus part of Article IX. He suggested that the Council should consider the consequence when the moratorium expires and the goal of the ordinance. He stated that the section on nonconforming uses is intended to help on the administration of the ordinance and not to take away any rights. However, if it does not reflect the Council's intent, then it should be changed. Mr. Murphy stated his concern was the impact and Mr. Smith

stated the ordinance would be applied on a case by case basis. Mr. Murphy voiced concern about the laborious process and expense to apply for a major modification. Mayor Slagel reminded Council that they have been wrestling with the problems in the area for years and was why they felt something needed to happen to revitalize the area. He referred to a previous attempt to cause revitalization of the area with an overlay but the City was the only entity that made a change to affect the value of the area. He underscored the need to move forward with the project. Mr. Townsend stated he continues to support the project and he would like to see the Council close the public hearing and wait until the next meeting to vote on the matter to provide an opportunity to consider the information brought forward. He also voiced surprise about the concerns expressed because it had not been expressed previously. Mr. Macy stated the City has spent a lot of money and energy on the project would like to see it come to fruition. Mr. Omar stated he would like an opportunity to visit with counsel and felt the financial concerns were legitimate. He noted that each business thinks that some other person or business is the problem while voicing favor with the vision, and he felt that the problems were likely some of the businesses that were represented. He stated that he did not want to delay doing something to address the problems with the area and did not think that somehow all of the businesses would unite to build beautiful and sustainable buildings. He stated there needs to be some level of balance to do something that will move the area forward and the City has the ability to do someting legitimate and worthwhile. Mayor Slagel felt that the financial concerns are tied to the 50% provision for rebuilding when a disaster occurs. Mr. Solomon voiced the need to apply the standards evenly such as the 200' boundary line. Mr. Smith stated it was his understanding that generally it is harder to get financing on a nonconforming use or structure. Mr. Murphy stated one of the positives is that the City now has the attention of the business and did not want to give the impression that the ordinance would not be approved in some fashion. Mayor Slagel stated he would rather not close the public hearing because Council may want to hear from others or ask questions. Mr. Smith clarified that the mayor has the prerogative to open the floor to take input even if the public hearing is closed unless overruled by the Council. He further noted that the City Charter requires Council to allow people to speak. He stated that the Council would not gain or lose anything by closing the public hearing if action would not be taken. Mr. Murphy voiced a desire to streamline the major modification application process. Ms. Heid explained that she was not sure the steps involved in the review process could be reduced because the plans are necessary to determine what is needed and what regulations must be met. Mr. Smith stated the major modifications application is basically a zoning change and therefore should go through the typical review and zoning change process. He stated Council could delay the implementation of the ordinance but it won't help the businesses because it would only delay the nonconforming uses. Mr. Murphy felt it would give the businesses time to consider their options. Mr. Townsend felt the major modification process should be the same as a zoning case. Mayor Slagel invited the attorneys in the audience to address the Council with ideas to address the concerns.

Tommy Mann, 5400 Renaissance Tower, stated he represents two properties that would have nonconforming structures and his suggestion does not necessarily impact those with nonconforming uses. He felt the nonconforming structure issues could be addressed by following the City of Dallas code. With regard to nonconforming uses, he stated that State law allows cities to amortize them out of existence and recognized that it was more difficult.

Pat Remington, representing Service King, stated they would have both a nonconforming use as it pertained to the repair facility and nonconforming structure as it pertained to the office building. He stated the chief concern was the office building because it is their corporate office and they would like to build it up. Mayor Slagel stated the City is always happy with expansion of corporate headquarters. Mr. Remington stated that while he served on the Arlington City

Council, they allowed nonconforming uses and structures to expand by no more than 25% to allow the business owners to have some flexibility under 1,000 sq ft to maintain the viability of the businesses.

Art Anderson voiced several questions of various issues pertaining to enlarging, extending the life and maintenance of the structures.

Although not an attorney, Andrew Laska was permitted to address the Council.

Andrew Laska, representing Richardson Heights NA, voiced concern with the proposals because one of the triggers for the moratorium was because a business expanded a blighted building and extended the blight of the building. He suggested the condominium problem be addressed by removing them from the area thereby removing the nonconforming issue and placing an overlay on it instead, requiring a special permit for certain modifications. He underscored that one of the original objections was allowing buildings to expand.

Mr. Omar stated he wouldn't necessarily be comfortable with the Dallas Code because it does not address the extent of an expansion. He would like further discussion about a way to identify what sort of building the Council would be okay with expanding such as Service King. He stated he would not want to close the public hearing. Mr. Smith felt the Council needs to decide what it wants to accomplish and stated that if the goal is eliminate the nonconforming structure, the Dallas Code would not work and stated there are a lot of options, but the Council needed to decide what it wants to accomplish. It was his understanding that the Council wanted to eliminate undesirable uses and change the structures. Discussion was held about the possibility of a special meeting prior to Monday. In response to Mr. Macy, Mr. Keffler felt it was understandable that the Council would want to finalize the matter next week after working on it for the last two years. He encouraged the Council to provide feedback as they think of things that need to be addressed next Monday and was supportive of an Executive Session to obtain legal advice. He noted that the Dallas Code had minimal constraints and was not sure it would be appropriate. Mayor Slagel suggested that it might be helpful if Ms. Heid could meet with the property owners who haven't met with her or wanted to provide some suggestions. Mr. Keffler stated he would be surprised if there would be anything of consequence but that gaining solutions should be clarified in any way possible. Mr. Smith encouraged the Council to contact him with ideas and questions to allow him time to review those possibilities ahead of time, which would maximize their time on Monday.

> *ACTION TAKEN:* Mr. Solomon moved to continue the public hearing to May 9; second by Mr. Macy and the motion was approved with a unanimous vote.

Mayor Slagel adjourned the meeting at 11:11 p.m.

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

City of Richardson
City Council Meeting
Agenda Item Summary

Meeting Date:	Monday, May 9, 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.

City of Richardson
City Council Meeting
Agenda Item Summary

Meeting Date: Monday, May 9, 2011

Agenda Item: Consider appointments to North Texas Municipal Water District Board of Directors.

Staff Resource: Bill Keffler, City Manager

Summary: Richardson Hospital Authority
Reappoint John Sweeden – term expiring 5/31/2013

Board/Commission Action: N/A

Action Proposed: Consider motion approving the reappointment noted above.

MEMO

DATE: May 5, 2011

TO: Honorable Mayor and City Council

FROM: Dave Carter, Assistant Director of Development Services DC

SUBJECT: MTP 11-02 – Request to revise the Master Transportation Plan and Comprehensive Plan by adding collector streets and the Cotton Belt Regional Rail

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REQUEST

A proposal by the City of Richardson to revise the Master Transportation Plan and Comprehensive Plan by adding the Cotton Belt rail corridor as a Regional Rail Transit Corridor, adjust the alignment of Routh Creek Drive, add an east/west collector between North Plano Road and Routh Creek Drive north of East Renner Road, add a north/south collector street between the State Highway 190 Access Road and West Renner Road east of the US 75 Access Road, add a north/south collector street between the State Highway 190 Access Road and Infocom Drive west of the DART Red Line rail corridor, and add a north/south collector street between the State Highway 190 Access Road and the new east/west collector street west of North Plano Road, and remove the designated grade separated intersection at North Plano Road and East Renner Road.

BACKGROUND

The purpose of the request is to designate within the Master Transportation Plan the collector streets that were included in the regulating plan for the Bush Central Station transit-oriented zoning approved by City Council on February 14, 2011. In addition, the request designates the proposed route of the Cotton Belt rail corridor for service to the Bush Turnpike Station and the deletion of a future grade-separated intersection at North Plano Road and East Renner Road. Additional information in attached Staff Report.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission conducted a public hearing on this item on April 19, voting to recommend approval of the request.

ATTACHMENTS

CC Public Hearing Notice
City Plan Commission Minutes 04-19-2011
Staff Report
Exhibits
CPC Public Hearing Notice
Ordinance for MTP 11-02

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, May 9, 2011, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request.

MTP 11-02

A request by the City of Richardson to amend the Master Transportation Plan and the Comprehensive Plan by adding the Cotton Belt rail corridor as a Regional Rail Transit Corridor, adjusting the alignment of Routh Creek Drive, adding an east/west collector between North Plano Road and Routh Creek Drive north of East Renner Road, adding a north/south collector street between the State Highway 190 Access Road and West Renner Road east of the US 75 Access Road, adding a north/south collector street between the State Highway 190 Access Road and Infocom Drive west of the DART Red Line rail corridor, and adding a north/south collector street between the State Highway 190 Access Road and the new east/west collector street west of North Plano Road, and removing the designated grade separated intersection at North Plano Road and East Renner Road.

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

Motion: Commissioner Bright made a motion to recommend approval of MTP File 11-01 as presented; second by Commissioner Frederick. Motion passed 7-0.

PUBLIC HEARING

4. **MTP FILE 11-02:** A request by the City of Richardson to amend the Master Transportation Plan and Comprehensive Plan to add the Cotton Belt rail corridor as a Regional Rail Transit Corridor, adjust the alignment of Routh Creek Drive, add an east/west collector between North Plano Road and Routh Creek Drive north of East Renner Road, add a north/south collector street between the State Highway 190 Access Road and West Renner Road east of the US 75 Access Road, add a north/south collector street between the State Highway 190 Access Road and Infocom Drive west of the DART Red Line rail corridor, and add a north/south collector street between the State Highway 190 Access Road and the new east/west collector street west of North Plano Road, and remove the designated grade separated intersection at North Plano Road and East Renner Road.

   Mr. Carter advised that the MTP request was similar to the preceding request in the fact that it was in support of the previously approved rezoning of the Bush/75 Transit Oriented development. He noted that the intention of the amendment was to include the roadway plan as required in the Regulating Plans of the developments, and to update the diagrammatic plan.

   Carter reviewed the different types of roads including Mandatory versus Non-mandatory, Minor Collectors, TOD Collectors, Main Street Collectors, etc. He added that the Regulating Plan within the Planned Development Ordinance defined the characteristics of the roads as well as the setbacks of the buildings, lane widths, and parking requirements.

   Mr. Carter stated there were 8 revisions to the MTP and listed them as follows:

   1. Add the Cotton Belt rail corridor as a Regional Rail Transit Corridor
   2. Add a north/south collector street between the State Highway 190 access road and west Renner Road east of the U.S. 75 access road
   3. Add a north/south collector street between the State Highway 190 access road and Infocom Drive west of the DART Red Line rail corridor
   4. Delete the existing alignment of Routh Creek Drive
   5. Add the new alignment of Routh Creek Drive
   6. Add an east/west collector street between north Plano Road and Routh Creek Drive north of east Renner Road
   7. Add a north/south collector street between the State Highway 190 access road and the new east/west collector street west of north Plano Road
   8. Remove the designated grade separation intersection at Plano and Renner Roads

Mr. Carter stated that the Cotton Belt rail line runs from southwest Fort Worth to DART's Red Line with potential stations at the President George Bush Turnpike and 12th street in Plano. He added that in future plans the rail line could continue eastward towards the cities of Wylie, Sachse, and Greenville.

Commissioner Hand asked if the there had been a resolution regarding the future direction of the Cotton Belt.

Mr. Carter replied that by providing the right-of-way dedication through the zoning, and the implementation on the MTP, the City was making known its desire to have the rail line come through the city. He said that funding was still pending and would be a big hurdle, but DART would also have to finish the preliminary engineering and environmental impact statements before anything could happen.

Commissioner Frederick said she liked the redesign of Routh Creek Drive because it allowed for more green space between the rail lines and moved the traffic away from the area, which caused fewer disturbances to the park like setting.

Commissioner Bouvier asked why the existing alignment of Routh Creek Drive was being deleted (revision number 4), and he also wanted to know why the north/south collector from High 190 stopped at the east/west collector between Plan Road and Routh Creek Drive (revision number 7).

Regarding revision 4, Mr. Carter referred to the Regulating Plan of the PD Ordinance stating the streets shown as solid lines were mandatory, public streets; however, what was not shown were specific driveway locations and entrances to parking garages or other facilities. He said that in all likelihood there would be a driveway connection over to the development, but it would not be a mandatory street until it was determined what size of buildings would be built, whether one or two lanes were needed, or just a single driveway. Carter noted that the connection would be there as well as the cross connection to Infocom Drive.

In the area south of the east/west collector between Routh Creek Drive and Plano Road, Mr. Carter advised there were plans for a parkway with a green belt area; however, at this time it was not known if the property would remain as one large tract or be divided into multiple pieces of property. He added that the street was not designed as a mandatory street in the PD because it would have been tied to one specific location and they wanted to maintain flexibility if the property was divided.

Commissioner Bouvier asked about the importance of the park and green belt area that was shown on the MTP as connecting into a "T" and how would that be handled.

Mr. Chavez replied that when the land was developed there were would be two documents controlling the alignment and connections: the PD with the adopted Regulating Plan and street typologies; and the MTP.

Mr. Carter said the MTP was diagrammatic and more of a guideline, but it was the Regulating Plan and the zoning that would provide the needed details.

Commissioner Maxwell asked if all the solid lines on the Regulating Plan were mandatory, and wanted to know why western portion of revision 5 was not included in the Commission's packet.

Carter replied that all the solid lines were mandatory streets, but they did not necessarily have to be on the MTP. He added that the western portion had accidentally been deleted from the Commission's packet, but it was shown in the Regulating Plan so it would be included in the MTP.

Vice Chair Hammond said he had some concerns, specifically with revision 7 and circuitous route that was proposed.

Mr. Carter replied the Regulating Plan had placed an emphasis on view corridors in the plaza area, and revision 7 would be a connection of several different streets.

Vice Chair Hammond pointed out that the revision came off the highway frontage road then suddenly turned west and wanted to know if that design was for traffic calming.

Carter said the revision was flexible and could moved to the west making the street a direct connection between the frontage road and Infocom Drive, and once the development site plan was submitted the staff would have a better idea of how that street would be configured. He added that most of the traffic would be outbound from the site and traffic volumes would be minor compared to Infocom Drive.

Vice Chair Hammond noted that revisions 2 and 5 were less than 200 feet apart where they connected to Renner Road and expressed concern that additional intersection along such a busy road could be problematic.

Mr. Carter said he did share some of the same concerns, but the property was a fairly large tract of land that had rail adjacency on one side and creek adjacency on the other, so there was only one section of frontage to Renner Road, but noted that instead of individual driveways there would be a parkway.

Mr. Hammond reminded the Commission and staff of the concerns expressed during the original zoning case regarding traffic patterns in and out of the development and hoped those concerns would be taken into consideration during development of the property.

With no further questions or comments, Vice Chair Hammond opened the public hearing.

Mr. Jim Wills, Parliament Group, 2801 W. Lovers Lane, Dallas, Texas, stated he was generally in support of the proposed changes to the MTP. He said the area was being designed as a suburban/urban development with more pedestrian traffic and the proposed changes would facilitate that and slow down the traffic.

No further comments were made in favor or opposition and the public hearing was closed.

Commissioner Bouvier commented he was in support of adding the revisions, but asked if they had to be added to the MTP for financing reasons.

Mr. Carter replied that if the revisions were added to the MTP, it would allow the City to pursue funding from the county and other sources, but not adding it to the plan did not really cause a problem because the roads were covered under the Regulating Plan. He explained that the City could go forward without a change to the MTP, but it was always better to have both documents match.

Motion: Commissioner DePuy made a motion to recommend approval of MTP File 11-02 as presented; second by Commissioner Bright. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Vice Chair Hammond adjourned the regular business meeting at 8:46 p.m.

for

David Gantt, Chairman
City Plan Commission

City of Richardson
Public Hearing Notice
MTP 11-02

The Richardson City Plan Commission will conduct a public hearing at 7:00 p.m. on April 19, 2011, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider a request by the City of Richardson to amend the Master Transportation Plan and the Comprehensive Plan by adding the Cotton Belt rail corridor as a Regional Rail Transit Corridor, adjusting the alignment of Routh Creek Drive, adding an east/west collector between North Plano Road and Routh Creek Drive north of East Renner Road, adding a north/south collector street between the State Highway 190 Access Road and West Renner Road east of the US 75 Access Road, adding a north/south collector street between the State Highway 190 Access Road and Infocom Drive west of the DART Red Line rail corridor, and adding a north/south collector street between the State Highway 190 Access Road and the new east/west collector street west of North Plano Road, and removing the designated grade separated intersection at North Plano Road and East Renner Road.

If you wish your opinion to be part of the record but are unable to attend the hearing, send a written reply prior to the hearing date to the Dept. of Development Services, City of Richardson, P.O. Box 830309, Richardson, Texas 75083-0309. For more information call 972-744-4240.

Published in the Dallas Morning News April 9, 2011

Staff Report

TO: City Plan Commission

FROM: Dave Carter, Assistant Director of Development Services DC

DATE: May 5, 2011

RE: **MTP 11-02:** A request to amend the Master Transportation Plan and Comprehensive Plan to reflect improvements approved in the Bush Central Station Transit-Oriented Development Zoning.

REQUEST:

Amend the Master Transportation Plan and Comprehensive Plan to add the Cotton Belt rail corridor as a Regional Rail Transit Corridor, adjust the alignment of Routh Creek Drive, add an east/west collector between North Plano Road and Routh Creek Drive north of East Renner Road, add a north/south collector street between the State Highway 190 Access Road and West Renner Road east of the US 75 Access Road, add a north/south collector street between the State Highway 190 Access Road and Infocom Drive west of the DART Red Line rail corridor, and add a north/south collector street between the State Highway 190 Access Road and the new east/west collector street west of North Plano Road, and remove the designated grade separated intersection at North Plano Road and East Renner Road.

APPLICANT:

City of Richardson

ADJACENT ROADWAYS:

N. Plano Road: Six-lane, divided Arterial roadway; one of the proposed collectors would connect to N. Plano Rd.; 26,300 vehicles per day.

Renner Road: Six-lane, divided Arterial roadway; one of the proposed collectors and the realigned Routh Creek Dr. would intersect with Renner Rd.; 27,900 vehicles per day.

President George Bush Turnpike: Eight-lane highway with three-lane, one-way service roads; three of the proposed north-south roads would connect to the eastbound service road; 69,000 vehicles per day (2009)

US 75/Central Expressway: Eight-lane highway with three-lane, one-way service roads; none of the proposed roadways would connect to the northbound service road; the proposed Cotton Belt rail corridor alignment would cross over US 75 and its service roads; 267,000 vehicles per day (2009).

SURROUNDING LAND USE AND ZONING:

North:	City of Plano
South:	Undeveloped; I-M(1) Industrial
East:	Undeveloped; PD Planned Development and C-M Commercial
West:	Multi-family; PD Planned Development

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The purpose of the request is to designate within the Master Transportation Plan the collector streets that were included in the regulating plan for the Bush Central Station transit-oriented zoning approved by City Council on February 14, 2011. In addition, the request designates the proposed route of the Cotton Belt rail corridor for service to the Bush Turnpike Station and the deletion of a future grade-separated intersection at North Plano Road and East Renner Road.

The requested amendments to the Master Transportation Plan are detailed on the attached exhibit with the following numbering:

1. Add the Cotton Belt rail corridor as a Regional Rail Transit Corridor
2. Add a north/south collector street between the State Highway 190 Access Road and West Renner Road east of the US 75 Access Road
3. Add a north/south collector street between the State Highway 190 Access Road and Infocom Drive west of the DART Red Line rail corridor
4. Delete the existing alignment of Routh Creek Drive
5. Add the new alignment of Routh Creek Drive on both sides of DART LRT alignment
6. Add an east/west collector between North Plano Road and Routh Creek Drive north of East Renner Road
7. Add a north/south collector street between the State Highway 190 Access Road and the new east/west collector street west of North Plano Road
8. Remove the designated grade separated intersection at North Plano Road and East Renner Road

The new collector streets would provide much-needed east/west and north/south access from within the Bush Central Station area to the surrounding streets.

STAFF COMMENTS:

Background:
As part of the Caruth Properties (ZF 10-20) and Bush Central Station (ZF 10-21) zoning cases, the City Council approved the regulating plans for new development. These regulating plans designate the location of both mandatory and non-mandatory streets. This application adds the primary mandatory streets to the Master Transportation Plan.

The proposed roadways would function as Minor Collectors, defined in the Comprehensive Plan as follows:

> *Collectors serve internal traffic movements within a specific area of the city, such as a subdivision, and connect with the arterial system. Major Collectors may handle relatively long trips, carrying traffic for several miles from a traffic generator or connecting to the next Arterial roadway. Minor Collectors and Neighborhood Collectors typically do not handle long trips, so they need not be continuous for any great length.*
>
> - *Major Collectors typically carry between 5,000 and 18,000 vehicles per day.*
> - *Minor Collectors typically carry between 2,500 and 8,000 vehicles per day.*
> - *Neighborhood Collectors typically carry between 1,000 and 4,000 vehicles per day.*

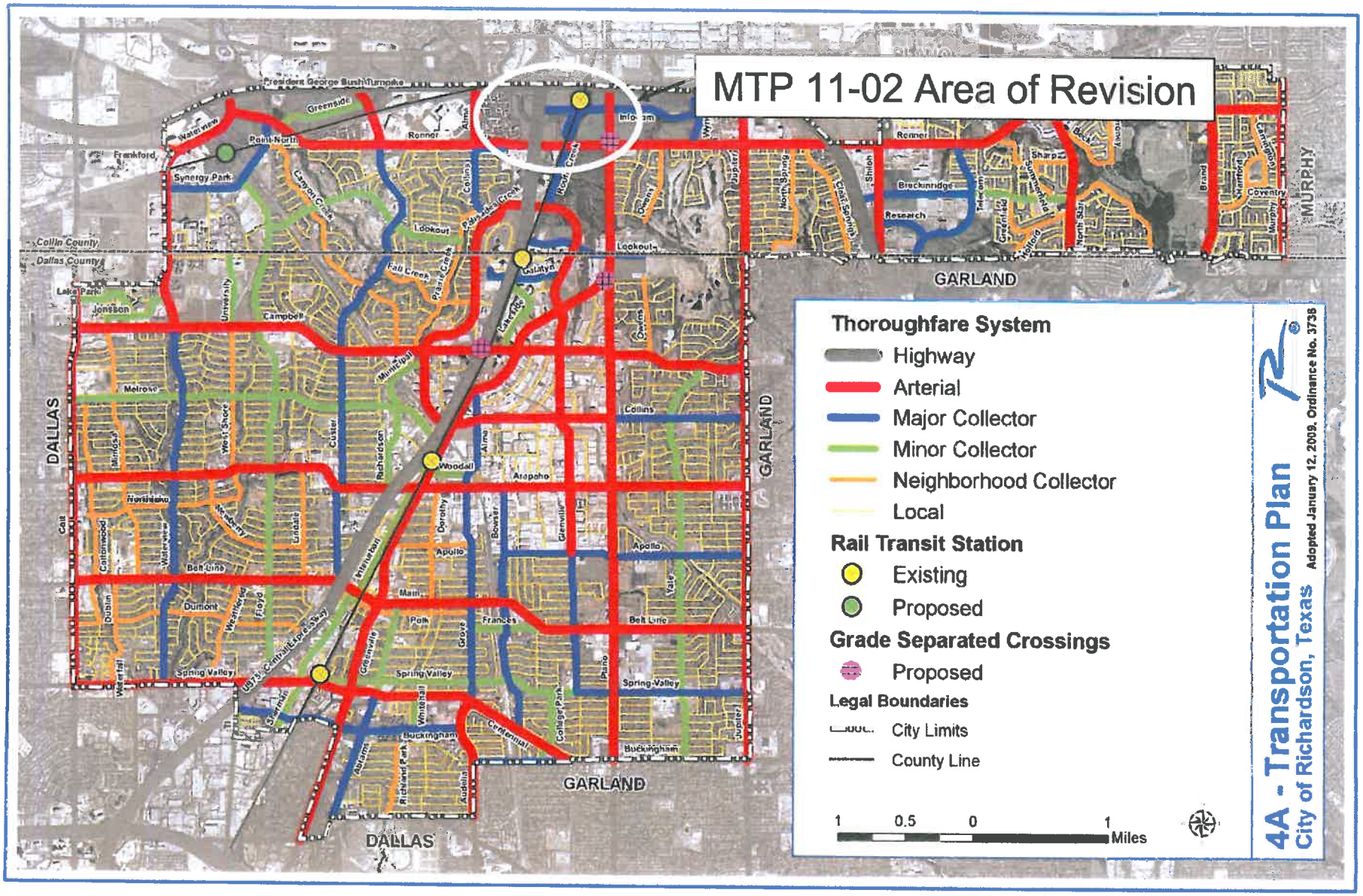
The Traffic Impact Analysis for the Bush Central Station rezoning supported the addition of these collectors, addition of the Cotton Belt regional rail corridor and removal of the designated grade separated intersection of North Plano Road and East Renner Road that is currently part of the Master Transportation Plan.

Notification: Public hearing notice published in the Dallas Morning News on April 9, 2011 for the CPC Meeting on April 19, 2011
Public hearing notice published in the Dallas Morning News on April 22, 2011 for the CC Meeting on May 9, 2011

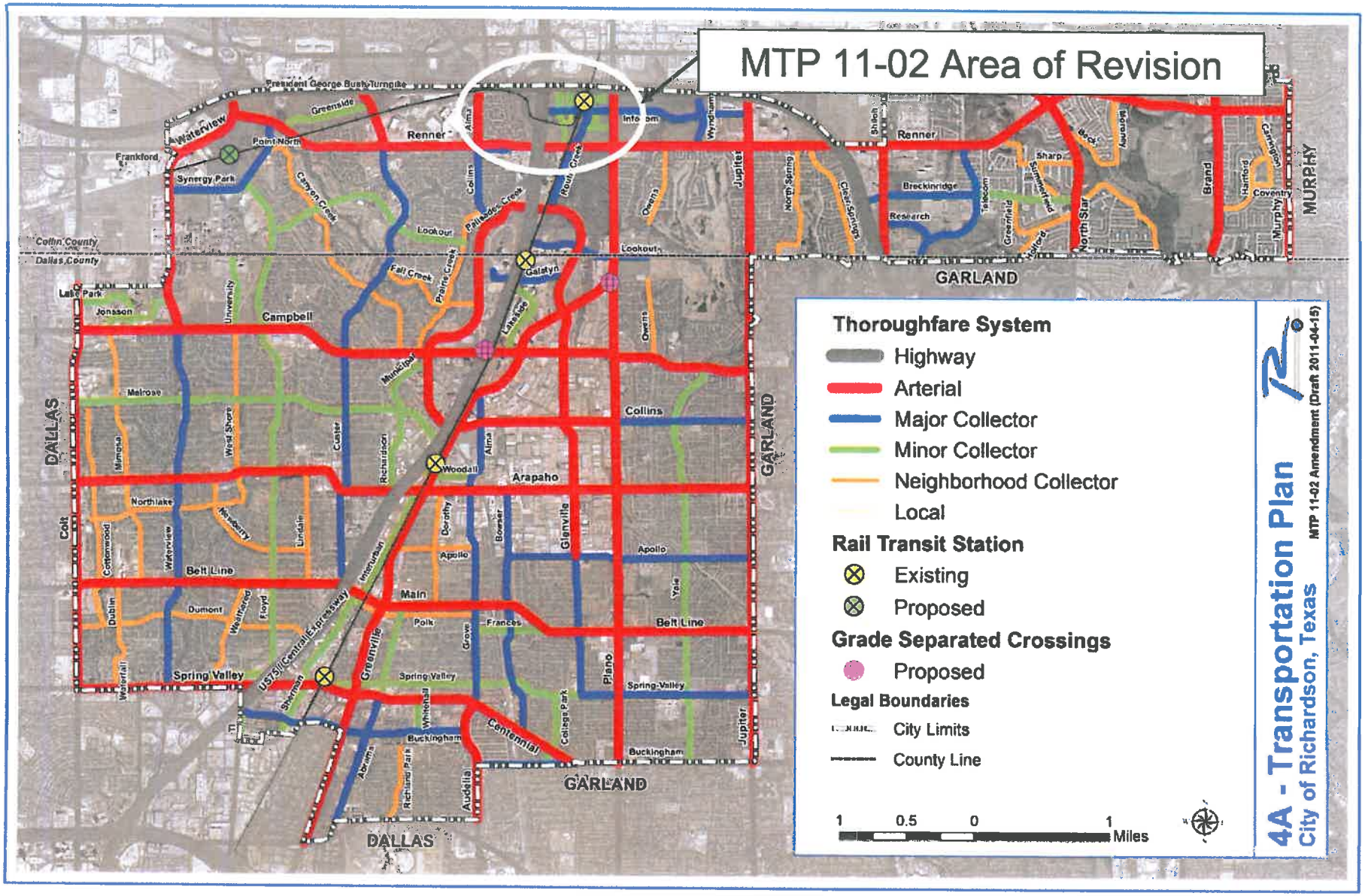
Correspondence: No correspondence has been received.

Action: On April 19, 2011, the City Plan Commission conducted a public hearing on this item and recommended approval of the request as presented.

Master Transportation Plan
(Existing)



Master Transportation Plan
(Proposed)



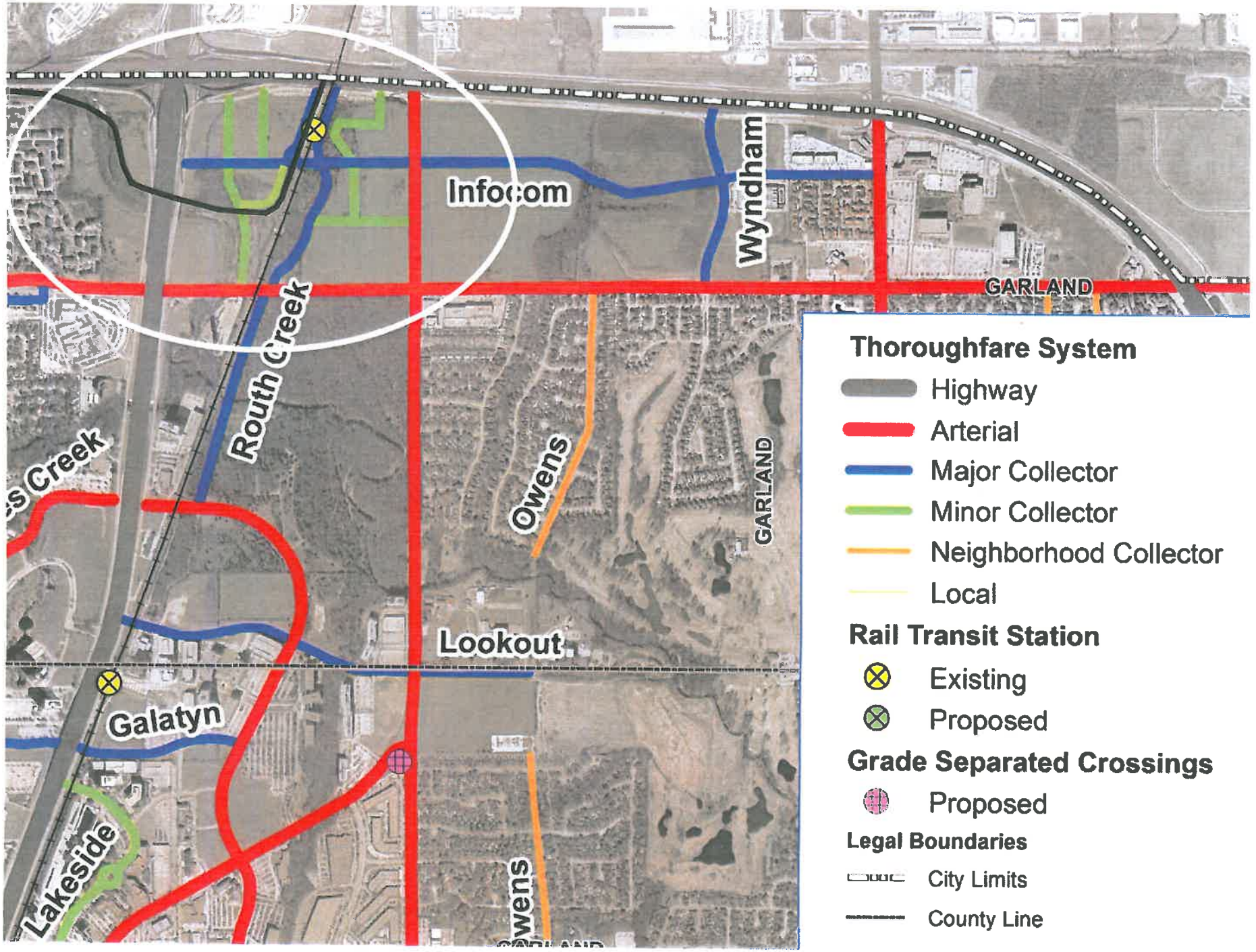
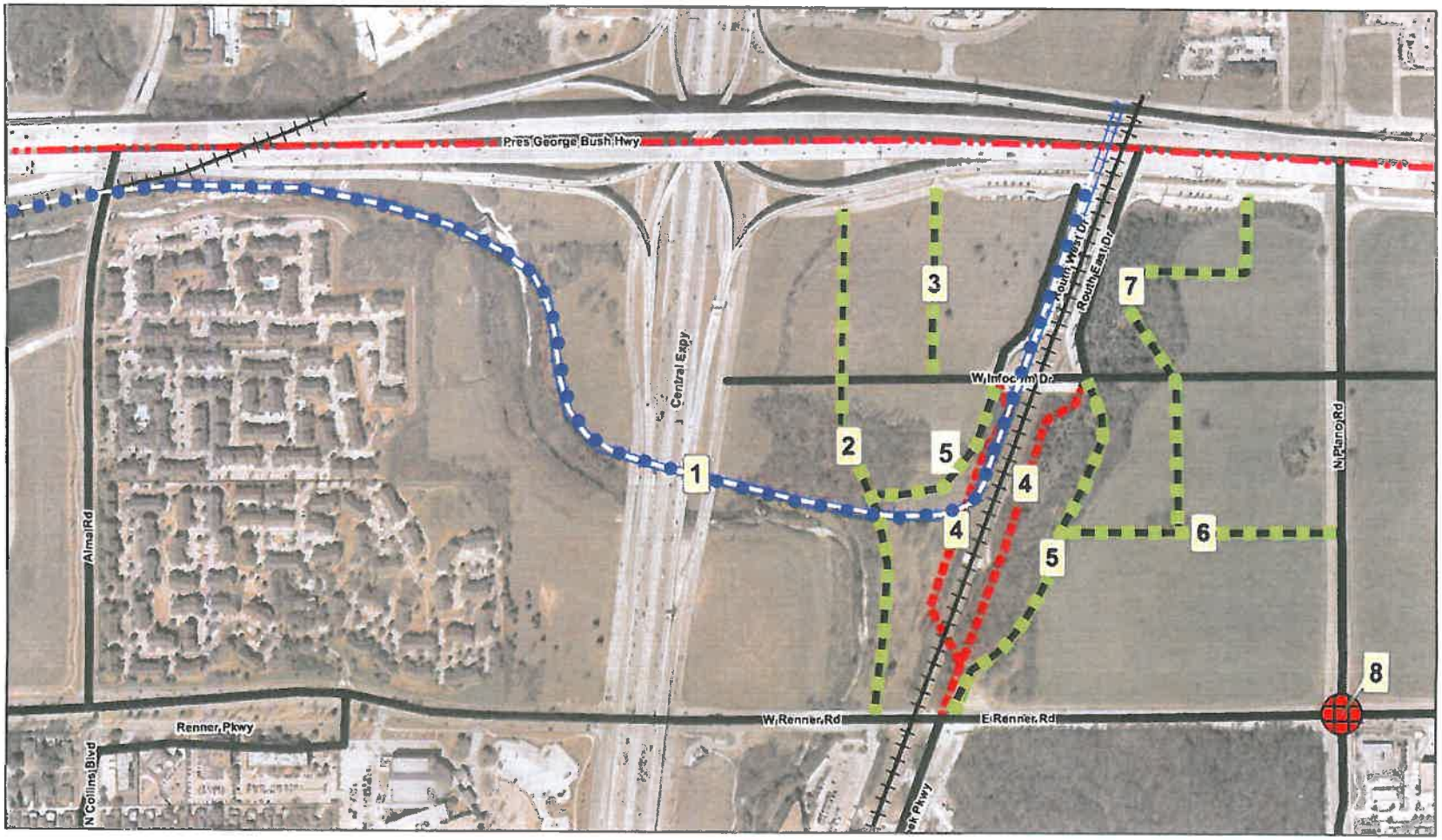

Infocom
Wyndham
GARLAND
Routh Creek
Owens
GARLAND
Lookout
Galatyn
Lakeside
Owens
Thoroughfare System
Highway
Arterial
Major Collector
Minor Collector
Neighborhood Collector
Local
Rail Transit Station
Existing
Proposed
Grade Separated Crossings
Proposed
Legal Boundaries
City Limits
County Line

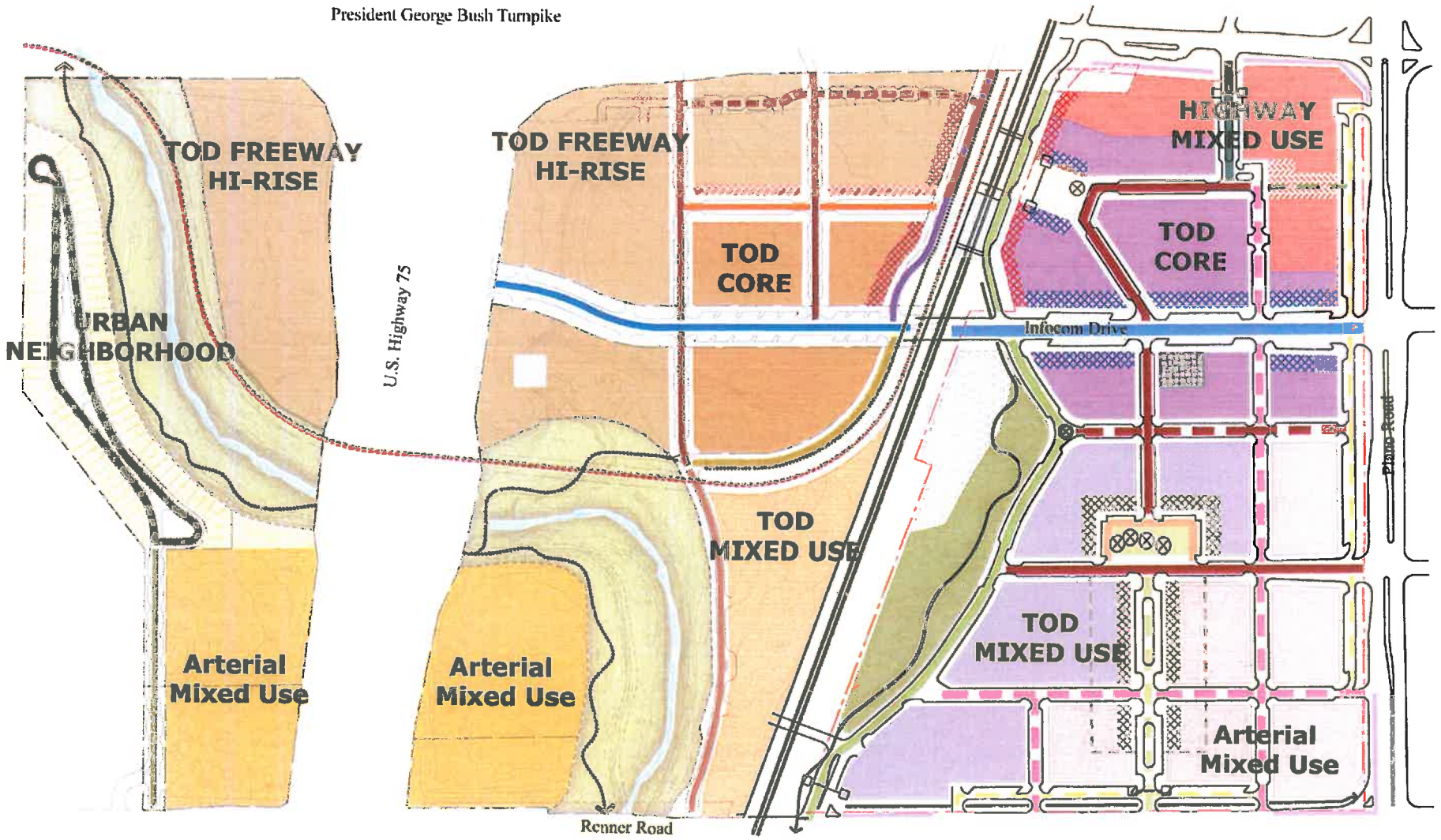
Exhibit A. MTP 11-02 Revisions



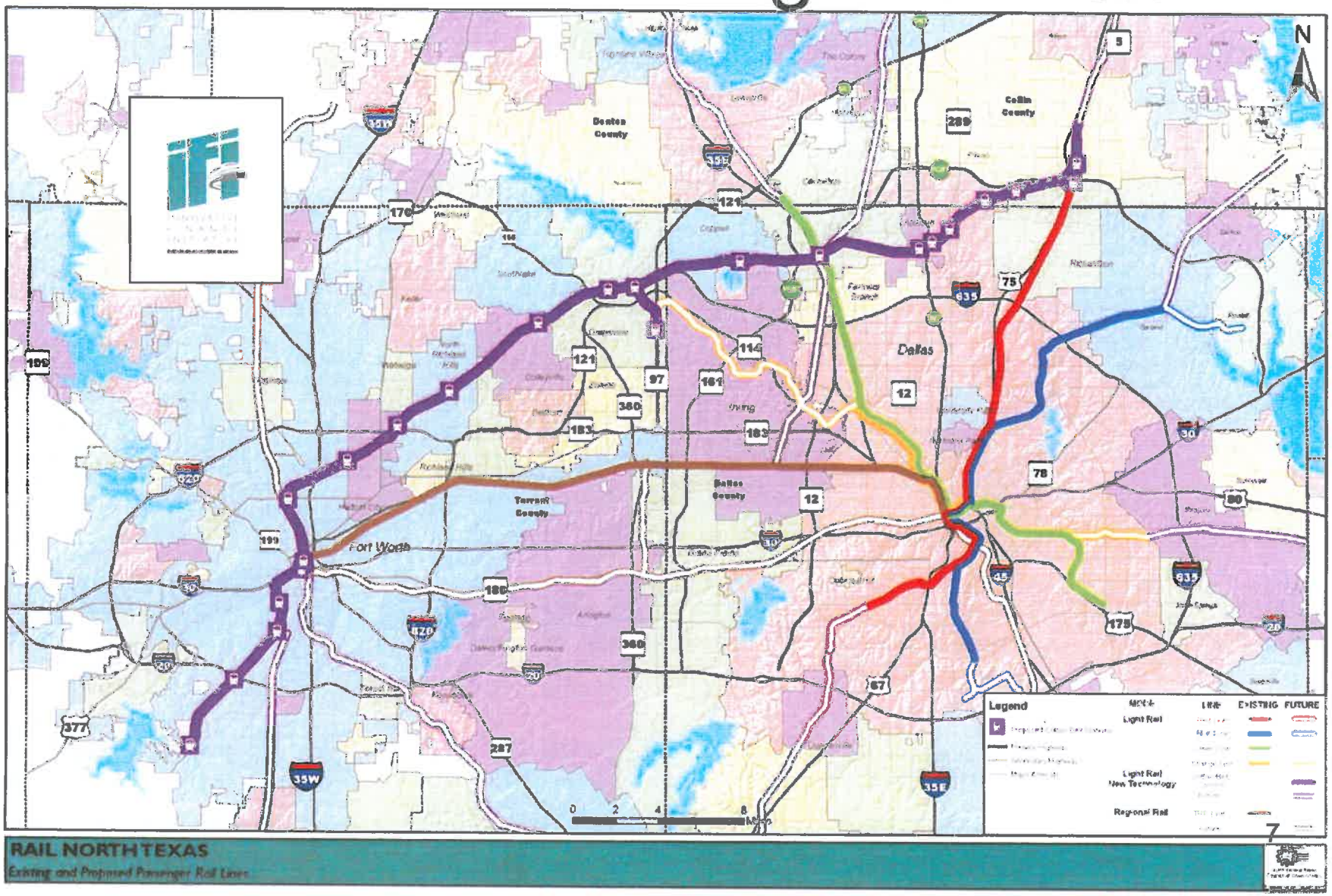
1. Add Cotton Belt as a Regional Rail Transit Corridor
2. Add collector between frontage road and Renner Road
3. Add collector between frontage road and Infocom Drive
4. Delete existing alignment of Routh Creek Drive
5. Add new alignment of Routh Creek Drive
6. Add collector between Plano Road and Routh Creek Drive
7. Add collector between frontage road and collector
8. Remove designated grade separated intersection

Bush / 75 Area Regulating Plan

Streets and Character Zones



Cotton Belt – Regional Rail



ORDINANCE NO. 3820

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE MASTER TRANSPORTATION PLAN, BEING A PART OF THE COMPREHENSIVE PLAN, OF THE CITY OF RICHARDSON, TEXAS, TO ADD THE COTTON BELT RAIL CORRIDOR AS A REGIONAL RAIL TRANSIT CORRIDOR, ADJUST THE ALIGNMENT OF ROUTH CREEK DRIVE, ADD AN EAST/WEST COLLECTOR BETWEEN NORTH PLANO ROAD AND ROUTH CREEK DRIVE NORTH OF EAST RENNER ROAD, ADD A NORTH/SOUTH COLLECTOR STREET BETWEEN THE STATE HIGHWAY 190 ACCESS ROAD AND WEST RENNER ROAD EAST OF THE US 75 ACCESS ROAD, ADD A NORTH/SOUTH COLLECTOR STREET BETWEEN THE STATE HIGHWAY 190 ACCESS ROAD AND INFOCOM DRIVE WEST OF THE DART RED LINE RAIL CORRIDOR, AND ADD A NORTH/SOUTH COLLECTOR STREET BETWEEN THE STATE HIGHWAY 190 ACCESS ROAD AND THE NEW EAST/WEST COLLECTOR STREET WEST OF NORTH PLANO ROAD, AND REMOVE THE DESIGNATED GRADE SEPARATED INTERSECTION AT NORTH PLANO ROAD AND EAST RENNER ROAD AS SHOWN ON EXHIBIT "A"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary that the Master Transportation Plan be amended for the preservation of public health, safety and general welfare; and

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 its legislative discretion, has concluded that the Master Transportation Plan should be amended; **NOW THEREFORE,**

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

SECTION 1. That the Master Transportation Plan of the Comprehensive Plan of the City of Richardson, Texas, be, and the same is hereby, amended to add the Cotton Belt rail corridor as a Regional Rail Transit Corridor, adjust the alignment of Routh Creek Drive, add an east/west collector between North Plano Road and Routh Creek Drive north of East Renner Road, add a north/south collector street between the State Highway 190 Access Road and West Renner Road east of the US 75 Access Road, add a north/south collector street between the State

Highway 190 Access Road and Infocom Drive west of the DART Red Line rail corridor, and add a north/south collector street between the State Highway 190 Access Road and the new east/west collector street west of North Plano Road, and remove the designated grade separated intersection at North Plano Road and East Renner Road as shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. 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 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 3. 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.

SECTION 4. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 9th day of May, 2011.

APPROVED:

_____
MAYOR

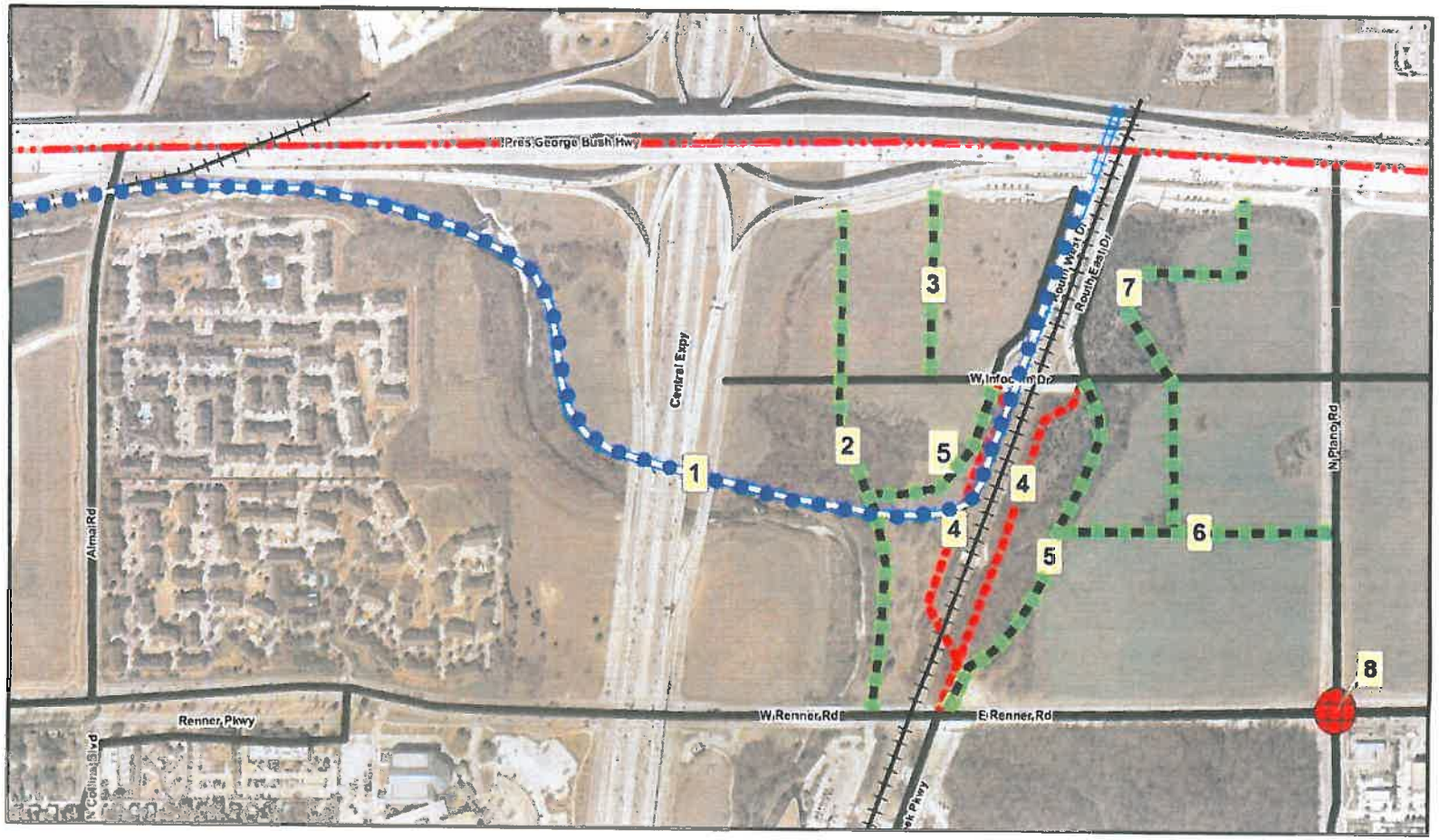
APPROVED AS TO FORM:

_____
CITY ATTORNEY
(PGS:05-04-11:49171)

CORRECTLY ENROLLED:

_____
CITY SECRETARY

Exhibit A. MTP 11-02 Revisions



1. Add Cotton Belt as a Regional Rail Transit Corridor
2. Add collector between frontage road and Renner Road
3. Add collector between frontage road and Infocom Drive
4. Delete existing alignment of Routh Creek Drive
5. Add new alignment of Routh Creek Drive
6. Add collector between Plano Road and Routh Creek Drive
7. Add collector between frontage road and collector
8. Remove designated grade separated intersection

MEMO

DATE: May 5, 2011

TO: Honorable Mayor and City Council

FROM: Monica Heid, Community Projects Manager MH

SUBJECT: Zoning File 11-04 – Rezoning of West Spring Valley Corridor

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REQUEST

A proposal by the City of Richardson to rezone 198 acres north of West Spring Valley Road, between Coit Road and Central Expressway and extending north to Dumont Drive from multiple zoning categories to PD Planned Development for a variety of uses.

BACKGROUND

Detailed background information is contained in the Staff Report. Additional information for Monday evening's hearing is still being developed.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission conducted a public hearing on this item on April 5 and concluded their discussion and deliberations on April 19, 2011, voting 6-1 to recommend approval of the request. The Council hearing was opened on May 2 and continued to May 9, 2011.

ATTACHMENTS

NEW INFORMATION:
Correspondence Received Since 05-02-2011 Hearing
PRIOR INFORMATION:

CC Public Hearing Notice
City Plan Commission Minutes 04-015-2011, 04-19-2011*
Staff Report
PD Ordinance
Zoning Map
Aerial Map
Applicant's Statement
CPC Notice of Public Hearing
Notification List
Correspondence in Favor
Correspondence in Favor with Conditions/Concerns
Correspondence in Opposition
Handouts from 05-02-2011 (additional correspondence received, revised nonconforming language dated 04-28-2011, ZF11-04 opposition)

*Approved minutes of the 04-19-2011 CPC hearing have been substituted for draft minutes in the last packet

GE Commercial Finance
Real Estate

16479 Dallas Parkway, Suite 600
Addison, TX 75001
USA

T 972 728 7600
F 972 728 7632

April 28, 2011

Richardson City Council
411 W. Arapaho Rd
Suite 201
Richardson, TX 75080

Re: Spring Valley Corridor Rezoning

Dear Members of the City Council:

I have written previously to express our opposition to this request and explain some of the general reasons for our opposition. I am writing again on behalf of GE Capital Real Estate, the owner of the La Mirada Apartments, which are located within the Spring Valley corridor area being considered to be rezoned. The purpose of this letter is to try and give a detailed explanation of how our concerns are likely to manifest in dealings with lenders. We are hopeful that you will take this letter into consideration during your deliberations on the proposed rezoning ordinance.

We strongly feel that the current ordinance has a profoundly negative effect on the area. The reason for this belief is grounded in our extensive experience with commercial real estate lenders.

As you are doubtlessly aware, commercial real estate lending standards have drastically tightened in the wake of the recent financial crisis, and all commercial mortgage activities are scrutinized by lenders and their counsel.

As drafted, this ordinance will immediately render virtually the entire corridor non-conforming as to either use, structure or both. Moreover, structures can only be rebuilt if damaged by less than 50% of their value, and city staff and the city attorney have stated that no improvements which have the effect of "extending the useful life" of structures will be permitted. Can an owner replace a hail damaged roof? Replace a burned out HVAC system? Repave a depleted and crumbling parking lot? The answers to these important questions are at best within the discretion of city staff and the city council. At worst, the answer is clearly "no." In either event, the resulting uncertainty is more than any prudent commercial lender in today's market will bear.

Standard commercial mortgages typically have 30-year amortization periods, but they balloon in 5-10 years after issuance. On this date, the entire balance of the mortgage becomes due, and the borrower must either refinance or pay off the note in its entirety. The latter is not an appealing option because it is often cost prohibitive, and when needed improvements to buildings are disallowed by the property's zoning, there is an even further disincentive created to investing further capital in the asset.

Given that these structures will be much more difficult to insure and maintain after the passage of this ordinance, it is our belief, based on substantial and recent experience that the overwhelming majority of today's lenders will not agree to the refinancing of a loan on these terms.

As such, the borrowers are left with the unappealing choice of making a significant additional capital investment that will likely be unable to be recovered or simply "tossing the keys" to the lender.

The result is that many of the properties will likely fall into foreclosure or receivership. Worse yet, this process will be gradual because the balloon periods for the various commercial mortgages in the area will arise at different points over the next several years. The area will continue to deteriorate unpredictably, operating to deter future investors and developers.

Much of this problem can be avoided through a significant reworking of the manner in which this ordinance deals with non-conforming structures. It is my understanding that questions were asked at several of the community meetings leading to this point about non-conforming structures and uses, and this issue was raised at the plan commission hearing on this matter. Unfortunately, it has not been addressed.

We implore you to seriously consider these unintended ramifications if the ordinance is passed as recommended by the plan commission.

Sincerely,

Bill Dickey

Pamela Schmidt/CH/Cor
05/04/2011 10:19 AM

To "Monica Heid" <monica.heid@cor.gov>, "Cliff Miller" <cliff.miller@cor.gov>, "Pete Smith" <psmith@njdhs.com>
cc
bcc
Subject Fw: Non-Conforming Structure Regulations (Zoning Case 11-04, West Spring Valley Rezoning)

1 attachment

Nonconforming Structure Regulations.pdf

Sent from my wireless handheld

From: "Mann, Tommy" [tmann@winstead.com]
Sent: 05/04/2011 10:14 AM EST
To: Pamela Schmidt
Cc: "Williams, Kirk" <kwilliams@winstead.com>; "'Dickey, Bill (GE Capital)'" <Bill.Dickey@gecapital.com>; diep truong <dtruong11@yahoo.com>; Trinh N Vo <tvo22@yahoo.com>; "Anderson, Art" <aanderson@winstead.com>; Dan Johnson; Bill Keffler
Subject: Non-Conforming Structure Regulations (Zoning Case 11-04, West Spring Valley Rezoning)

Ms. Schmidt,

Please transmit the attached chart and this message to the city council members as soon as possible for consideration prior to Monday's continued hearing on this matter.

The attached chart contains a summary and comparison of ordinances relating to non-conforming structures in surrounding cities and two cities specifically discussed at last Monday's hearing (Fort Worth and Arlington). I am representing GE Capital Real Estate, which owns the La Mirada Apartments and Dr. Diep Truong, who owns the Pollo Fiesta restaurant at 722 W. Spring Valley (to be converted to a dental clinic). Both of these properties will be rendered non-conforming structures, but the uses will continue to be allowed if this ordinance is passed. As is evident from the attached chart, the currently proposed Spring Valley regulations are far more strict than any of the other cities.

I have indicated the two most relevant provisions as separate columns in the chart. A lot of discussion to date has centered on the damage/rebuild provision, which is critically important. However, the ability to remodel, renovate and alter existing structures is equally important.

Finally, I want to point out that the expiration of the moratorium is essentially irrelevant to all the concerns we expressed on Monday. Even if my clients were able to rush in and apply for permits, their structures would still be rendered non-conforming if this ordinance is passed.

While there have been extensive meetings on this effort. there has been minimal discussion of the impact on existing businesses and structures to date. Given that the moratorium has no significant impact on the non-conforming issues, another option to consider is continuing this item long enough to allow a detailed examination of the impact of these provisions on existing businesses.

Please note that I have sent copies of all the ordinances used for the formulation of this chart to your city attorney for independent review.

Tommy Mann, Attorney
Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
214.745.5724 *direct* | 214.745.5390 *fax* | tmann@winstead.com | www.winstead.com

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NON-CONFORMING STRUCTURE REGULATIONS

CITY	DAMAGE/REBUILD PROVISION[1]	RIGHT TO REMODEL, RENOVATE AND ALTER
(1) Plano	75%	No limit on renovation, remodeling, or alterations so long as the degree of non-conformity is not increased
(2) Fort Worth	75%	Allows everything but "structural alterations"[2] that do not increase the degree of non-conformity
(3) Dallas	100%	Full rights so long as the degree of non-conformity is not increased
(4) Garland	60%	Full rights so long as the degree of non-conformity is not increased
(5) Arlington	100%	Full rights so long as the degree of non-conformity is not increased
(6) Spring Valley as Recommended by Plan Commission	50%	No alterations that extend the useful life of any structure

[1] All cities limit the ability to rebuild in the event of intentional destruction by the owner.
[2] Defined as "any change in the supporting members of a building, such as bearing walls, columns, beams or girders, or any substantial change in the roof or in exterior walls"

Pamela Schmidt/CH/Cor
05/04/2011 05:01 PM

To gary.slagel@CapitalSoft.com, bob.townsend@cor.gov, marksr@assurnet.biz, johnamurphy2@tx.rr.com, Rmacy@tx.rr.com, steve.mitchell@hotmail.com,
cc Monica Heid/CH/Cor@Cor, bill.keffler@cor.gov, Cliff Miller/CH/Cor@Cor
bcc
Subject Fw: Spring Valley Reinvestment

Pamela Schmidt
City Secretary
City of Richardson
972-744-4290
972-744-5803 (F)
pamela.schmidt@cor.gov
----- Forwarded by Pamela Schmidt/CH/Cor on 05/04/2011 05:00 PM -----

From: K Whitefield <kwhitefield@gmail.com>
To: Schmidt@cor.gov
Date: 05/04/2011 04:43 PM
Subject: Spring Valley Reinvestment

Councilmen John Murphy,Steve Mitchell,Bob Macy,Amir Omar

Having attended the May 2nd city council meeting and I found it synonymous with the business and property owners history on the West Spring Valley Corridor i.e. late. In the same way in which they grace the community business and property owners of the West Spring Valley Corridor have used auspicious timing to voice their concerns for the 50-year-old, 1983 retrofit buildings that enlightening my neighborhood.

I understand that the council meetings are the place to communicate grievances with our leaders, but **I find it hard to fathom these business and property owners haven't contacted city staff to help mitigate their concerns over the 2 years of the Spring Valley Reinvestment process.**

As a participant in the neighborhood focus groups I can tell you every meeting in the 10 or so combined focus and community group meetings I attended Monica Heid encouraged those in attendance to contact her of our concerns.

Incremental redevelopment of last the 30 years proven not to work in this corridor and has been extremely detrimental to residential property values that adjoin the corridor. My fear if the corridor is left to atrophy southwest Richardson will become a black hole that bankers and developers of any type would never invest in. The property and business owners in the corridor are more or less grand fathered in as is, **this rezoning forces them to improve and invest for the betterment of the community.** The nonconforming loan refinance issue seems a canard, if a business is viable banks would gladly work with it, also the trial balloon floated of a 25%

increase in space for nonconforming space means to me 25% more blight.

Furthermore if a Dobb's House used car lot, Sizzler lawnmower repair, Waffle shop jewelry store, 1st National Bank auto body and a possible Whatadentist ... **resided in their neighborhood most of the speakers at the council meeting would not hesitate to put the lid on a continuation of these type developments.**

I'm sure the current state of W. Spring Valley Rd is not what our city fathers envisioned as America was taking flight to the suburbs. **Having grown up on Spring Valley Rd in the mid 60s and moved down to the Richardson Heights in the later part of that decade, I feel I might be in touch with how the community feels about this area.I endorse city Ordinance No. 3818 as is, for the good of the city and as a blueprint for other parts of town that will inevitably go through this process in the future.**

Thank you for your time and service to the community for what must at times seem like an ungrateful job.

Kent Whitefield

801 James Dr

Richardson

214-789-1641

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, May 2, 2011, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

Zoning File 11-04

A request by the City of Richardson to rezone approximately 198 acres bounded on the west by the east right-of-way line of Coit Road; on the south by the north right-of-way line of West Spring Valley Road; on the east by the west right-of-way line of US 75/Central Expressway; and on the north by: the south right-of-way line of Dumont Drive to its intersection with the alley east of Nottingham Drive; the south boundary of Richardson Heights #2; a portion of the east and south boundaries of Richardson Heights #5; the south boundaries of Centre Court Place, Richardson Heights #11 and Richardson Heights #7, Section 5; the south and west edges of Tract 23, TOR Sheet 14; the south and west boundaries of Richardson Heights #7, Section 4; a portion of the west boundary of Richardson Heights #7, Section 3, to its intersection with Colfax Drive; the south boundary of Shadow Oaks; the south boundary of an unplatted parcel on the west side of Dublin Drive west of Shadow Oaks; and the south boundary of Northwood Estates, from PD, A-950-M, D-1400-M, R-1500-M, LR-M(1), LR-M(2), C-M, O-M and MU to PD Planned Development.

MTP 11-01

A request by the City of Richardson to amend the Master Transportation Plan and the Comprehensive Plan by adding an east/west collector street between Weatherred Drive and North Central Expressway, approximately 350 feet north of West Spring Valley Road.

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

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – APRIL 5, 2011

The Richardson City Plan Commission met April 5, 2011, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT:	David Gantt, Chairman Gerald Bright, Commissioner Janet DePuy, Commissioner Marilyn Frederick, Commissioner Barry Hand, Commissioner Don Bouvier, Alternate Thomas Maxwell, Alternate
MEMBERS ABSENT:	Bill Hammond, Vice Chair Jim Henderson, Commissioner
CITY STAFF PRESENT:	Cliff Miller, Assistant City Manager Pete Smith, City Attorney Don Magner, Director of Community Services Sam Chavez, Asst. Director of Dev. Svcs. – Planning Susan Smith, Asst. Director of Dev. Svcs. – Dev. & Engr. Monica Heid, Community Projects Manager Israel Roberts, Development Review Manager Keith Krum, Senior Planner Chris Shacklett, Planner Mohamed Bireima, Planning Technician Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the regular business meeting, the Plan Commission met with staff to receive a briefing on:

A. Agenda Items

The Commission was briefed on the agenda items. No action was taken.

B. Staff Reports

The Commission was briefed on upcoming development items. No action was taken.

MINUTES

1. **Approval of the minutes of the regular meeting of March 15, 2011.**

Motion: Commissioner Bright made a motion to approve the minutes as presented; second by Commissioner DePuy. Motion passed 7-0.

DEVELOPMENT PLANS

2. **Revised site and landscape plans for Brick Row Townhomes:** A request for approval of a revised site plan with exceptions for the Brick Row Townhomes. The 11.5-acre site is located north of Spring Valley Road, west side of Greenville Avenue and reflects the development of 127 rear-entry townhomes.

   Mr. Roberts advised that the original plans were approved in 2008 with a number of exceptions to the base standard planned development, two of which were to reduce the amenity zone of 6 feet to 5 feet; and secondly, to reduce the sidewalk width from 6 feet to 4 feet. At this time the request was for a 10-inch encroachment into the required sidewalk for two of the townhomes to accommodate the front stairs.

   Roberts reported that all the other townhomes on the street met the current requirements and staff had suggested there was enough room to turn the stairs to the side with a 90 degree angle, but the applicant replied that option would prove to be prohibitive when moving furniture or large appliances into the townhome.

   Commissioner Frederick asked if the stairs were turned would they cross over the downspout.

   Mr. Roberts that was correct, they would have to figure out another way to reroute the drainage.

   Commissioner Bright asked if staff had any concerns about the stairs jutting out into the sidewalk and being a safety hazard.

   Mr. Roberts replied that was still at least an 8-foot walkable area that met accessibility requirements; however, if there was anything less than three feet there might be a concern, but there were no tree wells or sidewalk furniture within the amenity zone.

   Commissioner DePuy said she did not think the stairs should be turned to the side and there should have been better planning on the developer's part.

   Commissioner Hand stated he agreed with Ms. DePuy, but wanted it on the record that this request should not become a precedence to intrude into the sidewalk or amenity zones.

   Chairman Gantt asked if there was a possibility that the amenity zone could change into a non-walkable area and therefore pose a possible safety hazard.

Mr. Roberts replied that it could not happen without the applicant coming back before the Commission with a request to revise their development plan.

Motion: Commissioner DePuy made a motion to recommend approval Item 2 as presented; second by Commissioner Frederick. Motion passed 7-0.

3. **Variance 11-05, Wyndham Data Center:** A request for an approval of a variance from Article III, Section 21-47(d), *Open Space and Screening*, for the existing 114,688 square foot Bank of America data center. The 11.79-acre site is located at the southeast corner of Wyndham Lane and Infocom Drive.

Mr. Bireima stated that Bank of America (B of A) was requesting approval of two variances: first, to add a two foot Ameristar gauntlet extension to the top of the required 6-foot masonry screen wall along the eastern property line; and second, to allow an 8-foot wrought iron fence in lieu of the required 6-foot masonry screening wall along the south property line adjacent to Fire Station Number 5.

Bireima said B of A was proposing to demolish the existing 6-foot high wrought iron fence surrounding the data center and replace it with a new 8-foot Ameristar-style wrought iron fence that would enclose the data center and the adjacent undeveloped site to the south.

Mr. Bireima pointed out that there were existing trees, largely Hackberries and Eastern Red Oaks, within the proposed fence area, and that the applicant was proposing to remove the trees that would interfere with the proposed fence and staff had recommended replacing those trees with Eastern Red Cedars, or similar trees approved by the City, on the north side of the fence.

Commissioner Bouvier asked what the City's standard was on maintenance of wrought iron fences and did the Commission have to add a recommendation to maintain the fence at a certain level.

Mr. Bireima replied that there were no requirements as far as painting the fences, but the Commission could make a recommendation to maintain it at a certain level.

Mr. Chavez added that the City's Community Services Department would handle any maintenance issues through their normal code enforcement efforts; however, if the Commission wanted to add some language to their recommendation it could simply state that the fence should be maintained and painted throughout its lifetime.

Chairman Gantt said he was under the impression that since Community Services was now inspecting commercial building they would keep track of the state of maintenance of the fence.

Ms. Smith agreed that any issues would be handled through the code enforcement process, and the manufacturing details specified the type of paint to be used on the fence should it become rusty or in need of maintenance.

Commissioner Maxwell asked if there was an irrigation system in place where the new trees would be planted.

Mr. Bireima replied that since the site was undeveloped, there was no irrigation in place. However, the applicant will, at a later date, present a landscape plan to the Commission for approval that will show the type of trees to be planted and how they will be irrigated.

Ms. Smith added that under the City codes, all landscaped areas must be irrigated, but the remaining area of the undeveloped land will not have to be irrigated until such time it is developed.

Chairman Gantt asked to confirm that only five trees would be removed, and would the five new trees be Eastern Red Cedars.

Ms. Smith replied that if the variance was approved, the applicant would come back before the Commission for approval of landscape plans and it was at that time the type of trees would be addressed.

Motion: Commissioner Frederick made a motion to recommend approval of Item 3 as presented; second by Commissioner Bright. Motion passed 7-0.

PUBLIC HEARINGS

4. **Zoning File 11-04:** A request by the City of Richardson to rezone approximately 198 acres north of West Spring Valley Road, between Coit Road and Central Expressway, extending north to Dumont Drive, from PD, A-950-M, D-1400-M, R-1500-M, LR-M(1), LR-M(2), C-M, O-M and MU to PD Planned Development.

   Ms. Heid prefaced her presentation with comments pointing to the large number of people who worked with her on the project including consultants, business owners, property owners, developers, residents living in the Corridor who did not own property, residents from nearby neighborhoods, institutions (i.e., church and schools), banks, City staff, and officials from the City of Dallas and the Richardson Chamber of Commerce.

   Ms. Heid said that the purpose of the zoning application was to lay the foundation for redevelopment in the West Spring Valley Corridor (the Corridor). She noted the City of Richardson was the applicant for the proposed rezoning, but did not own any developable property in the area; nonetheless, the City is responsible for protecting the health, safety and welfare of the citizens. Over the years the City had received comments regarding the

conditions in the Corridor and the spillover effect those problems were having on adjacent properties.

Ms. Heid noted that in 2009, with the adoption of the City's Comprehensive Plan, six different areas of the city were identified and labeled "Enhancement/Redevelopment Areas", meaning that in the opinion of the City, there was a reason to focus specific efforts on those portions of the city.

Heid addressed a misconception regarding the project. She said that the City was not going to require people who were operating responsibly to move out of their homes or businesses; rather the approach for the project was to create a vision for the Corridor based on market realities and community goals, then to put the ordinance in place along with policies and other types of programs that will bring the vision to fruition.

Ms. Heid pointed out that in order to encourage an owner to do something better and new with their property there needed to be an incentive, so the City was proposing a new set of regulations, a Planned Development Ordinance (PD or Ordinance). This PD would include better buildings and more open space and the trade off would be more flexibility for a developer, greater density, and quicker approvals. In addition, the purpose of the PD was to encourage appropriate reinvestment/redevelopment in the Corridor, to put the regulations in place to stabilize property ownership and values, to change the perception of the Corridor, diversify the retail mix, expand housing choices, improve the streetscape, and build connections between the stakeholders in the Corridor and the surrounding neighborhoods and community.

Ms. Heid gave a brief history of the Corridor noting that the zoning was predominantly Mixed Use, a category assigned to over 100 acres in 1995 to encourage redevelopment; however, the zoning did not allow the mixing of residential and non-residential uses in a single building or on a single lot and little redevelopment had occurred. She added there were approximately 1,625 units of older apartments and 486 condominium units in the Corridor, with about 100 of the condo units owned by a single entity and functioning more like apartments. In addition, there were 26 new and 7 old duplex buildings (66 total units). In the new duplexes, each dwelling unit can be purchased separately.

Regarding the other uses in the Corridor, Heid stated there were office buildings, churches, a short-term nursing care facility, child care facility, and an electrical substation. She added there was also a variety of different service related uses including standard retail, restaurants and a hotel. On the south side of the Corridor in the City of Dallas, the predominant uses were apartments and retail/commercial.

Ms. Heid commented that 108 of the 141 parcels in the Corridor are one acre or less in size, which makes it more difficult to accrue a large enough piece to redevelop; 25 of the lots are

between 1 and 5 acres in size; and 7 are between 5 and 15 acres. The only large lot, at the corner of Spring Valley and Coit, is approximately 37 acres in size.

There are a variety of streets throughout the Corridor, including U.S. Highway 75, Coit Road and Spring Valley, which are six lanes divided arterials; and Waterview, Floyd, Dumont, Waterfall and Weatherred are collectors. In addition, the Spring Valley DART light rail station was located about ½ mile from the eastern edge of the Corridor and bus routes served the area.

Heid commented there were improvements planned relative to infrastructure including additional turn lanes at Weatherred, pavement rehab from Weatherred to Coit Road, signal upgrades, trail enhancement at Spring Valley and Mahem, and reconstruction of Cottonwood Creek bridge as part of the larger pavement repair project.

Ms. Heid said there were three waterways in the area: Cottonwood Creek, Hunt Branch and Blue Lake, all of which are privately owned. She noted that the study did not point out any water or waste water deficiencies in the Corridor at the present time, but a dredging and dam repair project was completed in the fall of 2004, and a sewer lining project is planned for the near future in Cottonwood Creek. There is a study of the watershed for Hunt Branch and it is felt that some floodway areas will be reduced and others may be added.

Ms. Heid noted that the study had been broken down into two different phases – Phase I was Market Study/Visioning, and Phase II was Design Guidelines/Ordinance Development:

Phase I

The market study focused on using targeted public initiatives to encourage private investment. Also, the study indicated that despite the existing conditions in the area, the larger trade area from which the Corridor would be drawing is dominated by more affluent segments, a number of which prefer lifestyles that are more urban.

The following vision statement was the result of the market study and public input sessions: The West Spring Valley Corridor of the future is a place that draws people of all backgrounds and ages with its many quality housing choices, desirable shops and restaurants, attractive natural areas, easy transportation connections, and a distinctive people oriented urban character that connects Richardson's past with its vibrant and sustainable future.

The study identified five catalyst redevelopment concepts based on a specific set of criteria: ownership patterns; recent investment in property; the utilization of property; depreciation over a short term period; and total property value per acre.

The five projects that the City felt could "kick start" the redevelopment process included:

1. Public realm improvements to pedestrian features in the right-of-way such as crosswalks and sidewalks, improved streetscape, and creation of gateways to the Corridor.
2. Continental Inn site bordered by Highway 75, James Drive and Floyd Road, approximately 5 acres, with a possible land use mix of retail, office, residential and a boutique hotel; three to six story buildings; and possibly a new intersection at the frontage road and Spring Valley for better traffic flow.
3. Weatherred and Spring Valley intersection, mixed use and possibly a park, two to four stories buildings.
4. Waterview and Spring Valley (currently the site of the New Orleans apartments) possible redevelopment into forty-eight new townhomes, future trail along the creek; and a neighborhood gateway feature.
5. Oncor substation enhancement plan involving reconstruction of the screening walls and using hardscape to make a pedestrian plaza next to the DART bus stop.

The consultants performed a financial analysis on the private property and noted that for the three private property projects, with $84.3 million in private investment and $23.8 million in public investment, the public entity would get a return of $3.5 for every $1 of public funds invested.

Ms. Heid related that the City of Dallas had also done a small study for three sites on the south side of Spring Valley: 1) Northwest corner of Spring Valley and Coit could develop as mixed use; 2) Southeast corner of Spring Valley and Coit might be improved with a focus on retail and restaurant uses; and 3) Mid-way between Highway 75 and Coit on Spring Valley, between Cottonwood Creek and Hunt Branch, the possibility of higher-end townhome development to reflect the new townhome-style duplexes on the north side of Spring Valley and the proposed redevelopment of the New Orleans Apartments.

Phase II

Ms. Heid explained the approach to the PD had been to implement the strategy from the market study looking at sustainability, reinvestment, and changing the character and perception of the Corridor. She added that the plan would be to replace the existing zoning and combine a PD combining high level design standards with more traditional zoning concepts.

Regarding the content of the PD, Heid noted that it was made up of several key elements: District Plan, Land Use Sub-districts, Standards (streetscapes, blocks and sites, building types, and building elements), Landscaping, Parking Standards, Signs, and Administration. She gave a description and breakdown of each element highlighting definitions, permitted uses, standards, setbacks, amenity zones, required percentage of masonry, building types and height, floor height, building types, street typology, and design guidelines. Deviations from these standards, would be broken down into two

categories: Minor Modification or Major Modifications, Minor Modifications could be approved at the staff level; Major Modifications would require City Plan Commission and City Council approval, similar to current zoning changes.

Ms. Heid noted that the Corridor had been divided into Sub-districts, A through G, each with its own character, streetscape, open space and set of permitted building types based on feedback from focus groups and community meetings.

Ms. Heid addressed the question of nonconforming use by stating the following:

- Buildings and uses allowed prior to the adoption of a new PD ordinance could remain, but could not be expanded within the existing building, nor could the building be expanded to accommodate the use.
- If a nonconforming use was changed to a conforming use, the use could not revert to a nonconforming use at a future date.
- If a nonconforming business ceased to exist and a similar nonconforming business occupied the premises within six months of the original business leaving, it would be permitted; however, if it the activity was abandoned for longer than six months, the future use would have to conform to the new ordinance.
- If a building was destroyed or damaged by more than 50 percent of its value, it would have to be rebuilt to conform to the new standards. If the damage was less than 50 percent, it could be rebuilt to the old size and standard, but could not be expanded.

Ms. Heid reported that the City's implementation strategy was based on a task force approach involving four teams, all of which would be necessary to bring the vision to reality:

- Regulations and polices – the development of the ordinance and design guidelines
- Infrastructure – charged with addressing parks, open space, and the proposed new street
- Communications – keeping the public informed as to the progress of the project
- Negotiations –to be activated as proposals are submitted (very likely that any large redevelopment proposal will require City involvement)

In concluding, Ms. Heid said a good ordinance was essential to creating a sustainable district with high quality structures, flexible infrastructure in the form of buildings, parks and streets, and to attracting the right type of developer and development. She reminded the Commission of the 180-day moratorium on commercial development in the Corridor and said that the current City Council would like to see the project to completion prior to the end of May. The moratorium will expire upon adoption of the new ordinance.

Chairman Gantt recessed the meeting for a 5 minute break and reconvened the meeting at 8:35 p.m.

Chairman Gantt asked to clarify that a nonconforming business could expand if they conformed to any new ordinances.

Ms. Heid confirmed that was correct.

Commissioner Hand confirmed that the rezoning that occurred in the 1990's, although well-intended, did not allow a mix of uses. Also, he wanted to know if it was true that a project could occur in Sub-district C without residential.

Regarding the prior rezoning, Ms. Heid replied that Commissioner Hand was correct. The intent was to offer the owners of the existing multifamily properties other redevelopment options; however, the ordinance allowed either apartments or something else, not a combination. She added that the City was trying to accomplish an outcome similar to the proposed new ordinance, but the earlier ordinance was not the right tool.

Regarding Sub-district C, Heid replied there were residential options in Sub-district C, but residential was not a requirement.

Commissioner Bouvier complimented Ms. Heid on her presentation and asked if the City's current ordinance covered a six-month timeline for nonconforming businesses. He also wanted clarification if there were any conditions in the new ordinance that allowed surface parking to be located in front of a building.

Ms. Heid replied that the language regarding a six-month period for the abandonment of a nonconforming business is taken from the current City ordinances.

Ms. Heid clarified that parking would not be allowed in front of the building, but could be constructed to the side and setback from the sidewalk and any pedestrian area and screened. She added that any circumstances leading up to this possibility would be evaluated at the time of plan review and handled at the staff level. If the developer wanted to move the parking to the front of a building it would be a Major Modification and was contrary to what was trying to be accomplished with the new ordinance.

Commissioner Maxwell stated he was not sure it was clear in the proposed ordinance that parking was not allowed in the front of a building.

Ms. Heid referred the Commission to page 31, item 2B of the PD, which stated *"All off-street surface parking should be located behind the building; however, when it is necessary to locate parking adjacent to the sidewalk, such parking shall be located at least 8 feet behind the front build-to line on a street or public open space."* She asked if the Commission wanted further clarification written into the Ordinance.

Commissioner Maxwell suggested that parking might be added as a land use in Appendix I and required as a Major Modification if permitted along a street frontage. Ms. Heid said she would incorporate that into the PD.

Commissioner Maxwell asked if the additional playgrounds mentioned on page 7, item 7C(i), could be combined into a larger playground.

Ms. Heid replied that if a developer wanted to have an additional playground, one that was not required, but wanted to achieve amenity points, they could combine the two areas.

Commissioner Maxwell asked for clarification on item 7B, which stated *"One additional playground meeting the specifications described above shall be provided for each additional 250 dwelling units . . .,"* therefore requiring additional playgrounds.

Ms. Heid stated that each development had playground requirements that did not add Amenity Points (Points), but if a developer wanted to achieve additional Points, they could provide extra playgrounds above and beyond the minimum required and receive a maximum of 10 additional points. Also, each playground would have to be at least 900 square feet in size and could be combined with any other playground area.

Commissioner Maxwell asked which building types or areas were required to be retail ready, and if item 2B on page 23, *Non-Residential At Grade*, applied to all non-residential buildings.

Ms. Heid replied that the buildings along both sides of the proposed street in Sub-district C as listed on page 23 of the Ordinance were the only areas required to have retail-ready at grade; however, if non-residential at grade was located elsewhere in the Corridor, then the Ordinance would require the same floor to ceiling height.

Commissioner Maxwell asked about the *Design Guidelines*, page 16, under *Patio Homes*, and whether it would be the developer's choice to have access from the alley or swing-facing garage doors.

Ms. Heid replied that either one would be allowed, but there would still need to be an alley because of a possible mix of unit types (i.e., rear garage, front garage); however, anything in the guidelines that did not specifically meet the terms of the Ordinance, and was not a Minor Modification, could be requested as a Major Modification.

Commissioner Maxwell then asked about the *Street Typologies* section of the *Design Guidelines* and whether everything indicated in the section (i.e., planters, outdoor seating, landscape areas, etc.) was required or optional.

Ms. Heid replied that what was required was the amenity zone with street trees, sidewalks, and setback areas where a developer could add street furniture or patio dining, but the furniture and patio dining was not mandatory.

Commissioner Maxwell asked if external roof drains were allowed and, if so, would they need to be concealed. Also, he wanted to know if the City had an overall ordinance regarding external roof drains.

Ms. Heid replied she did not believe the City had an overall ordinance for external roof drains, and if the codes were silent it could go either way, but she would check with the Building Inspection Department.

Commissioner Frederick asked if the buildings on the east side of the proposed lake in the snap-shot from the consultant's rendering were located in Sub-district C or D.

Ms. Heid replied that the modeling for rendering was done prior to the final discussion of where each district would be located within the Corridor, but the southern-most building east of the lake in the picture could be mixed use, and the northern could be residential or mixed use.

Commissioner Bouvier asked if under the *Street Typologies, Mixed Use,* pages 32-33, was the intent to give the developer the option to go with either design topology, or was it contingent upon what the uses were in the mix as to whether the parking as angled or parallel.

Ms. Heid replied that it would allow the developer to choose either one, whereas in the *Commercial-Mixed Use* parallel parking was not permitted.

With no further questions for staff, Chairman Gantt noted that three emails had been received in favor of the project, and one opposed. He opened the public hearing.

Mr. David Knepper, 101 Shadywood Lane, Richardson, Texas, stated he was the Civic Chair for the Cottonwood Heights Neighborhood Association and believed the proposed ordinance was moving in the right direction. He felt the Corridor had been in a gradual decline and there had never been an effort to improve the area until now.

Mr. Andrew Laska, 502 Hyde Park Drive, Richardson, Texas, President of the Richardson Heights Neighborhood Association, gave the Commission a summary of an email sent to the City Council by several neighborhood associations highlighting some areas of concern:

- No residential in Sub-district C;
- Duplexes should be considered a Major Modification because the properties have lower density and lower value;
- Add verbiage to the *Design Guidelines, Parking and Accessibility*, page 31, section 2A – *"unless subject to a comprehensive parking plan, or a shared parking agreement approved by the City Manager, or his or her designee;*." and
- Gives more flexibility to the developers for more urban designs and use of materials

Mr. Kent Whitefield, 801 James Drive, Richardson, Texas, stated he was involved in all the focus groups for the Corridor and approved of the project.

Mr. Dan Hopkins, 5910 N. Central Expressway, Dallas, Texas, owner of property in Sub-district D identified as a possible future lake, stated the designation clouded the ability to move forward on any marketing/redevelopment of the property and interfered with their rights as property owners. Hopkins added that he and his partners were in support of the project, but had concerns about the lake designation and asked the Commission not to leave the question of their property open to speculation.

Mr. Jim Wills, 4801 W. Lovers Lane, Dallas, Texas, reported that his group owned the former Ashley Place apartment site located in Sub-district C that had been demolished and indicated they were in support of the proposed project, but cautioned the Commission to maintain flexibility as the market moved forward. He thanked the staff and the Commission for all the work that had gone into the project.

With no further comments in favor, Chairman Gantt called for comments in opposition.

Ms. Claudia Cowperthwaite, 914 S. Waterview Drive, Richardson, Texas, reported that her home was adjacent to the Spring Valley Plaza townhome complex and since the construction of those townhomes she has had problems with trash, parking, traffic flow, noise and safety. She felt if the New Orleans apartments were torn down and more townhomes were built, as indicated in the Corridor market study, it would greatly increase the problems. Cowperthwaite cautioned the Commission to take into consideration the type of individuals who would be living in any new townhomes or apartments and their affect on the surrounding community.

Mr. Tommy Mann, 1201 Elm, 5400 Renaissance Tower, Dallas, Texas, representing the owner of 722 W. Spring Valley, said his client was a dentist who had purchased the old fast food restaurant at 722 W. Spring Valley with the hopes of turning it into a new dental practice. He said prior to purchasing the property she met with City staff to confirm that the use was allowed, but when she closed on the property and began to develop plans to convert the building she was informed of the moratorium and her appeal for relief from the moratorium was denied.

Mr. Mann instructed his client to contact City staff during the community meetings to confirm how "nonconforming" structures would be handled in the PD and was told there would be no deviation from the standard City regulations; however, he outlined what he felt were contradictions to that statement:

- The City's zoning ordinance did not address nonconforming structures, it only addressed nonconforming uses.

- Language in the *Administration* section of the Ordinance would require changes to the structure (i.e., making a building two stories, covering 75% of the frontage), which would be cost prohibitive.
- The use of the word "modification" is unclear in the context of the draft ordinance.

In addition, Mann said that if the Ordinance was passed in its present form, almost every structure in the Corridor would be rendered nonconforming, either in use or structure, and once a property was labeled nonconforming, financial institutions would hesitate to get involved with any of those properties.

Mr. Mann asked the Commission to clarify how nonconforming structures would be treated before passing the Ordinance.

Dr. Diep Truong, 722 W. Spring Valley, Richardson, Texas, stated she did her due diligence by talking with City staff prior to purchasing the property and was told that the PD was a vision for the City that was 10-20 years down the road. Taking this into consideration, she purchased the property and began plans to do a $300,000 interior and exterior renovation.

Dr. Truong stressed that she wanted to work with the City and asked the Commission to give them clarification and direction so they could proceed with the project.

Mr. Karger Kawoni, 2018 St. Anne Drive, Allen, Texas, representing the owner of the mechanic shop at 820 S. Central Expressway, stated that if any modifications or reconstruction of the building was required under the new Ordinance it would be too costly.

Mr. Richard Marcus, 750 S. Central Expressway, Richardson, Texas, stated he participated in the community meetings and said there was insufficient information on how nonconforming buildings would be handled. He felt the Ordinance was an attempt to deprive him of his property rights and with any change to his building, either major or minor, he would be forced to tear the building down and start over.

Mr. James Poen, Richardson Saw and Lawn Mower, 802 S. Central Expressway, Richardson, Texas, said he first found out about the Ordinance when he looked into purchasing the building to the north in order to expand his business. He added that due to the type of business his family had operated since 1968, they would not be able to expand and claimed that the City said they could not acquire any more property along Central Expressway.

Mr. Poen pointed out that they were a destination business and their customers came from all over the metroplex and it would be impossible for his business to reconstruct as a two-story building and asked the Commission and City Council to review how the Ordinance handles nonconforming businesses.

Ms. Lynne Johnston, 902 S. Weatherred Drive, Richardson, Texas, stated she appreciated the goals of the Ordinance and would like the Corridor to improve, but was opposed to some of the terminology used in the document. She added the Commission should take into consideration the business owners who have been in Richardson for many years and could be adversely affected by some portions of the Ordinance and felt the word modify, without a clear definition, left it open to many different interpretations, including whether a broken water heater could be replaced.

Mr. Richard Coulson, Thompson Realty Group, representing 707 S. Floyd and 610 James Drive, said he agreed with many of the comments made and asked the Commission to clarify the terms "nonconforming" and "modify." He complimented the staff for their work on the project, but asked for further clarification because it was causing a problem selling the two properties.

Mr. Alden Wagner, 5159 Yolanda, Dallas, Texas, who owns a property in Sub-district A, said his interpretation of the Ordinance was that a developer would have to purchase multiple properties, tear them down and redevelop them, which was unlikely in the current climate and was taking away the rights of the property owners to sell or refinance their properties. He added that this situation would cause a problem with business owners abandoning their interests in the City and leaving buildings vacant. Wagner thought the overall objective of the Ordinance was good, but felt it should be applied City-wide and not just in the Spring Valley Corridor.

Ms. Lisa Schlensker, 631 Nottingham, Richardson, Texas, said the area along Central Expressway had deteriorated and was a disgrace to the City, citing, in particular the Continental Inn (DCI) property. She stated that the biggest issue in her mind was the cost associated with the market study and development plans. She felt the funds should have been used to purchase and demolish the dilapidated properties, which in turn would invite the right type of investment for the community.

Chairman Gantt noted that two additional appearance cards had been received, one in favor and one opposed, and with no further comments, he closed the public hearing.

Mr. Gantt asked Ms. Heid if she would like to address some of the concerns made during the public hearing, specifically the comments regarding the lake opportunity and the issues of modification and nonconformance.

Ms. Heid stated the lake opportunity was an idea that came up early in the study process to capitalize on the existing natural features, which would help to reflect better on the Corridor and provide additional development opportunities for adjacent properties with lake exposure. She said the "lake opportunity" was not a requirement and all the other uses allowed in Sub-district D would be allowed on the property as well. Heid acknowledged that the property

owners would probably not want to turn their property into a lake, so the project would most likely have to become a public project.

Regarding modification, Ms. Heid allowed that there may be a need to clarify the term, and the City Attorney would cover those in his remarks, but it was never intended for a property owner not to be able to make a repair on their property because of new zoning. She noted that the staff and consultants had hoped a specific Sub-district A would redevelop as a whole as part of the Spring Valley Corridor project; however, there was nothing in the Ordinance prohibiting individual properties from redeveloping separately.

Mr. Smith admitted there was often confusion regarding nonconforming situations, but a simple way of explaining it would be if a current use was not allowed under the new Ordinance, and it was a legal use to start with, then it would be a legal nonconforming use and the property owners have the right to continue using the property. He said the City of Richardson did not have any provisions to amortize the useful life of a nonconforming use (to terminate it); therefore, the property owner could continue using the legally nonconforming property until it was abandoned.

Smith further explained that interior renovations would not be considered an abandonment, nor would a change in Certificate of Occupancy (CO) as long as it was being used for the same legally nonconforming use.

Mr. Smith said the fundamental principles found in the Ordinance were similar to what was found in common law throughout Texas regarding nonconforming structures. He added that if a nonconforming property was in need of repair, it could be repaired, but it could not be expanded or structurally altered to the extent that it would extend the useful life of the nonconforming structure. Also, if a legally nonconforming property was destroyed by more than 50 percent of its value it would have to be rebuilt to the new standard, but if the destruction was less than 50 percent, it could be rebuilt to the original nonconforming standard.

In closing his comments, Mr. Smith cautioned the Commission and audience that determination of each individual situation would be based on the facts at the time. Also, the term modification was used in the Ordinance much like a request for a variance and under the *Administration* section of the PD, page 52-53, discussed and listed modifications stating that with Major Modifications they would have to come before the Commission and City Council for approval.

Ms. Heid pointed out the reference in the PD that may be causing some of the confusion was when the term "modification" was not being used in conjunction with the descriptions of Major and Minor Modifications.

Chairman Gantt advised a member of the audience that the public hearing portion of the meeting was closed and no further testimony could be heard; however, he was welcome to come to the City Council's public hearing on the item and give testimony.

Commissioner Hand asked if the current condominium complex in Sub-district D was a nonconforming structure. Ms. Heid believed that in some way the structures would likely be nonconforming.

Commissioner DePuy asked if the owner of Richardson Saw and Lawn Mower wanted to expand his business by purchasing the property to the north, would he have to come before the Commission for a modification because a two-story power and lawn mower center would not be feasible. She said she wanted to exercise care in regard to the Ordinance not to step on an individual's property rights. She realized that everyone would not fit exactly into the descriptions in the Ordinance, but she did have a concern regarding this business because they were a good property owner and maintained their property.

Ms. Heid replied that a lawn mower service center might be considered in the same category as a hardware store, which was a bit of a stretch, but there was a limit of 10,000 square feet of area that a hardware store could occupy, and if Richardson Saw and Lawn Mower purchased the new building it would put them over the 10,000 square foot limit. The owner could, however, submit a request for a Major Modification from the Commission and City Council, but the ordinance would prevent a large home improvement store in that area.

Commissioner DePuy said she had another questions regarding designating a property as a "lake opportunity" and felt the designation might adversely affect a sale or future development of the property and asked the Commission to reconsider the designation or offer other options.

Commissioner Hand agreed with Ms. DePuy and pointed out that although the lake was an integral part of the vision, there was nothing in the PD that required the construction. He felt there needed to be incentives designed into the PD, either for higher density or another option, to entice a developer to construct the lake and requested further refinement in the plan as to how this part of the vision could be brought to fruition.

Chairman Gantt asked if Mr. Hand was in favor of creating an incentive.

Commissioner Hand replied that outside of the City condemning the land and agreeing to pay the owner for the land, which would be an option, he felt there was nothing else that was going to make it happen. He added that without incentives to build a lake, the property owner could fill the property with apartments, as allowed under the Ordinance; however, if they were enticed to build the lake the City might be willing to give incentives on the type of structures and/or density they would like to build.

Chairman Gantt stated that a lake of that size located anywhere in the City would be a great amenity, and agreed that he did not see anything in the ordinance that specifically prohibited the owner from developing the property under the permitted uses, but what caused concern for him were the hatch marks on a map that was going to be attached to the Ordinance. Gantt felt that anyone looking at the map and seeing it marked as a "lake opportunity" was going to say they were not interested in buying the property so the Commission might want to consider removing the hatch marks.

Commissioner Bouvier asked if text could be added that a lake was allowed, but was not a required part of the vision.

Ms. Heid said it originally was not on the map but the staff was asked to add it later on.

Chairman Gantt said everyone agreed that it would be a great amenity for the Corridor, but he could understand the property owner's concern and agreed with Ms. DePuy that the last thing the Commission wanted to do was overburden people.

Commissioner DePuy stated that when there was any type of confusion surrounding real estate it could affect the buyer and seller, and if the Commission or City was adding to that confusion based on a vision it was a problem. She added that it would be wonderful to have a lake or water feature, but it was equally as important to listen to the property owners.

Chairman Gantt asked to confirm that the option to change or redevelop a nonconforming property was not being eliminated, but that new construction would have to be legally conforming or addressed in some other way.

Ms. Heid replied that was correct and alterations to property would need to conform to whatever the terms were of any Major Modification approved. She added that anything that was not listed as eligible for a Minor Modification would be eligible for a Major Modification.

Commissioner Bouvier asked if a commercial business, such as a restaurant, was in the process of actively pursuing a tenant to take over or lease the business, which could take nine months to a year, would that be considered nonconforming.

Mr. Smith replied that based on the parameters of Mr. Bouvier's question, the answer would be yes because it would be an abandonment of the nonconforming use as defined under the City's current ordinances; however, that might be something the Commission could review and extend to nine months given the state of the economy.

Commissioner Bouvier asked to confirm if changing the exterior of a building from wood to a cementitious material would be considered as extending the useful life of a structure.

Mr. Smith replied that he had been talking about extending the useful life of the structure and not the life of the nonconforming use. He added that as an example, an exterior modification to a building would not be allowed if it would extend the life of the building beyond its normal life except as it pertained to routine maintenance and repairs.

Commissioner Bright asked if someone owned a property and the use was currently not allowed, but would be permitted under the new Ordinance, would they be allowed in the future to modify the building or change the structure as long as it was consistent with the permitted use.

Mr. Smith replied if the building was a nonconforming structure and the Ordinance was passed, and the proposed use was permitted, the question would be whether the structure was nonconforming. If the structure was nonconforming the permitted use could go into that building, but they would not be able to expand or make it larger.

Commissioner Bright asked about Ms. Heid's earlier comments where the word modification was not used in conjunction with major or Minor Modifications.

Ms. Heid replied that in the *Administration* section of the Ordinance, page 52, paragraph C1 the word modification might cause some confusion and Mr. Smith suggested changing it to "structural alterations."

Commissioner Bright stated he agreed with Ms. DePuy with respect to the lake, but felt eliminating the hatch marks and having text only and including it in the vision as a "lake opportunity" would have the same effect as leaving the hatch marks.

Mr. Bright also wanted to know if there was a section in the Ordinance that would allow bold innovative ideas regarding the urban design and materials that were previously mentioned.

Ms. Heid replied there were limitations covered in the PD on pages 29-30, under Exterior Façade Materials *"In addition, no more than 15% of each façade adjacent to a street, plaza or public open space shall use accent materials such as wood, architectural metal panel or tile."* She added that if someone wanted to use 50% instead of the 15%, they would have to come before the Commission for a Major Modification, so the option was still available.

Chairman Gantt asked if Mr. Laska's letter had been shared with the City Council and did they have any comments or questions.

Ms. Heid confirmed that the letter was distributed to the City Council the previous week, but it was not discussed.

Chairman Gantt noted that some items from the briefing session had been addressed, but Mr. Laska's request to have duplexes moved to Major Modifications might need to be discussed.

Ms. Heid replied that the Sub-district C issue was a little difficult to address, but there were options, specifically mixed-use buildings were permitted that would allow residential; however, if residential was required and the first developers chose not to build residential units, then the last property owner would have no choice but to develop residential. She added that what the Ordinance was trying to do was to offer a range of different building types to all owners in the Corridor.

Regarding duplexes, Ms. Heid said they added duplexes to the Ordinance for two reasons: 1) initially when the market study was done there was no discussion of duplexes or patio homes, but as work on the Ordinance continued, the staff and consultants focused in on proper transitions between the existing single-family neighborhoods and higher density development; 2) there was a desire expressed at the community meetings for more ownership opportunities and the duplex and patio home options were included to address that issue.

In respect to the parking, Heid stated that the City did not build a shared parking component into the PD, partly because one of the things they did not want to see was a free-standing parking structure. If there was a desire to share parking between owners it would be covered under the normal City procedures. She suggested that if the language was added, it should be made clear that it did not pertain to a free-standing commercial parking garage.

Commissioner Hand stated that shared parking was conducive to retail and office and there were efficiencies to be gained, but felt it would be part of a mixed use structure with both retail and residential.

Ms. Heid replied that if a mixed use development was owned by a single entity, a private agreement for shared parking would be allowed if the owner wished to lease some of his spaces as long as the City's parking requirements were met.

Chairman Gantt stated that the Commission could make a motion on the item, but felt some very specific language would be needed to cover all the items discussed.

Commissioner Hand said he had some additional points to suggest before a motion was made including;

- Duplexes - should be a minimum of two stories
- Incentives – provide incentives for a water feature or lake
- Building Materials – expand the list of non-masonry materials that could be used to set the district apart
- Side Entry Garages – consider that the design could be limiting to the development
- Storefront Churches – require a Major Modifications for ad-hoc or start up churches in retail centers

- Jewelry Stores – reconsider how businesses posing as jewelry stores may basically be pawn shops.
- Combining Parcels – provide incentives for combining parcels to eliminate the existing condition of so many small individual tracts
- Height for Open Space – add language that would give incentives to developers who were willing to build a park
- No Residential in Sub-district C – would be detrimental to the entire vision
- Shared Parking – add to the existing parking language
- Mixed Residential – consider mixed residential in Sub-district D as a Major Modification

Chairman Gantt commented that if the item was continued to a future meeting, Mr. Hand might want to work with staff regarding his ideas on incentives and the types of building materials and percentages.

Regarding residential units with swing-entry garages, Mr. Gantt suggested they would be appropriate as a transition between the existing neighborhoods and the higher density areas, such as Sub-districts E, F or possibly the back part of D.

Commissioner Hand agreed with that and stated that as the developments transitioned to the single family neighborhoods, anything that could be done to taper in was a good thing. In addition, he suggested that one story designs would aid in the transition.

Ms. Heid replied the swing-entry garages were an off shoot of the polling exercises from the community meetings. She added that the photos shown to the Commission were all two story, but the swing-entry garage could also be built for single story buildings.

Commissioner Hand stated the photos were attractive but pointed out that the code did not require two stories.

Commissioner Maxwell agreed that he would like to see additional materials, but would also like to eliminate some of the design requirements regarding the windows including vertical proportions, sashes, and lintels. He also wanted to know why the entire length of the newly proposed street would not be retail-ready on both sides.

Ms. Heid replied that retail-ready would be on the south side of the new street and on the north side between St. Paul and the open space.

Mr. Gantt added that in the study session the Commission had agreed to delay discussing the alternative plans to extend Sub-district B into the eastern portion of Sub-district D, but if that happened it would extend the building uses and types of Sub-district B further to the west, and it would make sense to have the north side of the new street retail-ready.

Commissioner Hand asked Mr. Bouvier if that would be too much retail for the area.

Commissioner Bouvier replied that the area would be challenging and the only thing that would positively impact that street would be the connection to Weatherred, which would force a lot of traffic through the area. He still had some reservations with the fact that the orientation of the development was more towards the new street as opposed to Spring Valley and would like to see the owners of the properties in Sub-district C have more flexibility. Bouvier added that if the Commission was considering tabling the item, he would like to see head-in parking added for the best possible retail situation, but again noted that development and success of the area would be challenging.

Commissioner Hand said the Ordinance was not prohibiting retail-ready along the north side of the new street, but requiring it might hinder the development of the parcels.

Commissioner Gantt asked if the Commission thought the retail-ready that was noted on the current map was sufficient, or if it there was not enough.

Ms. Heid replied that originally the configuration of the Corridor did not have non-residential uses north of the new street, so it did not make any sense to extend the retail ready beyond the park.

Commissioner Hand stated that around the park was the strongest opportunity for retail-ready and restated that he was concerned about requiring it as opposed to allowing it.

Commissioner Maxwell asked if the bicycle parking ratio was excessive, but if it was appropriate, why the street typologies did not show striped bike lanes. He also wanted to know why the guidelines were not following some of the typologies used on the Bush/75 development with reverse angle parking on similar types of streets.

Ms. Heid replied that the originally proposed bicycle parking ratio from the consultant was higher at 1:10, but staff backed it down to 1:20, and the design of the bike lanes was a recommendation from the traffic engineer. She added the reason the Corridor proposal was not similar to the Bush/75 development was the City was the applicant as opposed to a private developer, and reverse angle parking was an untested method and staff did not feel comfortable testing it in the Corridor.

Commissioner Bright asked if a motion was made to continue the item, would it include reopening the public hearing.

Ms. Heid replied that the public hearing had been closed and the Commission was not able to take additional testimony unless they were requesting specific information from someone who had already spoken.

Commissioner Bright commented that the information received from the public and staff was sufficient and he did not feel it was necessary to reopen the public hearing.

Chairman Gantt concurred and thought there was sufficient information received for the Commission to proceed, but noted there were many challenges ahead.

Motion: Commissioner Bright made a motion to continue consideration of Zoning File 11-04 to the April 19, 2011 meeting; second by Commissioner Hand.

Commissioner Bouvier asked if there was a clear understanding of what the Commission was requesting of the staff.

Ms. Heid replied that the staff would take the Commission's requests and either incorporate them into the draft and list the changes, or if the requests did not work with the ordinance, other options would be presented.

Motion passed 7-0.

5. **MTP File 11-01:** A request by the City of Richardson to amend the Master Transportation Plan and Comprehensive Plan to add an east/west collector street between Weatherred Drive and Central Expressway, north of West Spring Valley Road.

Ms. Heid advised that the purpose of the amendment was to make the City's intent clear regarding the need for a connecting street in the proposed location so a righty-of-way could be acquired when the property redevelops. She added that the area currently suffers from a lack of access and the proposed street would be designated as a collector with traffic estimated at 2,500 to 8,000 vehicles per day

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

Mr. Kent Whitefield, 801 James Drive, Richardson, Texas, said he was in favor of the proposed street.

Mr. Andrew Laska, 502 Hyde Park, Richardson, Texas, said the street was a necessity to help in redevelopment of the area.

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

In response to question from Commissioner Bouvier, Ms. Heid replied that the MTP would indicate a general connection between Weatherred and the frontage road to Highway 75. She added that there was enough flexibility in the design of the road to leave the existing condos

undisturbed, and a more detailed alignment study would be forthcoming assuming the amendment was approved.

Commissioner Hand stated he felt that the project was so closely related to the Zoning File 11-04 that it should also be continued to the April 19, 2011 meeting.

Motion: Commissioner Hand made a motion to continue MTP File 11-01 to the April 19, 2011 meeting; second by Commissioner Bouvier. Motion passed 6-1 with Chairman Gantt opposed.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 11:03 p.m.

FOR David Gantt, Chairman
City Plan Commission

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – APRIL 19, 2011

The Richardson City Plan Commission met April 19, 2011, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Bill Hammond, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Barry Hand, Commissioner
Jim Henderson, Commissioner
Don Bouvier, Alternate
Thomas Maxwell, Alternate

MEMBERS ABSENT: David Gantt, Chairman

CITY STAFF PRESENT: Cliff Miller, Assistant City Manager
Sam Chavez, Asst. Director of Dev. Svcs. – Planning
Susan Smith, Asst. Director of Dev. Svcs. – Dev. & Engr.
Monica Heid, Community Projects Manager
Israel Roberts, Development Review Manager
Keith Krum, Senior Planner
Chris Shacklett, Planner
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the regular business meeting, the Plan Commission met with staff to receive a briefing on:

A. Agenda Items

The Commission was briefed on the agenda items. No action was taken.

B. Staff Reports

The Commission was briefed on upcoming development items. No action was taken.

MINUTES

1. **Approval of the minutes of the regular meeting of March 15, 2011.**

Motion: Commissioner DePuy made a motion to approve the minutes as presented; second by Commissioner Bright. Motion passed 7-0.

ZONING CASE

2. **Zoning File 11-04 (continued discussion from April 5, 2011 meeting):** A request by the City of Richardson to rezone approximately 198 acres north of West Spring Valley Road, between Coit Road and Central Expressway, extending north to Dumont Drive, from PD, A-950-M, D-1400-M, R-1500-M, LR-M(1), LR-M(2), C-M, O-M and MU to PD Planned Development.

   Ms. Heid stated she would spend a short period of time on background information before proceeding with the changes requested by the Commission. She pointed out that the City was the applicant for the zoning request and, as such, the role of the City was to put regulations in place to encourage redevelopment and possibly partner in any major redevelopment efforts. In addition, the City has adopted a task force approach for implementing the plan with different staff groups to cover regulations and policy, infrastructure, communication, and when proposals come in from developers, negotiations.

   Heid described the boundaries of the West Spring Valley Corridor (the Corridor) and noted that the land area was 188 acres with 10 additional acres of right-of-way. She added that the purpose of the zoning request was to:

   - Encourage appropriate reinvestment and redevelopment in the Corridor
   - Establish a vision
   - Put the regulations in place to direct the redevelopment
   - Improve the streetscape
   - Diversify the retail mix and housing choices
   - Build connections between the Corridor, stakeholders, surrounding neighborhoods, communities, and the region as a whole
   - Stabilize property ownership and property values
   - Change the perception of the Corridor

   Ms. Heid reported that the redevelopment effort would be a long term, 10-20 year project, and because of that length of time it was likely the City might have to refine or revisit the Ordinance because of changing conditions or new information.

   Regarding the existing zoning and property uses, Heid said the predominant zoning was Mixed Use, but there were also Apartment, Local Retail, Commercial, Duplex and Residential. She added that the Corridor was well-served by a network of roadways, and there are two creeks and a small lake, all of which are privately owned.

   Ms. Heid stated that early in the project, a market study was performed and market demand was identified for both short-term and mid-term uses. As a result of the study, a Framework Plan was developed that identified land use categories for the future and also highlighted five

catalyst projects, which would help to begin the turn around process in the Corridor. They are:

1. Improvements to West Spring Valley Road – will help change the perception of the Corridor and will include transportation oriented enhancements and pedestrian urban design improvements.
2. Parcel at Floyd, James and Hwy 75 (Continental Inn) – potential redevelopment for mixed use and mid-rise buildings (i.e., retail, office) mixed use residential and perhaps a boutique hotel.
3. Spring Valley and Weatherred (northeast corner) – mixed use at the same scale as the Continental Inn site - retail, office, residential, open space, and the proposed new street from Weatherred to the frontage road of Hwy 75.
4. New Orleans Apartment Redevelopment – forty-eight new townhomes with a trail connection along the creek.
5. Oncor substation – enhancement of the facility.

Ms. Heid moved on to the discussion of the Ordinance, noting that it would require more in terms of design standards and streetscape improvements combined with traditional zoning concepts. She said the Ordinance was structured in sections and included key elements such as a District Plan, descriptions of land use Subdistricts, standards for streetscapes, building heights and types, landscaping, parking, signage, appendices and an administrative section.

In terms of the changes requested by the Commission, Heid noted that the map showing a lake opportunity with cross-hatch marks on a single piece of property had been revised to show a symbol that did not sit on a specific tract of land and related language had also been added stating the expansion and enhancement of Blue Lake would add value to the adjacent land. She explained that the consultants had prepared exhibits showing different concepts for an expanded lake that would straddle the property line leaving developable land on both tracts.

Another item of change requested by the Commission was the retail-ready requirement along the new road between Weatherred and Hwy 75. Heid said the retail-ready designation would be on both sides of the roadway from Weatherred to St. Paul, except for the area along the park, which meant buildings would be constructed with retail-ready spaces at grade.

Regarding the table showing building types by Subdistrict, Ms. Heid highlighted some of the changes noting that images and text descriptions relating to the table would be included in the document with the descriptions indicating the height of the building and what uses could take place at the ground floor and above. The changes included:

- Subdistrict B - no non-residential uses allowed within the 200-foot buffer in Subdistrict B west of St. Paul adjacent to the single family neighborhood.

- Subdistrict D - Mixed Residential buildings built within the 200-foot buffer would require a Major Modification, and beyond the 200 feet would be a use "by right."
- Subdistrict A - no Mixed Use buildings north of James Drive and east of Floyd Road.

Ms. Heid next reviewed the changes to the Height Zones noting that the previous draft recommended a single story for Patio Homes or Mixed Use buildings; however, the Commission felt the minimum height should be two stories unless the buildings were for a senior housing development or ADA accessibility.

Regarding building heights, Heid pointed out that in Subdistrict B, subject to certain requirements such as a minimum separation from single family of 300 feet and frontage on Central Expressway, the buildings could have as many as 8 stories. In area F, there are limitations on building heights varying from 1 to 4 stories that respect the proximity of single family neighborhoods, but within the core portion of Subdistrict F, there is the possibility of adding another story as long as there is compliance with LEED Silver construction methods.

Also allowed in Subdistrict B was the use of glass curtain walls on buildings of 6 or more stories, and any portion of the Corridor in the middle portion of a tri-partite building (Mixed Use, Live/Work, Mixed Residential, or Commercial).

Ms. Heid then looked at the Permitted Uses section of Appendix 1 noting that the various uses were divided by category, than there would be an enumeration of uses under each category heading and what would be allowed by subdistrict.

Regarding the bicycle parking requirements, Heid noted the Commission had revised the ratio from 1 space for every 20 vehicles spaces to 1 for every 25 spaces (1:25). The City Hall and Library sites were used as examples for purposes of calculations.

Ms. Heid indicated the Administration portion of the Ordinance had been expanded to clarify nonconforming uses and read the definition of nonconforming as "*Any land use, structure, lot of record, or other situation related to the use or development of land that was legally established prior to the effective date of the PD Ordinance but does not fully conform as of the effective date of the new ordinance.*" She added that a nonconforming use, sign or structure that was on a property prior to adoption of the Ordinance may continue subject to certain requirements as follows:

Uses -

- Nonconforming use can only change to a conforming use, not to another nonconforming use after adoption of the Ordinance.
- Nonconforming use can not be expanded within an existing building, and the building can not be expanded to accommodate the nonconforming use.
- Nonconforming use can not be expanded to an area currently outside the building.

- If nonconforming use is changed to a conforming use, it can not revert back to the nonconforming use.

Structures -

- Nonconforming structures can continue to be used for a nonconforming use that was in place prior to the adoption of the Ordinance, or for a conforming permitted use after the adoption of the Ordinance.
- Nonconforming structures can be maintained and repaired as it pertains to health and safety, or to maintain minimum building standards (i.e., repainting allowed if occupied by a conforming use).
- If a structure was destroyed by a natural act or cause beyond the owner's control, and the damage exceeds 50% of the reasonable cost of repair or replacement, the structure can not be rebuilt except in conformance with the new Ordinance.
- If a structure was destroyed by a natural act or a cause beyond the owner's control and the damage is less than 50% of the reasonable cost of repair or replacement, the structure can be rebuilt to the previous nonconforming status, but there can be no expansion of the building.

Signs -

- The existing City sign ordinance has a section regarding rebuilding a nonconforming sign and rather than create a new statement, the Ordinance will refer to the existing City sign ordinance.

Discontinued Nonconforming Uses -

- A nonconforming use that is discontinued for a period exceeding six months, shall be deemed abandoned and can not be reestablished and any subsequent use shall be conforming.

Ms. Heid explained that the Design Guidelines section of the Ordinance was divided into four sections: urban context guidelines; architectural guidelines; streetscape guidelines; and sustainability. She gave brief examples of the material from each section, including a chart showing a side-by-side comparison of the Corridor's objectives and how they compared with the North Texas 2050 Sustainability Principles.

Ms. Heid reviewed a list of completed steps taken during the development of the Ordinance pointing out there had been a total of 5 community meetings including focus groups, both in Phase 1 and Phase 2, in addition to City Council and City Plan Commission briefings. She noted that the moratorium would expire on June 11, 2011, unless the Ordinance was adopted first, at which time the moratorium would expire.

Vice Chair Hammond suggested that Ms. Heid review the list of suggested revisions one by one so the Commission could express comments or concerns on each item prior to making a final decision.

Ms. Heid presented the revisions in more detail as follows:

Lake Opportunity (PD Ordinance, page 9, Item 8.d) - Within Area D, the improvement of existing Blue Lake as an amenity may be eligible for incentives. (Appendix 5 of Design Guidelines.)

Lake Opportunity (Design Guidelines, page 60, Paragraph 1) - Within Area D, there is an opportunity to expand existing Blue Lake to provide a view of this water feature from W. Spring Valley and to create an amenity for the W. Spring Valley Corridor. This improvement of Blue Lake may be eligible for financial or other incentives based on the proposed improvements and the resulting value to the overall District.

Commissioner DePuy felt the improvements in the verbiage would help the landowner who spoke at the previous meeting, and addressed the concerns about providing incentives. She felt the point had been very well addressed.

Commissioner Henderson asked if the two property owners had been notified and said he would like to know their opinion of the new concept.

Ms. Heid replied that she had sent the new concept to the property owner, who spoke at the April 5th meeting, but he was not present at the current meeting; however, the other property owner's representatives was in the audience.

Vice Chair Hammond stated that he would allow the representative to answer Mr. Henderson's question.

Mr. Warren Huddleston, 900 W. Spring Valley, Richardson, Texas, said he had not received the latest concept, but noted that Ms. Heid had been in contact with Mr. Dan Hopkins, who spoke at the previous meeting; however, Mr. Hopkins had not forwarded any information to him.

Commissioner Henderson asked if Mr. Huddleston owned the east portion of the new concept and he replied that he did.

Commissioner Hand stated he remembered the City Council recalling individuals to give testimony after a public hearing was closed and wanted to know if that same option was open to the Commission.

Vice Chair Hammond replied that the public hearing had been closed and he would make a decision on a case-by-case basis.

No other comments were made on the Lake Opportunity.

Garage Orientation (Patio Homes, page 19, Item F.i page 22) - Swing-entry garages may be permitted by Minor Modification due to site constraints, provided a minimum driveway length of 20 feet shall be provided to the garage door opening and provided the cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed 50 percent of the area between the front property line and any front building wall.

No comments or questions from the Commission.

Design Guidelines (Appendix 5, page 49) – eliminate the last three bullets; add the following as the final bullet: Transparency: In general, windows shall represent 60-80% of the building façade at grade and 30 to 60% of the building façade above grade; however, glass curtain walls shall be permitted in any percentage on the "middle" portion of a building (as defined under tri-partite construction) and on any portion of a Commercial Building of six stories or more where allowed in Area B.

No comments or questions from the Commission.

W. Spring Valley Corridor District Uses (Appendix 1, page 1-1) – Add Area D to list of permitted subdistricts for Parking Lot Accessory (to support potential Mixed Use projects).

No comments or questions from the Commission.

Regarding Building Materials, Heid pointed out that the current draft listed the materials that were itemized in the presentation from the work session on April 12th, and Item (e) under Architectural Metal Panel or Tiles would be removed because it was actually part of one of the other materials. She said that specification language had been added and the names of the materials would need change to match industry standards.

Vice Chair Hammond asked if that would include that a system would need to be installed by certified installers, and Ms. Heid said that was correct.

Commissioner Hand said the definitions of the systems were correct, but asked to revise the names of the materials as follows:

Building Materials (PD Ordinance, page 27, Item 7.b.ii(b) -
Architectural metal panel or tile including:
(a) Insulted Core Metal Wall Panel Systems
(b) Metal Composite Wall Panel System (also strike ACM from title)
(c) Titanium Zinc Alloy Sheet Metal Roofing Façade Cladding and Roof Drainage Components System
(d) Colorized, Patterned and Textured Stainless Steel Sheet Classing Systems
(e) Rear Ventilated Phenolic Rain Screen Wall Panel System

Commissioner Hand also requested to change the verbiage regarding installers to read "Systems to be installed by installers certified by the system manufacturer."

No further comments from the Commission.

Ms. Heid next described the section of the Ordinance concerning Exterior Façade Materials and the Commission's request to add the following verbiage *"The use of durable, high-quality, high-performance materials is encouraged as a means of creating visual interest and building articulation."* She said the information would be added to the opening paragraph.

Regarding the Exterior Walls sub-heading, Ms. Heid reported that the percentage of masonry would change from 85% to 50%, and that concrete tilt wall pre-cast concrete or similar materials were prohibited, except as provided in combination with glass curtain walls. She also stated that as she understood the Commission's request and the five new materials mentioned by Commissioner Hand would be allowed in any percentage above the ground floor in Mixed Use, Live/Work, Mixed Residential or Commercial buildings.

Commissioner Maxwell agreed with Ms. Heid, but asked why the same percentages were not applied to interior courtyards and suggested they should be.

Ms. Heid replied that interior courtyards were 100% masonry at the ground floor, but wanted to know if the Commission would like to leave that in place or modify it so that regardless of whether a wall was facing the street or a courtyard it would have the same requirements.

Commissioner Hand said that it would simplify it to make 50% on the base and any percentages above. He also wanted to know if the portion of the statement regarding "any percentage on the middle portion" was to be included, and suggested that pre-cast concrete panels should be allowed.

Ms. Heid replied that she understood the Commission wanted the "middle portion" statement taken out.

Commissioner Maxwell agreed with Mr. Hand, but suggested that concrete tilt walls and site-cast concrete panels should be prohibited.

Commissioner DePuy asked if the list of building materials would limit the vision of the project since it was a 10-20 year plan.

Mr. Hand replied that the problem with proposing a list could be that some materials would be left off, or there might be technology developed in the future that was not on the list; however, any change could be handled as a rezoning or revision of the Ordinance.

Mr. Chavez added that any changes could be handled in the future as an amendment to the Ordinance.

No further comments or questions from the Commission.

Ms. Heid stated that if all the items were amended to the satisfaction of the Commission, then at the time of the motion it should be stated "*to incorporate the changes relative to lake opportunity, garage orientation, buildings materials, windows in the Design Guidelines, and district uses.*"

Vice Chair Hammond asked if there were any questions or comments about the changes that had been noted in the Commission's workbook.

Commissioner Bright asked if the information regarding nonconforming structures, as listed in Section 9, pages 56-57, would allow a structure to be redesigned or renovated without going through the Major Modification process if the use was permitted prior to the adoption of the Ordinance as well as after.

Ms. Heid replied that the structure could be painted and interior renovations would not be a problem as long as the original footprint was maintained, but any changes to the footprint or parking lot would have to comply with the new Ordinance.

Commissioner Maxwell asked if Item 2.f. could be changed to allow painting of a nonconforming structure and a nonconforming use.

Vice Chair Hammond said that suggestion would be included, and asked if there were any further comments or request for changes in Sections 1 through 9, and/or Appendix 1 through 5.

There were no further comments or questions from the Commission and Vice Chair Hammond called for a motion.

Before making the motion, Commissioner Hand commented that he lived within 1,000 feet of the Corridor for over 20 years and had worked with the Neighborhood Associations to address issues along Spring Valley and felt the project was an excellent opportunity to reinforce the vision for the next generation. He also commended the City and the citizens for working so diligently on the project.

Motion: Commissioner Hand made a motion to recommend approval of Zoning File 11-04 as amended; second by Commissioner DePuy.

Vice Chair Hammond called for any discussion on the motion and Mr. Henderson said he agreed with Mr. Hand that the area had been deteriorating for many years, but felt there had been too much of a rush to complete the project. He said he was disappointed the public hearing portion of the April 5th meeting had been closed and felt it should be reopened because of the recently proposed changes. In addition, Henderson stated that of the four public meetings only one was a public hearing, and felt the consensus vote of the Commission during a prior work session was not legal. Mr. Henderson reported that he was not opposed to the project, but was requesting to reopen the public hearing for comments.

Vice Chair Hammond replied that he felt the Commission had conducted itself in a legal manner throughout the process and there had been ample opportunity for the Commissioners and citizens to voice their opinions on the project since it was first proposed. He added that he did not see any reason to reopen the public hearing and pointed out that the citizens would have another opportunity to comment on the proposed Ordinance during the public hearing before the City Council.

Motion passed 6-1 with Commissioner Henderson opposed.

MASTER TRANSPORATION PLAN

3. **MTP File 11-01 (continued discussion from April 5, 2011 meeting):** A request by the City of Richardson to amend the Master Transportation Plan and Comprehensive Plan to add an east/west collector street between Weatherred Drive and Central Expressway, north of West Spring Valley Road.

   Ms. Heid reported that the item was briefed during the April 5th meeting and a public hearing had been opened for comments. She added that the public hearing had been closed and the Commission requested to postpone their recommendation until the decision on Zoning File 11-04 had been made.

   Heid noted that the request was to amend the Master Transportation Plan (MTP) to add the connection and was not meant to be a specific alignment. She said that as properties in the area redevelop, there would be the opportunity for the City to speak with landowners to acquire right-of-way.

   Ms. Heid pointed out that the street would be a Minor Collector expected to carry 2,500 to 8,000 vehicles per day and could be configured to require shared lanes wide enough for both vehicles and bicycles, and to allow for either angled or parallel parking. She requested that the Commission add the street to the MTP to support Zoning File 11-04.

   With no questions or comments, Vice Chair Hammond called for a motion.

Motion: Commissioner Bright made a motion to recommend approval of MTP File 11-01 as presented; second by Commissioner Frederick. Motion passed 7-0.

PUBLIC HEARING

4. **MTP FILE 11-02:** A request by the City of Richardson to amend the Master Transportation Plan and Comprehensive Plan to add the Cotton Belt rail corridor as a Regional Rail Transit Corridor, adjust the alignment of Routh Creek Drive, add an east/west collector between North Plano Road and Routh Creek Drive north of East Renner Road, add a north/south collector street between the State Highway 190 Access Road and West Renner Road east of the US 75 Access Road, add a north/south collector street between the State Highway 190 Access Road and Infocom Drive west of the DART Red Line rail corridor, and add a north/south collector street between the State Highway 190 Access Road and the new east/west collector street west of North Plano Road, and remove the designated grade separated intersection at North Plano Road and East Renner Road.

   Mr. Carter advised that the MTP request was similar to the preceding request in the fact that it was in support of the previously approved rezoning of the Bush/75 Transit Oriented development. He noted that the intention of the amendment was to include the roadway plan as required in the Regulating Plans of the developments, and to update the diagrammatic plan.

   Carter reviewed the different types of roads including Mandatory versus Non-mandatory, Minor Collectors, TOD Collectors, Main Street Collectors, etc. He added that the Regulating Plan within the Planned Development Ordinance defined the characteristics of the roads as well as the setbacks of the buildings, lane widths, and parking requirements.

   Mr. Carter stated there were 8 revisions to the MTP and listed them as follows:

   1. Add the Cotton Belt rail corridor as a Regional Rail Transit Corridor
   2. Add a north/south collector street between the State Highway 190 access road and west Renner Road east of the U.S. 75 access road
   3. Add a north/south collector street between the State Highway 190 access road and Infocom Drive west of the DART Red Line rail corridor
   4. Delete the existing alignment of Routh Creek Drive
   5. Add the new alignment of Routh Creek Drive
   6. Add an east/west collector street between north Plano Road and Routh Creek Drive north of east Renner Road
   7. Add a north/south collector street between the State Highway 190 access road and the new east/west collector street west of north Plano Road
   8. Remove the designated grade separation intersection at Plano and Renner Roads

Mr. Carter stated that the Cotton Belt rail line runs from southwest Fort Worth to DART's Red Line with potential stations at the President George Bush Turnpike and 12th street in Plano. He added that in future plans the rail line could continue eastward towards the cities of Wylie, Sachse, and Greenville.

Commissioner Hand asked if the there had been a resolution regarding the future direction of the Cotton Belt.

Mr. Carter replied that by providing the right-of-way dedication through the zoning, and the implementation on the MTP, the City was making known its desire to have the rail line come through the city. He said that funding was still pending and would be a big hurdle, but DART would also have to finish the preliminary engineering and environmental impact statements before anything could happen.

Commissioner Frederick said she liked the redesign of Routh Creek Drive because it allowed for more green space between the rail lines and moved the traffic away from the area, which caused fewer disturbances to the park like setting.

Commissioner Bouvier asked why the existing alignment of Routh Creek Drive was being deleted (revision number 4), and he also wanted to know why the north/south collector from High 190 stopped at the east/west collector between Plan Road and Routh Creek Drive (revision number 7).

Regarding revision 4, Mr. Carter referred to the Regulating Plan of the PD Ordinance stating the streets shown as solid lines were mandatory, public streets; however, what was not shown were specific driveway locations and entrances to parking garages or other facilities. He said that in all likelihood there would be a driveway connection over to the development, but it would not be a mandatory street until it was determined what size of buildings would be built, whether one or two lanes were needed, or just a single driveway. Carter noted that the connection would be there as well as the cross connection to Infocom Drive.

In the area south of the east/west collector between Routh Creek Drive and Plano Road, Mr. Carter advised there were plans for a parkway with a green belt area; however, at this time it was not known if the property would remain as one large tract or be divided into multiple pieces of property. He added that the street was not designed as a mandatory street in the PD because it would have been tied to one specific location and they wanted to maintain flexibility if the property was divided.

Commissioner Bouvier asked about the importance of the park and green belt area that was shown on the MTP as connecting into a "T" and how would that be handled.

Mr. Chavez replied that when the land was developed there were would be two documents controlling the alignment and connections: the PD with the adopted Regulating Plan and street typologies; and the MTP.

Mr. Carter said the MTP was diagrammatic and more of a guideline, but it was the Regulating Plan and the zoning that would provide the needed details.

Commissioner Maxwell asked if all the solid lines on the Regulating Plan were mandatory, and wanted to know why western portion of revision 5 was not included in the Commission's packet.

Carter replied that all the solid lines were mandatory streets, but they did not necessarily have to be on the MTP. He added that the western portion had accidentally been deleted from the Commission's packet, but it was shown in the Regulating Plan so it would be included in the MTP.

Vice Chair Hammond said he had some concerns, specifically with revision 7 and circuitous route that was proposed.

Mr. Carter replied the Regulating Plan had placed an emphasis on view corridors in the plaza area, and revision 7 would be a connection of several different streets.

Vice Chair Hammond pointed out that the revision came off the highway frontage road then suddenly turned west and wanted to know if that design was for traffic calming.

Carter said the revision was flexible and could moved to the west making the street a direct connection between the frontage road and Infocom Drive, and once the development site plan was submitted the staff would have a better idea of how that street would be configured. He added that most of the traffic would be outbound from the site and traffic volumes would be minor compared to Infocom Drive.

Vice Chair Hammond noted that revisions 2 and 5 were less than 200 feet apart where they connected to Renner Road and expressed concern that additional intersection along such a busy road could be problematic.

Mr. Carter said he did share some of the same concerns, but the property was a fairly large tract of land that had rail adjacency on one side and creek adjacency on the other, so there was only one section of frontage to Renner Road, but noted that instead of individual driveways there would be a parkway.

Mr. Hammond reminded the Commission and staff of the concerns expressed during the original zoning case regarding traffic patterns in and out of the development and hoped those concerns would be taken into consideration during development of the property.

With no further questions or comments, Vice Chair Hammond opened the public hearing.

Mr. Jim Wills, Parliament Group, 2801 W. Lovers Lane, Dallas, Texas, stated he was generally in support of the proposed changes to the MTP. He said the area was being designed as a suburban/urban development with more pedestrian traffic and the proposed changes would facilitate that and slow down the traffic.

No further comments were made in favor or opposition and the public hearing was closed.

Commissioner Bouvier commented he was in support of adding the revisions, but asked if they had to be added to the MTP for financing reasons.

Mr. Carter replied that if the revisions were added to the MTP, it would allow the City to pursue funding from the county and other sources, but not adding it to the plan did not really cause a problem because the roads were covered under the Regulating Plan. He explained that the City could go forward without a change to the MTP, but it was always better to have both documents match.

Motion: Commissioner DePuy made a motion to recommend approval of MTP File 11-02 as presented; second by Commissioner Bright. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Vice Chair Hammond adjourned the regular business meeting at 8:46 p.m.

for

David Gantt, Chairman
City Plan Commission

Staff Report

TO: City Council

FROM: **Monica Heid,** Community Projects Manager MH

DATE: April 28, 2011

RE: **Zoning File 11-04**: West Spring Valley Corridor Planned Development

REQUEST:

PD Planned Development zoning for a pedestrian-oriented, mixed use district

APPLICANT:

City of Richardson

PROPERTY OWNER:

Multiple owners

TRACT SIZE AND LOCATION:

188 acres of land and 10 acres of right-of-way north of West Spring Valley Road, from Coit Road to Central Expressway, and north along the Central Expressway frontage road to Dumont Drive; bounded on the north by a single-family residential zoning and development

EXISTING DEVELOPMENT:

Retail – 278,495 SF
Office – 72,440 SF
Hotel – 140 rooms
Institutional – 101,961 SF
Multi-family –2,111 units (apartments and condominiums)
Duplex – 66 units

ADJACENT ROADWAYS:

Spring Valley Road: Six-lane, divided Arterial street with a tunnel section between Weatherred Drive and Central Expressway; 30,100 vehicles per day near Coit and 34,300 vehicles per day near US 75 (April 2009)
Coit Road: Six-lane, divided Arterial street; 45,100 vehicles per day north of Spring Valley (April 2009)
Waterfall Way: Four-lane, Neighborhood Collector roadway (portions divided); no traffic counts available
Spring Valley Plaza: Two-lane Local Street; no traffic counts available
Waterview Drive: Four-lane, divided Major Collector; 5,000 vehicles per day near Spring Valley (November 2009)
Weatherred Drive: Two-lane, undivided Neighborhood Collector roadway; no traffic counts available
St. Paul Drive: Two-lane, undivided Local Street; no traffic counts available.
US 75/Central Expressway: Eight-lane freeway with three-lane, one-way service roads; 278,000 vehicles per day (2009)
James Drive: Two-lane, undivided Local Street; no traffic counts available
Dumont Drive: Two-lane, undivided Neighborhood Collector roadway; no traffic counts available

SURROUNDING LAND USE AND ZONING:

North:	Single-family; R-950-M, R-1100-M, R-1500-M, RA-1100-M Residential
South:	City of Dallas, except for the triangular parcel, southeast corner of Spring Valley/St.Paul; LR-M(2)
East:	US 75/Central Expressway
West:	City of Dallas

FUTURE LAND USE PLAN:

Enhancement/Redevelopment Area

Further study may be necessary to understand the full potential for redevelopment in each of these areas...Along Spring Valley Road, west of Central Expressway, the City is interested in the redevelopment of aging multi-family and retail properties which have become difficult to maintain to minimum property and habitation standards. Alternative uses may include housing, institutional uses, office, select retail activities, or combinations of these uses. Housing may range from duplex and townhome to high-quality multi-family or mixed use.

Future Land Uses of Surrounding Area:

North: Neighborhood Residential
South and West: City of Dallas
East: US 75/Central Expressway

EXISTING ZONING:

A-950-M Apartment, D-1400-M Duplex, R-1500-M Residential, LR-M(1) Local Retail, LR-M(2) Local Retail, C-M Commercial, O-M Office and MU Mixed Use

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The proposal includes a new collector roadway between Weatherred Drive and Central Expressway, generally parallel to Spring Valley Road and the potential for a network of new public streets (currently private streets) to serve the area bounded by Spring Valley, Coit, Waterfall Way/Dublin Drive and the alley south of Lamppost Lane/Colfax Drive. The amendment to the Master Transportation Plan and Comprehensive Plan for the new collector street is under consideration as MTP 11-01.

As to other infrastructure, FEMA is currently in the process of updating the flood maps for Dallas County and a revised preliminary map is under review at the City. As a result of better information and improved modeling techniques, the limits of the floodway may expand or retract based upon the specific location. It's unclear at the present time when the maps will be finalized and go into effect. The comment period for the revised preliminary maps has not yet opened.

APPLICANT'S STATEMENT

Attached

STAFF COMMENTS:

Background:
In the summer of 2009, the City of Richardson initiated a project aimed at the redevelopment of the West Spring Valley Corridor, the subject of the zoning case. The first phase of the project involved a marketing study and a visioning exercise that included focus groups (a limited number of people) and community meetings (a much larger mailing list), which were conducted between December of 2009 and June of 2010. Participants included: business owners; property owners; residents in the corridor and the neighborhood nearby; representatives of area institutions (churches, schools), banks, development companies and the City of Dallas; and an assortment of other interested persons. The first phase of the effort culminated in a final recommendation to the City Council, which was presented in November 2010—the *West Spring Valley Corridor Reinvestment Strategy*.

The *Strategy* began with an inventory of the existing conditions in the area (zoning, land use, ownership patterns, land values, sales data and infrastructure). The market study looked at population and income characteristics, supply and demand conditions and barriers to investment in several categories—market, physical, financial, regulatory and political. The visioning exercise took input from the stakeholders, city staff and community as a whole and derived a set of goals and a vision statement for a reinvigorated West Spring Valley Corridor, which were endorsed by participants in the process at several different times during the visioning process.

Based on the goals and vision statement, and supported by the market study, a set of Catalyst Concepts was created. The theory behind the identification of catalyst sites and projects is that by focusing resources and effort in a strategic way, improvements in a few key locations can inspire change in a much larger area. Ideally, jobs, housing, commercial space, public transportation and pedestrian activity combine to make the best catalyst projects and the mixing of uses in a compact area often makes the best use of available infrastructure and capital and contributes to the creation of a "great place."

Briefly, the Catalyst Concepts included:

- Catalyst Concept 1 – West Spring Valley Road improvements
  Street repair, median improvements near Coit Road, pedestrian improvements throughout the Corridor, urban design enhancements at the Spring Valley/US 75 intersection and access improvements in the Weatherred/Floyd/Central Expressway area
- Catalyst Concept 2 – Continental Inn site
  Redevelopment of approximately 6 acres bounded by Floyd Road, James Drive and Central Expressway as a mixed use project including hotel, retail, residential and office uses
- Catalyst Concept 3 – Spring Valley/Weatherred site
  Redevelopment of approximately 5 acres at the northeast corner of Weatherred Drive and Spring Valley Road as a mixed use project with office and retail uses at the ground level and residential above
- Catalyst Concept 4 – New Orleans Apartments site
  Redevelopment of approximately 5 acres at the northeast corner of Waterview Drive and Spring Valley Road as a townhome neighborhood
- Catalyst Concept 5 – Oncor Substation site
  Enhancement of the electrical substation site on Spring Valley at Hunt Branch creek, including screening wall enhancement/replacement and the creation of a pedestrian plaza

The economic feasibility of each of the three private property concepts (2, 3 and 4) was evaluated. The result of the assessment was that the three have the potential to generate approximately $85 million in new private investment and $23.8 million in new public investment in the Corridor, leveraging public investment at an average 3.5:1 ratio.

The final chapter in the Strategy report is an implementation plan. The plan identified more than 50 potential strategies in six action categories to address the barriers to investment mentioned earlier in the study:

- Change Market Perception
- Diversify the Retail Mix
- Expand Housing Choices
- Green the Street
- Build Connections
- Stabilize Property Ownership
- Grow the Funding Toolbox

One of the strategies identified as a near-term action item in the category entitled Change Market Perception is "Regulatory Reform (Revise Zoning, Subdivision and Development Codes)." This strategy is the basis for the rezoning proposal.

Key elements of the draft PD ordinance include:

- Definitions
- General District Standards
  - Land use
    (a variety of uses divided into the following categories: Retail/Commercial, Residential, Institutional, Office and Other/Accessory)
  - Requirement for retail-ready space at-grade along the new collector street between Weatherred and St. Paul
  - Residential unit sizes varying from 500 to 1,000 SF for apartments and condominium units to 1,500 SF for patio homes, duplex dwellings (3,000 SF for a duplex building) and townhomes
  - Recreation and open space requirements for apartments and condominiums
  - Block face requirements
    (continuous building frontage, build-to line/build-to zone)
  - Standards for patio homes, duplexes and townhomes
    (lot size, building size, building materials, setbacks)

STREET AND BUILD-TO ZONE STANDARDS (IN FEET)

STREETS / BUILDING TYPE	AMENITY ZONE	SIDEWALK ZONE	SETBACK	BUILD-TO ZONE
West Spring Valley and Coit Roads				
Patio Home, Duplex	10	12	14	36-46
Townhome, Mixed Residential	10	12	14	36-46
Live-Work, Mixed Use, Commercial	10	12	8	30-40
Central Expressway Service Road				
Commercial	10	10	8	28-40
Internal Streets				
Patio Home, Duplex	6	6	14	26-36
Townhome, Mixed Residential	6	6	14	26-36
Mixed Use, Live-Work, Commercial	6	8	8	22-32

- Building regulations
  - Height
    (generally two to four stories; patio homes and duplexes may be a single story if constructed for ADA accessibility or as part of a senior housing development; two

story buffer zone within 200' of property outside the District zoned for single family uses; special provisions for Area B and Area F)

- Building types by subdistrict
  (different combinations of Patio Home, Duplex, Townhome, Mixed Residential, Live/Work, Mixed Use and Commercial buildings in Areas A through G as indicated below)

SUBDISTRICT BUILDING TYPES

Subdistrict / Building Type	Area A	Area B[1]	Area C	Area D	Area E	Area F	Area G
Patio Home				X	X	X	
Duplex				X	X	X	
Townhome	X	X		X	X	X	
Mixed Residential		X		X, MjM[2]		X	
Live-Work	X	X	X				X
Mixed Use	X[3]	X	X				X
Commercial	X	X	X				X

Note:

[1] No non-residential uses in buildings in Area B west of St. Paul Drive within 200 feet of property outside the District zoned for single-family uses

[2] Major Modification required for Mixed Residential Buildings in Area D within 200 feet of property outside the District zoned for single-family uses

[3] Mixed Use Buildings prohibited north of James Drive in Area A

- Special requirements for retail-ready buildings at-grade
  (15' floor to ceiling height, entryway at sidewalk level, awnings and canopies on 75% of the building frontage)
- Requirements for residential units at grade
  (elevated entryway with steps, patio, landscaping)
- Requirement for tri-partite architecture and encouragement for landmark buildings at key locations
- Guidelines for building entries and windows
- Building and roof materials
  (Ground floor level of Mixed Use, Live/Work, Mixed Residential and Commercial buildings: 50% masonry; remainder of masonry, stucco, glass block or new material selection classified as ventilated façade systems; allowance for 15% trim/accent materials with limitations on EIFS

Above ground floor level for same buildings: same materials with no minimum masonry requirement
Provisions for glass curtain wall with concrete spandrels or other concrete wall sections under certain conditions
Standard building material requirements for patio homes, duplexes, townhomes)

- Parking
  - Single parking ratio for retail, restaurant and under 75,000 SF of office space; standard ratio for larger office buildings
    (1/250 SF; 1/300 SF for larger office buildings)
  - Residential parking requirements based on unit type
    (1.5/unit to 2.5/unit)
  - Required bicycle parking
    (1 space for each 25 motor vehicle spaces)

TABLE 3. PARKING CALCULATIONS

REQUIRED PARKING

RESIDENTIAL	Mixed Residential – 1 space/studio unit; 1.5 spaces/1-bedroom unit; 2 spaces/unit for all other unit types; Townhome, duplex, patio home – 2 spaces/unit in an enclosed garage accessed from the alley
INSTITUTIONAL	Consistent with the parking requirements established in the Comprehensive Zoning Ordinance or determined by Minor Modification supported by a parking study
HOTEL (full-service hotel)	1.25 space / guest room
HOTEL (limited service or suite hotel)	1.0 space / guest room
OFFICE	1 space/250 sq. ft for office area in buildings of up to 75,000 sq. ft.; 1/300 for office area in buildings over 75,000 sq. ft.
RETAIL / RESTAURANT	1/250 sq. ft
OTHER	To be determined by Minor Modification, consistent with the parking requirements established in the City's Development Regulations or supported by a parking study

- Parking Lighting/Mechanical/Service Areas and Utilities
  - Exterior lighting levels and sources respectful of adjacent uses
  - Screening of mechanical and service areas
  - Relocation of overhead utility lines underground where possible with redevelopment
- Landscape
  - Street trees as the primary landscape material
  - Consistent set of street furnishings
    (benches, trash cans, bike racks, etc.)
  - Palette of plant material for use throughout the Corridor
  - Screening and landscaping requirements for surface parking lots

- Sign Standards
  - Variety of sign styles with standards appropriate for a pedestrian-oriented district
  - Limitations on the amount of signage based on building area and location (ground floor level vs. upper floors)
  - Limitations on signage for residential uses
  - Prohibited signage (off-premise, flashing/animated, pole signs)
- Administration
  - Detailed requirements for plan submittal
  - Approvals of plans meeting the terms of the ordinance by the City Manager or designee
  - Provisions for Minor Modification approval for certain standards and Major Modification approval for all others
  - Lapse of approvals after a period of time (two years unless an extension is approved)
  - Provisions for nonconforming structures, uses, signs

Refinements to the PD draft since the Council briefing on April 25 include:

- Section II. Definitions: Added definitions for all sign types for clarity and a definition of ventilated façade systems as a category for the alternative materials discussed at the briefing
- Section IV. Buildings: Revised the building materials section based on Council discussion and the new definition
- Section VIII. Sign Standards: Revised standards for Directional Signs and Wayfinding Signs
- Section IX. Administration: Minor revision to the Intent paragraph and a reductions/revisions to the list of items eligible for consideration as a Minor Modification based on further discussions with staff.
- Appendix 5. Design Guidelines: Miscellaneous revisions based on CPC and Council discussions

Correspondence: Copies of the correspondence received to date are included in the packet.

Motion: The City Plan Commission recommended approval of the request on a vote of 6 to 1, Commissioner Henderson in opposition. As of 4:00 PM, Wednesday, April 27, 2011, the owners of more than 20% of the property within the area of request have filed written opposition to the rezoning; therefore, a 3/4 of the Council will be required to approve the ordinance.

Council Hearing: Should the Council be unable to conclude their actions on this case in a single meeting, a place has been reserved on the May 9 agenda for this item.

ORDINANCE NO. 3818

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM A-950-M APARTMENT, D-1400-M DUPLEX, R-1500-M RESIDENTIAL, LR-M(1) LOCAL RETAIL, LR-M(2) LOCAL RETAIL, C-M COMMERCIAL, O-M OFFICE AND MU MIXED USE TO PD PLANNED DEVELOPMENT DISTRICT TO ESTABLISH THE WEST SPRING VALLEY CORRIDOR PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY 198 ACRES BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF COIT ROAD; ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF WEST SPRING VALLEY ROAD; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF US 75/CENTRAL EXPRESSWAY; AND ON THE NORTH BY: THE SOUTH RIGHT-OF-WAY LINE OF DUMONT DRIVE TO ITS INTERSECTION WITH THE ALLEY EAST OF NOTTINGHAM DRIVE; THE SOUTH BOUNDARY OF RICHARDSON HEIGHTS #2; A PORTION OF THE EAST AND SOUTH BOUNDARIES OF RICHARDSON HEIGHTS #5; THE SOUTH BOUNDARIES OF CENTRE COURT PLACE, RICHARDSON HEIGHTS #11 AND RICHARDSON HEIGHTS #7, SECTION 5; THE SOUTH AND WEST EDGES OF TRACT 23, TOR SHEET 14; THE SOUTH AND WEST BOUNDARIES OF RICHARDSON HEIGHTS #7, SECTION 4; A PORTION OF THE WEST BOUNDARY OF RICHARDSON HEIGHTS #7, SECTION 3, TO ITS INTERSECTION WITH COLFAX DRIVE; THE SOUTH BOUNDARY OF SHADOW OAKS; THE SOUTH BOUNDARY OF AN UNPLATTED PARCEL ON THE WEST SIDE OF DUBLIN DRIVE WEST OF SHADOW OAKS; AND THE SOUTH BOUNDARY OF NORTHWOOD ESTATES, 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 11-04).

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 from A-950-M Apartment, D-1400-M Duplex, R-1500-M Residential, LR-M(1) Local Retail, LR-M(2) Local Retail, C-M Commercial, O-M Office and MU Mixed Use to PD Planned Development to establish the West Spring Valley Corridor Planned Development District for approximately 198 acres bounded on the west by the east right-of-way line of Coit Road; on the south by the north right-of-way line of West Spring Valley Road; on the east by the west right-of-way line of US 75/Central Expressway; and on the north by: the south right-of-way line of Dumont Drive to its intersection with the alley east of Nottingham Drive; the south boundary of Richardson Heights #2; a portion of the east and south boundaries of Richardson Heights #5; the south boundaries of Centre Court Place, Richardson Heights #11 and Richardson Heights #7, Section 5; the south and west edges of Tract 23, TOR Sheet 14; the south and west boundaries of Richardson Heights #7, Section 4; a portion of the west boundary of Richardson Heights #7, Section 3, to its intersection with Colfax Drive; the south boundary of Shadow Oaks; the south boundary of an unplatted parcel on the west side of Dublin Drive west of Shadow Oaks; and the south boundary of Northwood Estates, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Planned Development shall be developed and used in conformance with the West Spring Valley Corridor Planned Development District Regulations attached hereto as Exhibit "B" and made a part hereof for all purposes.

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

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

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

SECTION 6. 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 2nd day of May, 2011.

APPROVED:

_____
MAYOR

APPROVED AS TO FORM:

_____
CITY ATTORNEY
(PGS:04-28-11:49063)

CORRECTLY ENROLLED:

_____
CITY SECRETARY

Exhibit "A"
Legal Description
ZF 11-04
West Spring Valley Corridor Legal Description
City of Richardson, Dallas County, Texas

BEING land situated in the W.W. Wallace Survey, Abstract No. 1601 and the Lavinia McCommas Survey, Abstract No. 927, within the City of Richardson, Dallas County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of the Spring Valley Coit Addition, said point being in the east line of Coit Road;

THENCE in a southerly direction, along the east line of Coit Road, an approximate distance of 1,875 feet to the intersection of the east line of Coit Road and the north line of Spring Valley Road;

THENCE in an easterly direction, along the north line of Spring Valley Road, an approximate distance of 6,890 feet to the intersection of the north line of Spring Valley Road and the west line of US Highway 75;

THENCE in a northeasterly direction, along the west line of US Highway 75, an approximate distance of 2,675 feet to the intersection of the west line of US Highway 75 and the south line of Dumont Drive;

THENCE in a northwesterly direction, along the north line of Tract 1, Block G, of the Human Engineering Addition, an approximate distance of 210 feet to the northwest corner of said Tract 1, also being a point in the south line of Dumont Drive (a 50-foot R.O.W.) and in the southeast line of a 15-foot alley;

THENCE in a southwesterly direction, along the southeast line of said 15-foot alley, an approximate distance of 391 feet to an angle point located in the north line of Tract 2, Original Town of Richardson Sheet 13-A, also being a point in the southeast line of said 15-foot alley;

THENCE in a westerly direction, along the south line of said 15-foot alley, an approximate distance of 766 feet to the intersection of the south line of said 15-foot alley and the east line of Floyd Road (a 60-foot R.O.W.);

THENCE in a southerly direction, along the east line of Floyd Road, an approximate distance of 702 feet to a point in the east line of Floyd Road (a 60-foot R.O.W.), said point being the southwest corner of Tract 7, Original Town of Richardson, Sheet 13-A;

THENCE in a southwesterly direction, across Floyd Road (a 60-foot R.O.W.), an approximate distance of 64 feet to a point in the west line of Floyd Road, said point being the southeast corner of Lot 31, Block 45, Richardson Heights #5;

THENCE in a westerly direction, along the south line of said Lot 31, an approximate distance of 1,199 feet to the east line of St. Paul Drive (a 60-foot R.O.W.), said point being the southwest corner of said Lot 31;

THENCE continuing in a westerly direction, along across St. Paul Drive (a 60-foot R.O.W.) and along the south line of Lots 1-12, Centre Court Place, an approximate distance of 593 feet to the east line a 15-foot alley, said point being the most northerly northwest corner of Centre Square Apartments;

THENCE in a southerly direction, along the most northerly west line of Centre Square Apartments, an approximate distance of 68 feet, said point being the most northerly northwest corner of Centre Square Apartments;

THENCE in a westerly direction, along the most southerly north line of Centre Square Apartments, an approximate distance of 170 feet, said point being the most westerly northwest corner of Centre Square Apartments;

THENCE in a southwesterly direction, in a line across Weatherred Drive (a 50-foot R.O.W.), an approximate distance of 138 feet, to a point being the most southerly southeast corner of Lot 47, Block 125, Richardson Heights #11, said point also being in the north line of Lot 4, Block A, Spring Valley Lakes;

THENCE in a northwesterly direction, along the northeast line of said Lot 4, an approximate distance of 218 feet, to an angle point, said point being the most northerly point in the north line of said Lot 4;

THENCE in a southwesterly direction, along the northwest line of said Lot 4, an approximate distance of 186 feet, said point being the most westerly northwest corner of said Lot 4 and the northeast corner of Townhouse Apartments;

THENCE in a southwesterly direction, along the west line of said Townhouse Apartments, an approximate distance of 764 feet, said point being the northwest corner of said Townhouse Apartments and the northeast corner of Louis White Subdivision Installment #1;

THENCE in a southwesterly direction, along the north line of said Louis White Subdivision Installment #1, an approximate distance of 44 feet;

THENCE continuing generally in a westerly direction, along the north line of said Louis White Subdivision Installment #1 the following distances:

An approximate distance of 118 feet to an angle point;
An approximate distance of 154 feet to an angle point;

THENCE in a southwesterly direction, along the north line of said Louis White Subdivision Installment #1, an approximate distance of 67 feet, said point being the northeast corner of Louis White Subdivision Installment #2;

THENCE in a westerly direction, along the north line of said Louis White Subdivision Installment #2, an approximate distance of 337 feet, to the northwest corner of said Louis White Subdivision Installment #2, said point being in the east line of Tract 1A, Original Town of Richardson Sheet 14;

THENCE in a northerly direction, along the east line of said Tract 1A, an approximate distance of 214 feet, to the northeast corner of said Tract 1A, said point also being the southeast corner of Lot 3, Block 124, Richardson Heights #7, 5th Section;

THENCE in an westerly direction, along the north line of said Tract 1A, an approximate distance of 330 feet, to the northwest corner of said Tract 1A, said point also being in the east line of Waterview Drive (a variable width R.O.W.);

THENCE in a southerly direction, along the west line of said Tract 1A, an approximate distance of 70 feet, to the a point in the west line of said Tract 1A, said point also being in the east line of Waterview Drive (a variable width R.O.W.);

THENCE in a westerly direction, across Waterview Drive (a variable width R.O.W.) and continuing along the north line of Lots 1-6, Block A, Spring Valley Plaza Duplex Addition Phase 2, an approximate distance of 272 feet, to the a point in the east line of said Lot 7, Spring Valley Plaza, said point also being the northwest corner of Lot 6, Block A, Spring Valley Plaza Duplex Addition Phase 2;

THENCE in a northerly direction, along the east line of Lot 7, Spring Valley Plaza, an approximate distance of 65 feet, to the northeast corner of said Lot 7;

THENCE in a westerly direction, along the north line of Lots 1-7, Spring Valley Plaza, an approximate distance of 535 feet, to the northwest corner of said Lot 1, continuing in a westerly direction an additional 325 feet to the most northerly northwest corner of Lot 1, Block 1, The Leaves Addition, said point being in the east line of Ridgeway Drive;

THENCE in a southerly direction, along the east line of Ridgeway Drive (a 50-foot R.O.W.), an approximate distance of 41 feet to the beginning of a curve to the right;

THENCE along a curve to the right having a radius of 50 feet, along the south right-of-way of Ridgeway (a 50-foot R.O.W.) Drive, an approximate distance of 155 feet, to a point being in the west line of Ridgeway Drive;

THENCE in a westerly direction, along a north line of said Lot 1, Block 1, The Leaves Addition, an approximate distance of 148 feet, to the most westerly northwest corner of said Lot 1, said point being in the east line of Waterfall Crossing;

THENCE in a northerly direction, along the east line of Waterfall Crossing, an approximate distance of 15 feet, to a point being in the east line of Waterfall Crossing;

THENCE in an easterly direction, along the most easterly south line of Waterfall Crossing, an approximate distance of 81 feet, to a point being in the easternmost east line of Waterfall Crossing;

THENCE in a northerly direction, along the most easterly east line of Waterfall Crossing, an approximate distance of 620 feet, to a point being the northeast corner of Waterfall Crossing, and the southeast corner of Lot 1, Block A, Villa Estates, and continuing in a northerly direction an additional 408 feet to the northeast corner of said Lot 1, said point also being in the south line of Colfax Drive (a 60-foot R.O.W.);

THENCE generally in a westerly direction, along the north line of Lot 1, Block A, Villa Estates the following distances:

An approximate distance of 9 feet to the start of a curve to the right;
An approximate distance of 61 feet along a curve to the right to the start of a curve to the left;
An approximate distance of 36 feet along a curve to the left;
An approximate distance of 500 feet to the northwest corner of said Lot 1, said point being in the east line of Dublin Drive;

THENCE in a northwesterly direction across Dublin Drive (a 60-foot R.O.W.), an approximate distance of 85 feet to the northeast corner of Spring Valley Coit Addition, said point being in the west line of Dublin Drive;

THENCE in a westerly direction, along the north line of Spring Valley Coit Addition, an approximate distance of 1,561 feet to the POINT OF BEGINNING and containing approximately 198 acres of land more or less.

Exhibit "B"
West Spring Valley Corridor District Regulations

West Spring Valley Corridor

PD Ordinance

Draft: May 5, 2011

BACKGROUND

This Planned Development Ordinance ("PD Ordinance" or "Ordinance") embodies the goals and objectives adopted by the City Council in the *West Spring Valley Corridor Reinvestment Strategy* ("the Strategy") and represents one of the first major near-term action items identified in the "Implementation" section of the *Strategy*.

This PD Ordinance focuses on creating a series of unique, but compatible, pedestrian-oriented areas designed to coordinate with and enhance existing neighborhoods to the north. The development regulations and standards set forth in the Ordinance are designed to achieve a more positive and sustainable outcome for development, to improve the quality of life both within and surrounding the Corridor, to enhance property values, and to improve the overall appearance and perception of the West Spring Valley Corridor ("the Corridor" or "WSVC"). The PD Ordinance combines minimum and maximum specifications with standards for site layout, building design and streetscaping. The Ordinance also provides for flexibility among compatible uses to allow developers and the City to respond to changing market demands and further provides for more rational parking ratios that increase land use efficiency and minimize disruption of public use areas.

The development standards in this PD Ordinance reflect the timeless principles upon which great urban districts are based and are aimed at creating a comfortable and attractive place for people to meet, live, conduct business and find recreation. These regulations build upon accessibility to the Spring Valley DART rail station as a means of enhancing the attractiveness of the area for young professionals, retirees and others seeking to reduce their reliance on the automobile.

Another important element of this Ordinance is the procedure for approval of development proposals. This Ordinance compensates for very high standards by providing for administrative review of plans and requests for modifications to certain requirements if it is determined that such modifications would achieve a better result for the development.

Richardson West Spring Valley Corridor

PLANNED DEVELOPMENT DISTRICT

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I. PURPOSE, GOALS AND INTENT

A. PURPOSE

The purpose of the West Spring Valley (WSV) Planned Development District ("the District") is to implement the adopted recommendations of the West Spring Valley Corridor Reinvestment Strategy by establishing a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use and which will attract ongoing reinvestment.

B. GOALS

The goals of this District are:

1. To make WSV sustainable through:
    a. Providing for the integration of mixed uses;
    b. Embodying LEED-ND (Leadership in Energy and Environmental Design – Neighborhood Development) and LEED Building principles;
    c. Providing focal open space amenities;
    d. Assuring pedestrian and bicycle friendliness; and
    e. Minimizing the "heat island" effect of large expanses of pavement.
2. To provide development and land use flexibility within the framework of a Planned Development District;
3. To provide a mix of residential, retail, entertainment and office uses;
4. To encourage trade-offs between increased density and larger amounts of open space, where appropriate and in the best interest of the District;
5. To encourage excellence in development through the balanced use of high-quality development standards and materials, creative design and expedited administrative approvals for projects which meet the intent of this District;
6. To design development that is oriented appropriately to public open space and private amenities; and
7. To create standards that better ensure appropriate transitions between existing neighborhoods and new development.

C. INTENT

The intent of this District is:

1. To provide a comfortable and attractive environment for pedestrians which includes such elements as buildings that frame public space, interesting street walls, street trees, lighting and street furniture;
2. To construct a continuous street frontage of buildings along block faces except where it is desirable to provide outdoor public plazas, courtyards or pocket parks;
3. To require the construction of buildings close to the sidewalk and street so as to create a comfortable pedestrian environment;

4. To require parking at ratios that will adequately serve the variety of activities within the District, allow for fluctuations in market demand for a variety of uses and reduce the overall amount of pavement within the District;
5. To encourage the use of public parks and plazas as focal points to improve the quality of residential and mixed-use developments;
6. To create buildings that can accommodate a range of uses over time; and
7. To develop a multi-modal, mixed-use district.

II. DEFINITIONS

The words and phrases used in this Ordinance shall have the meaning provided to them in the Code of Ordinances, the 1956 Amendment to the Richardson Zoning Ordinance, as amended (sometimes called the "Comprehensive Zoning Ordinance") unless a different definition of the same word or phrase is provided in this Ordinance. In addition, the following words and phrases shall have the following meanings:

Access Drive means any drive or lane located on the interior of the property designed to accommodate motor vehicles, bicycles or pedestrians.

Amenity Zone means a portion of the public right-of-way, typically adjacent to the sidewalk but outside the pedestrian walking area, that includes streetscape elements, landscaping, and street trees.

Apartment means a multifamily structure containing three or more dwelling units, located on a single lot and designed to be occupied by three or more families living independently of one another, excluding hotels or motels.

Awning means a roof-like cover usually supported from the exterior wall of a building, often of fabric, metal or glass, designed and intended to provide protection from the elements.

Block Face means the side of a street between two consecutive intersections.

Build-to Line means a line, generally the same as the property line, with which a certain percentage of the exterior wall of a building in a development is required to coincide as provided herein.

Build-to Zone means the area between the Build-to Line and a parallel line 10 feet inside the property line within which the wall of a building must be located, but within which the building wall may step in and out in accordance with the standards and limitations herein.

Building Façade, Primary means any façade that faces a public street or open space.

Commercial Building means a building that may be used only for non-residential or non-industrial uses.

Condominium, Residential means a development with one or more buildings in which the space within the exterior walls of each dwelling unit is designated for separate ownership and occupancy and the remainder of the property is designated for common ownership and occupancy (i.e. the common areas, such as grounds and the building structures are directly owned in undivided interests by the owners of the dwelling units).

District or ***WSVC District*** means the area within the City of Richardson, approximately 198 acres in size, bounded on the west by the east right-of-way line of Coit Road; on the south by the north right-of-way line of West Spring Valley Road; on the east by the west right-of-way line of US 75/Central Expressway; and on the north by: the south right-of-way line of Dumont Drive to its intersection with the alley east of Nottingham Drive; the south boundary of Richardson Heights #2; a portion of the east and south boundaries of Richardson Heights #5; the south boundaries of Centre Court Place, Richardson Heights #11 and Richardson Heights #7, Section 5; the south and west edges of Tract 23, TOR Sheet 14; the south and west boundaries of Richardson Heights #7, Section 4; a portion of the west boundary of Richardson Heights #7, Section 3, to its intersection with Colfax Drive; the south boundary of Shadow Oaks; the south

boundary of an unplatted parcel on the west side of Dublin Drive west of Shadow Oaks; and the south boundary of Northwood Estates...(Insert the description of the boundaries of the District)

District Plan means the depiction of the District set forth in *Appendix 3* of this ordinance dividing the District into various areas that are referenced throughout this Ordinance when indicating which use and development regulations are to be applied to the various portions of the District.

Flag, corporate and logo means a flag displaying the name, insignia, emblem, or logo of a commercial organization.

Green roof means the roof of a building that is partially or completely covered with vegetation to help prevent stormwater runoff, filter air pollution, enhance building performance and increase the appeal of the building.

Greenhouse means an accessory building with translucent walls and roof for the cultivation of plants under controlled environmental conditions.

Landmark Building means a building so designated on an approved Development Plan which is located on axis with the termination of a street or public access drive or at the intersection of two or more streets, said building to incorporate architectural features that address height and articulation which emphasize the importance of such location.

Liner Building means a narrow building, generally 30 to 60 feet deep, that lines the exterior of a parking garage structure adjacent to a street and sidewalk and is occupied by any allowed use other than parking.

Live/Work Unit means a building or portion of a building integrating both living quarters and a commercial space, such as retail, artist space or gallery, business, or other professional office activities, where the living and working areas shall each have a separate entry from a public walkway, the commercial use (work) is located on the ground floor and the residential component (live) is located above the commercial use.

Loft means a flexible residential or commercial space which is characterized by higher than normal ceilings, open floor plans and, often, exposed structural elements and duct work.

Major Access Drive means a driveway that provides access to a development and aligns with a median opening in the adjacent street,

Masonry Material means brick a minimum of three (3) inches in thickness, natural or cast stone, heavily textured split-face concrete block, but excluding site-cast or tilt-wall concrete panels or similar materials.

Mixed Residential means a building which may contain a variety of residential unit sizes or types, such as studio, 1-, 2- or 3-bedroom apartments, condominiums or lofts.

Mixed-Use Building means a structure which combines residential and non-residential uses in a single building.

Mullion means the vertical or horizontal divisions or joints between single windows in a multiple window unit.

Nonconforming Use means any land use, structure, lot of record, or other situation related to the use or development of land within the District that was legally established prior to the effective date of this Ordinance or subsequent amendment hereto, and that does not fully

conform to the requirements of this Ordinance, as amended, on the effective date of such amendment

Parking Lot, Accessory means an approved parking surface, a building or a structure where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking. An accessory parking lot supports the principal activity on the tract, lot or parcel of land on which the parking lot is located and is not a principal activity itself.

Patio Home means a single-family detached dwelling on a separate lot with open space on only three sides, with one side wall of the dwelling placed coincident with the side property line, typically situated on a reduced-size lot that orients outdoor activity within side or rear yard patio areas for better use of the outdoor living space on the site.

Primary Entry means the main entry to a building facing the block face or facing a plaza or courtyard with direct access to a street.

Private Amenity Center means a private recreation facility, including a swimming pool, clubhouse, tennis court or similar amenities located in a private recreational area for the exclusive use of residents or neighborhood groups of a particular patio home, duplex or townhome development and their guests.

Retail tobacco store means a retail store which derives 90 percent or more of its gross revenue from the sale of tobacco products and accessories.

Retail-ready Space means leasable space on the ground floor of a Commercial Building, Mixed Use Building or Live/Work Unit which has the necessary ceiling height and fire separation to accommodate retail and restaurant uses.

Secondhand Goods Store means an establishment offering for trade or sale, as its principle inventory, used or previously-owned personal property and shall include establishments that offer for trade or sale personal property owned by third-parties who have consigned their personal property to the owner or operator of the establishment for purpose of conducting such trade or sale, but excluding a pawn shop as defined in the Comprehensive Zoning Ordinance.

Setback means the minimum required distance between the structure and the lot lines on the lot on which it is located.

Sign means an outdoor structure, display, light, device, figure, painting, drawing, message, plaque, poster, billboard or other thing that is designed, intended or used to advertise or inform.

Sign, address means a sign that lists the number or other location designation assigned to a building or tenant suite.

Sign, A-frame means a portable sign consisting of (a) two panels of approximately equal size which are hinged at the top or (b) one panel with a support, and which is placed on the ground or pavement so as to be self-supporting.

Sign, awning means any awning containing signage used to identify a business, profession, service, product, or activity conducted, sold or offered on the premises where such sign is located.

Sign, building directory means a sign located at a building entrance listing the names, uses, or locations of the various business or activities conducted within a building, but containing no advertising.

Sign, building identification means a sign which identifies the name and/or address of a building or the name or logo of the building tenant if a single tenant occupies the building,

Sign, bulletin board means a sign containing information where a portion of such information may be periodically changed, providing that such change shall be effected by the replacement or interchange of letters, numbers, or other graphic symbols by insertion, attachment or similar means. The use of slate, chalkboard, cardboard or similar material with pencil, chalk, crayon or similar types of marking is prohibited on a bulletin board sign.

Sign, directional means any sign for a development which provides onsite directions, denotes locations for ingress and egress or prohibits ingress and egress, but contains no advertising and is not used for advertising.

Sign, marquee means a sign structure placed over the entrance to a theatre or other public gathering venue with signage stating the name of the establishment and/or the name of the event, artist, and other details of the event appearing at that venue. A marquee sign is often identifiable by a surrounding cache of light bulbs, usually yellow or white. Marquee signs may often be combined with Building Blade signs.

Sign, memorial means a sign, tablet, or plaque typically mounted on a building memorializing a person, event, structure, or site.

Sign, monument means any sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.

Sign, nameplate means a sign, located on the premises, giving the name and/or address of the owner or occupant of a building or premises, usually a single-family dwelling.

Sign, political means a sign identifying and urging voter support for a particular election issue, political party, or candidate for public office.

Sign, projecting means any sign, except an awning, that projects perpendicularly from a building and which has one end attached to a building, awning, or permanent structure.

Sign, promotional means an advertising display that is temporary in nature, not permanently attached to the ground or sign surface, and is used for special events, such as, but not limited to, grand openings, seasonal sales, and promotions.

Sign, real estate means a temporary sign that relates to the sale, lease, or rental of property and/or buildings.

Sign, sandwich board—see *Sign, A-frame*.

Sign, temporary construction means a temporary sign providing information about future development or current construction on a site and the parties involved in the project.

Sign, wall means any sign erected flush against an exterior wall, supported by the wall, and having the sign face parallel to the wall or painted directly onto a wall, including neon tubing or other material attached directly to a wall surface when forming a border for the subject matter, or when directing attention to the subject matter or when forming letters, logos, or pictorial designs.

Sign, wayfinding means any pedestrian-scaled sign which provides a map and listing of the names, uses, or locations of the various businesses or activities conducted within a district or development contains no advertising and is not used for advertising.

Sign, window means any sign, banner, poster, or display located on the internal surface of the window of any establishment for the purpose of advertising services, products or sales available within such establishment or which announces the opening of such establishment.

Stoop means a porch with steps that is located approximately at the level of the first floor of the structure and intended to provide access to a dwelling unit.

Streetscape means the urban design element that establishes the character for the major part of the public realm composed of thoroughfares (travel lanes for motor vehicles and bicycles, parking lanes for motor vehicles, sidewalks for pedestrians) as well as the visible private frontages (building facades and elevations, porches, setbacks, fences, awnings, etc.) and the amenities within the public frontages (street trees and plantings, benches, street lights, bike facilities, other furnishings).

Studio Apartment means a small apartment usually consisting of one main area that combines the living and bedroom space, as well as a small kitchen/kitchenette and a bathroom.

Subdistrict means, collectively, the portions of the District outlined and designated as Area A through Area G, respectively, in Appendix 3 of this Ordinance.

Sustainable Accessory Uses means equipment such as rainwater harvesting systems, wind energy systems, solar photovoltaic systems, geothermal systems and similar technology and systems aimed at utilizing renewable natural resources for the purpose of power generation, water conservation, etc. to support the primary activity on a lot or tract of land and subject to the requirements for such systems and technology as contained in the Richardson *Code of Ordinances*.

Swing Entry Garage means an attached garage entered from the street in the front of the home where the garage door opening does not face onto said street and the driveway is generally configured with a right-angle turn from the street to the garage door opening.

Townhome means a single-family dwelling, typically in a row of at least three attached units, each on its own platted lot and having its own front and rear access to the outside, where no such unit is located over another unit, there is no visible separation between walls or roofs of adjoining units and each unit is separated from other units by one or more vertical common firewalls.

Ventilated facade system means a complete facade solution that consists of a rainscreen and decorative facade (manufactured of type 304, 316 or 430 architectural grade stainless steel, zinc alloy, titanium or other similar high quality metal material approved by the Building Official,) cavity depth and ventilation, insulation and sub-frame, such as colorized, patterned and textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel systems; rear ventilated phenolic rain screen wall panel systems; titanium zinc alloy sheet metal roofing façade cladding and roof drainage components systems.

West Spring Valley Corridor (WSVC) Development Plan or ***Development Plan*** means a plan that must be approved by the City prior to any improvements to a property within the District, and which may include, but is not limited to, a plat, site plan, civil engineering plans, landscape plan,

list of proposed uses, parking required and provided, building elevations and any Modifications being requested.

To the extent of any irreconcilable conflict in the definitions in the *Code of Ordinances* or the *Comprehensive Zoning Ordinance* and this Ordinance, the definitions in this Ordinance shall prevail.

III. GENERAL DISTRICT STANDARDS

A. GENERAL

The standards in this Ordinance shall apply only to the WSVC District. Other standards in the Richardson *Comprehensive Zoning Ordinance* and *Subdivision and Development Regulations* shall govern when not in direct conflict with this Ordinance.

The WSVC *Design Guidelines* in *Appendix 5* shall provide guidance in interpreting and implementing this Ordinance.

B. LAND AND BUILDING USE

Intent. It is intended that the uses permitted within the District will encourage pedestrian-oriented developments that integrate retail, residential, employment and recreation uses and provide access to public transportation.

1. **Uses.** Retail/Commercial, Residential, Institutional, Office and Other/Accessory uses of property within the respective Subdistricts shall be in accordance with the schedule set forth in *Appendix 1* of this Ordinance. Uses which are not specifically authorized in *Appendix 1* are prohibited within the District, including uses authorized by Special Permit in the Richardson *Comprehensive Zoning Ordinance.*

2. **Required Retail-ready at Grade.** Where required Retail-ready space is designated on the District Plan, ground floor space adjacent to the street shall be constructed to Retail-ready standards and may be occupied by any allowed non-residential use, but must be able to accommodate retail and restaurant uses in response to market demand.

3. **Drive-in/Drive-Through Facilities.** No drive-in or drive-through facilities shall be allowed without approval of a Major Modification.

4. **Access Drives.** In order to minimize the number of curb cuts along a block face, where there is alley access to a building or series of buildings, no additional access drives shall be allowed without approval of a Minor Modification.

5. **Property Owners Association.** All new developments shall make provisions for the operation, maintenance and supervision of any private recreation areas and publicly-accessible open space, including the landscaping, irrigation and improvements therein, in order to ensure a consistent level of maintenance of public areas throughout the District by establishment of a property owners' association in compliance with *Code of Ordinances, Sec. 21-57*, as amended or succeeded.

6. **Required Recreation and Open Space for Apartments and Condominiums in Mixed Residential and Mixed Use Buildings**

   a. Each development that includes apartment or residential condominium units in a Mixed Residential or Mixed Use building shall provide an indoor or outdoor recreational or playground area to meet the requirements of the residents in such development, including facilities for children, adolescents and adults as appropriate.

   b. Each development that includes apartment or residential condominium units in a Mixed Residential or Mixed Use building shall provide at least one indoor or outdoor play area for the first 250 dwelling units or portion thereof. Said play area shall be a minimum of 900 square feet in area and shall be designed for use by children under

ten years of age. Safe, weather-resistant play equipment suitable for children of this age shall be provided. All play equipment must meet the guidelines of the Consumer Product Safety Commission for play equipment and safety surface. Playground access and equipment must be in compliance with ADA requirements.

One additional playground meeting the specifications described above shall be provided for each additional 250 dwelling units within the development or portion thereof. Playground areas may be combined to meet this requirement as long as they are provided in increments of at least 900 square feet.

c. Additional recreational amenities must be provided on-property with each development that includes apartment or residential condominium units in a Mixed Residential or Mixed Use building. The additional recreational amenities to be provided may be a combination of any of the amenities, listed below, provided that the points assigned to each type of amenity listed below totals not less than 70 points for each 250 dwellings units or portion thereof within the development:

   i. Additional playgrounds (in addition to the minimum requirement) designed for children ten years of age or younger meeting the specifications listed above. (Ten points; maximum ten points per development that includes apartment or residential condominium units in a Mixed Residential or Mixed Use building.)

   ii. Clubhouse/game room/multi-purpose room a minimum of 400 square feet in area for each 250 units. (Ten points.)

   iii. Equipment, such as pool tables, ping-pong tables, foosball tables, etc., in the clubhouse/game room/multi-purpose room; electronic videogames or pinball games shall not be eligible for points. The appropriateness of the equipment shall be determined by the city's director of parks and recreation. (One point for each piece of approved equipment.)

   iv. Outdoor multi-use sport court, tennis court, racquetball court or similar facility. (Five points/court.)

   v. Indoor multi-use sport court, tennis court, racquetball court or similar facility. (Ten points/court.)

   vi. Indoor fitness center at least 400 square feet in area for each 250 units. (Ten points.)

   vii. Swimming pool, including wading area. (Ten points; 20 points maximum per 250 unit development that includes apartment or residential condominium units in a Mixed Residential or Mixed Use building.)

   viii. Reinforced concrete jogging trail, bike path or combination thereof, a minimum of eight feet in width. (Ten points.)

   ix. Usable open space, at least 1,000 square feet in area, to include at least three of the following: cluster of trees, water features, seating areas, picnic tables, barbecue grills, gazebos or other similar elements (Ten points; maximum 30 points per 250 unit apartment complex.)

   x. Creeks and drainageways, which would otherwise be required to remain in an open state, shall not be eligible for the accumulation of points toward the total

requirement, nor shall improvements in any required front or side setback areas.

d. The director of parks and recreation shall review the proposed recreational amenities and provide a written assessment of their adequacy to the city plan commission prior to consideration of the Development Plan.

e. At the discretion of the City Manager or designee, and with the approval of the director of parks and recreation, a developer may achieve recreation and open space amenity points by making improvements of the type described in the list above in a public park or open space area that would serve the residents of the development, said park or open space to be within 1,000 feet of the property line of the tract upon which the development is located.

7. **Special Live-Work Building Regulations**. The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the non-residential area of the live/work unit.

8. **Publicly Accessible Open Space**

a. The development of squares, plazas and pocket parks is strongly encouraged in association with retail and restaurant uses to provide for community gathering spaces that will support socialization in the neighborhood.

b. Land indicated as Parks/Open Space in *Appendix 3, District Plan* shall be dedicated to the City or placed in a public access easement. Where such land is dedicated by the developer of a Mixed Residential Building on the adjacent property, a portion of the development's Required Recreation and Open Space for Apartments and Condominiums amenities points may be achieved through improvements in the public/publicly accessible park/open space area with the approval of a Minor Modification.

c. Public open space should be developed in such a manner as to ensure the safety and welfare of residents. See *Appendix 5. Design Guidelines*.

d. Within Area D, the improvement of Blue Lake as an amenity may be eligible for financial or other incentives (see *Appendix 5 Design Guidelines).*

C. BLOCK FACE

1. **Intent.**

   a. Building walls should be continuous along block faces to create a strong edge to the street, define the pedestrian environment and contribute to an attractive and active district, with allowance for some limited architectural variation, and opportunities for outdoor dining, plazas, pocket parks and special building entry features.

   b. Parking should be located behind buildings and not interupt the "building wall" streetscape.

2. **Continuous building frontage** will be considered to be met if 75% or more of the primary building façade for each structure is located within the Build-to Zone identified in Table 1 below; however, with administrative approval of a Minor Modification, the requirement may be reduced to 60%, provided that the reduction is for the purpose of accommodating an attractive outdoor dining area, plaza, building entry feature or other amenity which contributes to the streetscape. A greater reduction shall require approval of a Major Modification.

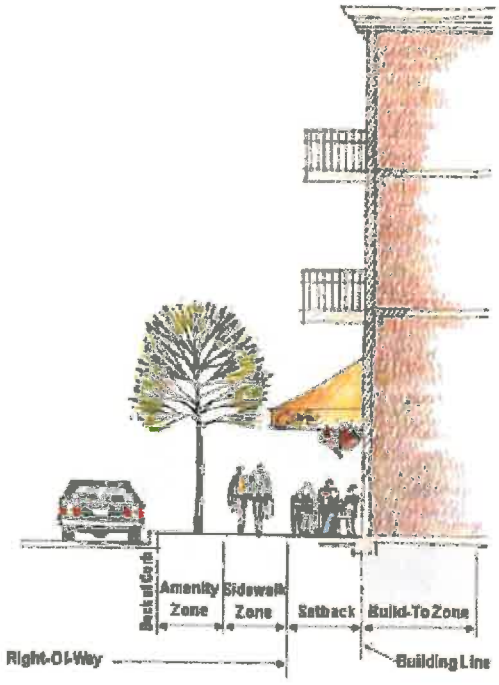
   On-site parking should be located entirely behind buildings, except where it is determined that on-site surface parking must be located adjacent to the street due to extenuating circumstances. In this situation, such parking area shall be landscaped with a double row of trees as set out in *VII.E. Parking Lot Landscaping* and may count as part of the continuous frontage so long as the length of the parking lot adjacent to the street is minimized and approved by Minor Modification.

3. **Facades** shall generally be built parallel to the street frontage, except at street intersections, where a façade containing a primary building entrance may be curved or angled toward an intersection with adequate public right-of-way clearance.

4. **Build-to Lines and Setback**

   a. Build-to Lines are established in *Table 1. Street and Build-To Zone Standards* below.

   b. Build-to Lines shall be measured from the planned street back-of-curb as established on the street sections set forth in this Ordinance for the respective Subdistricts. The entire area between the back-of-curb and the primary non-residential building façade shall be dedicated as part of the public right-of-way or as a public access easement. The Setback adjacent to residential uses need not be



Street and Build-to Zone

dedicated except as deemed necessary during Development Plan review.

c. Exterior steps, stoops, chimneys and bay windows may encroach beyond the Build-to Line by up to two feet, but shall not encroach into the public right-of-way or obstruct the minimum required sidewalk width. Streetscape Elements including street trees, described in *Appendix 5. Design Guidelines,* may be located within the Setback area or Build-to Zone, and patio dining shall be permitted in the Setback area adjacent to Retail-Ready space at-grade.

d. Awnings and building entry canopies may overhang the public sidewalk and right-of-way, but may not extend beyond the back of the curb of any roadway, interfere with the healthy growth of street trees or with above-grade public utilities, shall not obstruct the minimum required sidewalk width or provide a clearance of less than 8 feet from the elevation of the sidewalk The design of awnings encroaching above the sidewalks and in the Amenity Zone shall be signed and sealed by a licensed structural engineer and meet the requirements of the Fire Code. Entry canopies extending more than 6 feet from the building shall be subject to the approval of a Minor Modification.

e. Balconies may overhang a public sidewalk right-of-way or easement provided they encroach no more than 7 feet and a minimum clearance of 8 feet is maintained above the sidewalk elevation. In no case shall the edge of a balcony extend beyond the back of the curb of any roadway. The design of balconies encroaching above the sidewalks and in the Amenity Zone shall be signed and sealed by a licensed structural engineer.

f. Any encroachment into a public right-of-way must be approved by Minor Modification on a Development Plan.

TABLE 1. STREET AND BUILD-TO ZONE STANDARDS (IN FEET)

STREETS / BUILDING TYPE	AMENITY ZONE	SIDEWALK ZONE	SETBACK	BUILD-TO ZONE
West Spring Valley and Coit Roads				
Patio Home, Duplex	10	12	14	36-46
Townhome, Mixed Residential	10	12	14	36-46
Live-Work, Mixed Use, Commercial	10	12	8	30-40
Central Expressway Service Road				
Commercial	10	10	8	28-40
Internal Streets				
Patio Home, Duplex	6	6	14[2]	26-36
Townhome, Mixed Residential	6	6	14[2]	26-36
Mixed Use, Live-Work, Commercial	6	8	8	22-32[3]

Notes:

[1] Build-to Lines are measured from the back of curb of the street as established by the City. The setback range is established for the entire block face. (See *III.C. Block Face* above.)

[2] Street trees may be planted in the residential setback; patios, stoops and stairs may encroach up to 8 feet into the setback.

[3] Building must be setback at least 8 feet from the front Build-to Line for at least 25 feet to accommodate street trees.

D. STREETS

1. **Intent.** It is the intent of these regulations that public and private streets provide a framework grid that will facilitate the movement of pedestrians, bicycles and motor vehicles in an attractive and comfortable environment, and provide for incremental long-term revitalization and redevelopment of parcels to meet changing market sector needs.
2. All streets and blocks in the WSVC District shall conform to the provisions of this Ordinance, including the Street Typologies and Street Sections in *Appendix 5, Design Guidelines*.
3. Median openings shall be allowed by Minor Modification in accordance with City of Richardson standards and the goals and intent of this District as stated in *Section 1* and throughout this ordinance,

E. TOWNHOME DEVELOPMENT STANDARDS

1. **Building regulations**
   a. **Exterior building materials**
      i. All building façades for townhomes, excluding doors, windows, breezeways, and courtyards, regardless of height or number of stories, shall have at least seventy-five percent (75%) of the total exterior wall of each elevation constructed of masonry material. Chimneys for newly constructed townhomes shall be of one hundred percent (100%) masonry material. The remaining exterior walls may be constructed of non-masonry materials that meet the Building Code, except that Exterior Insulating Finishing Systems (EIFS) shall be permitted only as a material for trim and moldings and only when installed above a height of eight feet. Where non-masonry material is permitted, hardboard siding is prohibited; however, cementitious plank siding shall be allowed if installed in overlapping horizontal rows or courses.
      ii. Where a second or third-story exterior wall is offset a minimum of three feet from the vertical plane of the first-floor exterior wall below, or a dormer window is offset a minimum of one foot from the vertical plane of the first-floor exterior wall below, the wall of the offset portion or dormer shall be excluded from the exterior area calculation.
      iii. For "chateau," "mansard," or any other design where the roof serves as an exterior wall, the above percentages shall apply.

iv. Unpainted metal, galvanized metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an "attractive" oxidized finish, such as copper or weathering steel, may be used subject to Development Plan approval.

v. The architectural style, materials and detailing of the side of a townhome facing a public or private street shall be compatible with the design of the front elevation of the townhome.

b. **Building height**

i. **Principal buildings**. Townhomes shall be a minimum height of two stories not to exceed 40 feet and a maximum height of three stories not to exceed 55 feet; provided, however, townhomes shall be limited to two stories if located within 200 feet of property located outside of the District that is zoned for single-family residential use.

ii. **Accessory buildings**. Accessory buildings shall be a maximum of one story not to exceed a height of 12 feet.

c. **Minimum Dwelling unit size**

The minimum townhome dwelling unit size shall be 1,500 square feet, exclusive of garages and breezeways.

d. **Maximum Number of units per building**

The maximum number of contiguous townhome dwelling units in a single structure shall be six.

2. **Area regulations**

a. **Area of the lot.** The minimum area of an individual townhome lot shall be 1,750 square feet.

b. **Width of the lot.** The minimum width for a townhome lot shall be 25 feet.

c. **Depth of the lot.** The minimum depth of a townhome lot shall be 70 feet.

d. **Lot coverage.** On lots containing dwelling units, the principal building and any detached structures shall cover no more than 75 percent of the lot.

e. **Common areas**

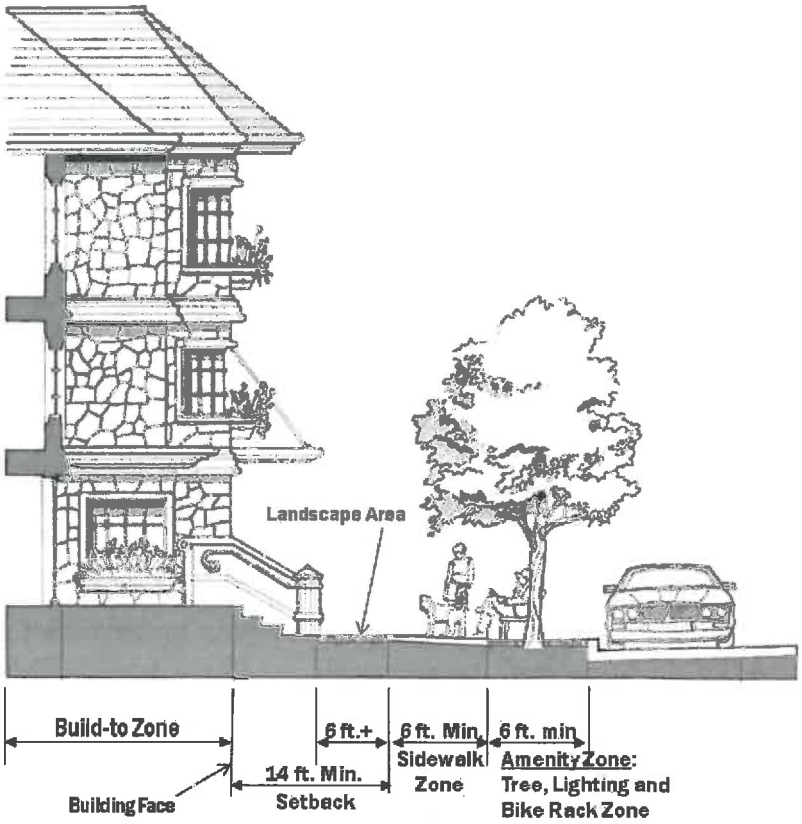
i. For each lot platted for a townhome, a minimum area of 800 square feet outside the limits of the platted lot shall be provided for public or common private open space, recreational, and service areas, exclusive of dedications for streets and alleys, which space shall be designated on the Development Plan.

ii. Evidence of satisfactory provisions for the improvement and ongoing maintenance of all common areas, such as a property owner association, shall be submitted to the City Attorney and to the City Plan Commission for approval as part of the review of Development Plan.

f. **Front setback.**

i. The Amenity Zone, Sidewalk and Setback shall be located in the area between the street curb and the front building wall/Build-to Zone in accordance with the standards for Residential At-grade set forth in this Ordinance.

ii. The property owner shall be responsible for the construction and maintenance of the area between the back of curb and the building wall, whether privately-owned or right-of-way.



Townhome Street and Build-to Zone

g. **Additional setbacks**

i. **Side setback.** On lots containing dwelling units, no side setback is required, except:

(a) The minimum separation between buildings shall be 10 feet, unless one of the exposed walls is constructed as a firewall in accordance with the Richardson building code;

(b) A 10-foot setback shall be provided where a building is adjacent to a patio home, duplex or property zoned single-family residential located outside the District, or adjacent to a public or private street;

(c) In no case shall the separation between buildings be less than required by applicable provisions of the City's building and fire codes; and

(d) Fireplaces and eaves may extend a maximum of three (3) feet into any required side yard.

ii. **Rear yard setback.**

(a) A minimum 5-foot setback shall be provided between garage doors and the rear property line.

(b) A minimum 10-foot setback shall be required where a building is adjacent to a patio home, duplex or property zoned single-family residential located outside the District.

(c) Fireplaces, eaves, bay windows, balconies, and fireproof outside stairways may extend a maximum of three (3) feet into any required rear yard.

h. **Special requirements**

i. All lots planned for dwelling units shall be platted into individual lots with frontage on a public or private street, or public open space. Each lot shall be served individually by water, sewer, electric, gas and other utility services.

ii. All garages shall be rear entry and shall be accessed from an alley with a minimum right-of-way width and paving width of 20 feet.

iii. Guest parking shall be provided at a minimum ratio of 0.5 spaces per dwelling unit. Guest parking may be located on the street or in designated off-street parking areas and is intended to be located conveniently and dispersed throughout the project so as to best serve residents and their guests.

iv. Additional off-street parking spaces shall be provided adjacent to all recreational areas and service buildings as set forth in the Development Plan.

v. The areas for recreational, open space, and service use may be platted into one or more lots.

vi. An accessory building, such as a clubhouse, for the common use of residents in a townhome development, shall meet the building material requirements of a townhouse structure, shall be subject to Development Plan approval, and shall not be occupied as a residence. Accessory buildings on individual residential lots shall be prohibited unless specifically approved during Development Plan review.

vii. Swimming pools, spas, and related equipment may be located on common area lots anywhere behind the front building line and a minimum distance of three (3) feet from any other property line; provided, however, in a rear setback adjacent to an alley, the swimming pool equipment shall be located no closer than 18 inches from the rear property line. Swimming pools or spas shall not be located in any area which cannot be fenced in accordance with the city's fence regulations. Additional requirements relative to the location of swimming pools and pool equipment are stated in the *Comprehensive Zoning Ordinance, Article I, Section 5*. Any accessory building to the pool or spa shall be regulated as prescribed herein for accessory structures.

F. PATIO HOME DEVELOPMENT STANDARDS

1. Building regulations

a. Exterior building materials

i. **Principal building**

(a) All building façades for patio homes, excluding doors, windows, breezeways, and courtyards, regardless of height or number of stories, shall have at least seventy-five percent (75%) of the total exterior wall of each elevation constructed of masonry material. Chimneys for newly constructed patio homes or additions to patio homes shall be of one hundred percent (100%) masonry material. Where non-masonry material is permitted, hardboard siding material is prohibited; however, cementitious plank siding shall be allowed if installed in overlapping horizontal rows or courses.

(b) Where a second-story exterior wall of a patio home is offset a minimum of three feet from the vertical plane of the first-floor exterior wall below, or a dormer window is offset a minimum of one foot from the vertical plane of the first-floor exterior wall below, the exterior wall of the offset portion or dormer shall be excluded from the wall area calculation for purposes of these regulations.

(c) Where not in conflict with the provisions contained herein, the requirements of the *Comprehensive Zoning Ordinance, Article XXII-F, Residential Exterior Construction Standards*, shall apply.

ii. **Accessory buildings.** Accessory buildings 150 square feet or less in size may be of non-masonry material or all metal with baked-on or pre-painted surface.

iii. **Greenhouses.** A detached greenhouse may be constructed in association with a patio home of material approved by the Chief Building Official, provided the structure is used exclusively as a greenhouse and maintained as such. A greenhouse converted to another use must be made to comply with the requirements for accessory buildings.

b. Building height

i. **Principal building**. Patio homes shall be two stories in total height, not to exceed 40 feet. Furthermore, in no case shall the first story exceed 25 feet in height. Single story buildings may be approved by Minor Modification if proposed as part of a senior housing development or ADA accessible living.

ii. **Accessory buildings**. Accessory buildings shall be a maximum of one story and shall not exceed 12 feet in height.

c. Building size

i. **Principal building**. The minimum area of the patio home shall be 1,500 square feet, exclusive of garages and breezeways.

ii. **Accessory buildings.** The total floor area of accessory buildings constructed with a patio home shall not exceed 150 square feet.

2. **Area regulations**

   a. **Area of the lot.** The minimum area of a patio home lot shall be 5,000 square feet.

   b. **Width of the lot.** The minimum width of a patio home lot shall be 50 feet.

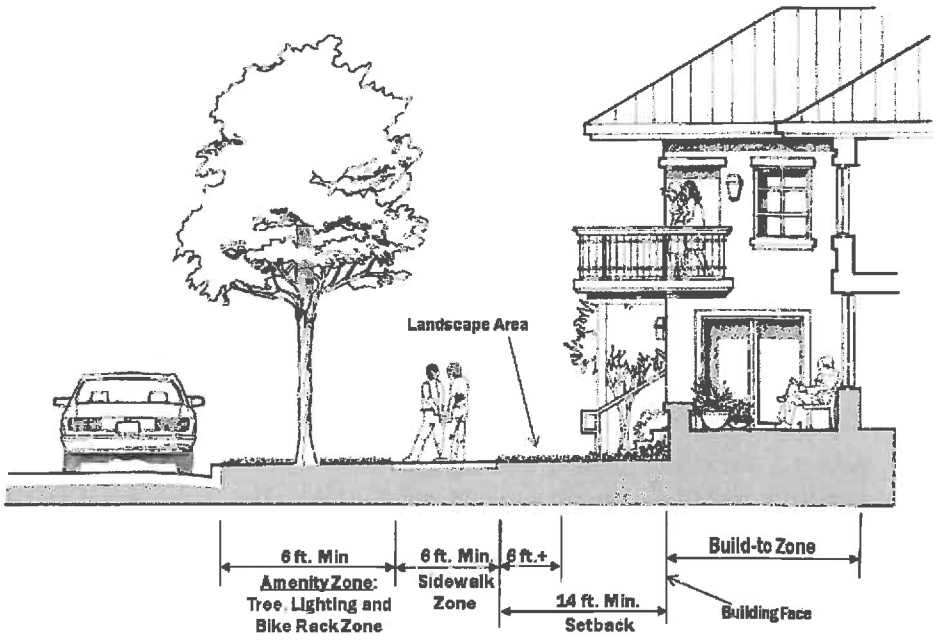
   c. **Depth of the lot.** The minimum depth of a patio home lot shall be 100 feet. Patio home lots located on a cul-de-sac may be less than 100 feet in depth, provided one side of the lot is at least 100 feet in depth and provided the lot meets all other width and area requirements.

   d. **Lot coverage.** The lot coverage of all buildings on a lot developed with a patio home shall not exceed fifty percent (50%) of the area of the lot, estate, or other land on which the same is situated.

   e. **Front setback.**

      i. The Amenity Zone, Sidewalk and Setback shall be located in the area between the street curb and the front building wall/Build-to Zone in accordance with the standards for Residential At-grade set forth in this Ordinance.

      ii. The property owner shall be responsible for the construction and maintenance of the area between the back of curb and the building wall, whether privately-owned or right-of-way.



Patio Home Street and Build-to Zone

f. **Side setback**

i. A side setback shall be provided on one side of the patio home lot of at least ten feet, except the side setback on a corner lot adjacent to a side street shall be 15 feet. A seven-foot setback shall be required on the side of a patio home adjacent to an alley. The ordinary projections of a roof eave or cornice may extend into the required side setback a maximum of two feet. A fireplace, windowsill, box or bay window, or other architectural features not more than ten feet in width may extend a maximum of two feet into the required side setback.

ii. A patio home shall be built on the property line on one side of the lot (the zero side). The side of the structure located on the zero side shall contain no openings, appendages or overhangs, provided, however, if a portion of the building is recessed to create a side porch or patio on the zero lot line side, doors or other openings providing access to said porch or patio shall be permitted in compliance with all of the provisions of the Richardson Building Code. A minimum separation of ten feet shall be provided between all buildings.

iii. Each adjacent patio home lot shall provide a roof eave and access easement, a minimum of three feet in width, adjacent to the zero setback side to allow the property owner access for maintenance of the dwelling. The roof eave may encroach 16 inches into the easement. A gutter and down spout shall be required along the zero setback side to ensure drainage is handled on the dwelling owner's property. The gutter system is not included in the calculation of the eave encroachment.

iv. No setback shall be required from an interior side lot line for air conditioning equipment or an uncovered porch or patio.

g. **Rear setback.** A rear setback with a depth of not less than 20 feet is required for a patio home lot, except:

i. The ordinary projections of a roof eave or cornice may extend into the required rear setback a maximum of two feet. A fireplace, windowsill, box or bay window, and other architectural features not more than ten feet in width may extend into the required rear setback a maximum of two feet;

ii. Where a detached garage, detached carport, attached carport or any other accessory building extends into the rear setback area, a minimum setback of three feet shall be provided from the side lot line and a minimum setback of three feet shall be provided from the rear lot line or 18 inches if the rear lot line is adjacent to an alley;

iii. A rear setback is not required for air conditioning equipment or an uncovered porch or patio.

h. **Swimming pools, spas and related buildings and equipment**

i. Swimming pools, spas, and related equipment constructed in association with a patio home may be located anywhere behind the front building line and a minimum distance of three feet from any other property line provided,

however, in a rear setback adjacent to an alley, swimming pool equipment may be located a minimum distance of 18 inches from the rear property line.

ii. Swimming pools or spas shall not be located in any area which cannot be fenced in accordance with the city fence regulations.

iii. Additional requirements relative to the location of swimming pools and pool equipment are stated in the *Comprehensive Zoning Ordinance, Article I, Section 5*.

iv. Any accessory building to the pool or spa shall be regulated as prescribed herein for accessory buildings.

i. **Special requirements.**

i. In Area F, if patio homes are constructed along the north property line adjacent to the alley, the existing screening wall may be removed and the alley may be used to access rear-entry garages and parking for these buildings.

ii. Unless prohibited due to development site constraints, all garages shall be rear entry and shall be accessed from an alley with a minimum right-of-way width of 15 feet and a minimum paving width of 10 feet,

iii. Garage doors shall not face directly onto a public or private street or open space unless approved as a Major Modification.

Swing-entry garages may be permitted by Minor Modification due to site constraints provided a minimum driveway length of 20 feet shall be provided to the garage door opening and provided the cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed 50 percent of the area between the front property line and any front building wall.

G. DUPLEX DEVELOPMENT STANDARDS

1. **Building regulations.**

a. **Minimum floor area of dwelling unit.**

i. The minimum floor area per principal duplex building shall be 3,000 square feet, exclusive of breezeways, garages and servants' quarters.

ii. The minimum floor area per duplex dwelling unit shall be 1,500 square feet, exclusive of breezeways, garages and servants' quarters.

b. **Type of materials.**

i. **Principal building**

(a) All building façades for duplexes, excluding doors, windows, breezeways, and courtyards, regardless of height or number of stories, shall have at least seventy-five percent (75%) of the total exterior wall of each elevation constructed of masonry material. Chimneys for newly constructed duplexes or additions to existing duplexes shall be of one hundred percent (100%) masonry material. Where non-masonry material is permitted, hardboard siding is prohibited; however, cementitious plank siding shall be allowed if installed in overlapping horizontal rows or courses.

(b) Where a second-story exterior wall of a duplex is offset a minimum of three feet from the vertical plane of the first-floor exterior wall below, or a dormer window is offset a minimum of one foot from the vertical plane of the first-floor exterior wall below, the exterior wall of the offset portion or dormer shall be excluded from the wall area calculation for purposes of these regulations.

(c) Where not in conflict with the provisions contained herein, the requirements of the *Comprehensive Zoning Ordinance, Article XXII-F, Residential Exterior Construction Standards*, shall apply.

ii. **Accessory buildings.** Accessory buildings of 150 square feet or less may be of non-masonry material or all metal with baked-on or pre-painted surface.

2. **Height regulations.**

a. **Principal building.** Duplexes shall be a minimum height of two stories, with a total height not to exceed 40 feet. Furthermore, in no case shall the first story exceed 25 feet in height. Single story buildings may be approved by Minor Modification if proposed as part of a senior housing development or ADA accessible living.

b. **Accessory buildings.** Accessory buildings with a floor area of 150 square feet or less built in association with a duplex shall not exceed 12 feet in height.

3. **Area regulations.**

a. **Area of the lot.** The minimum area of a duplex lot shall be 10,000 square feet or, if each dwelling unit of the duplex building is platted on a separate lot, each lot shall be a minimum 5,000 square feet.

b. **Width of the lot.** The minimum width of a duplex lot shall be 100 feet or, if each dwelling unit of the duplex building is platted on a separate lot, each lot shall be a minimum of 50 feet wide.

c. **Depth of the lot.** The minimum depth of a duplex lot shall be 100 feet. Lots located on a cul-de-sac may be less than 100 feet in depth, provided one side of the lot is at least 100 feet in depth and provided the lot meets all other width and area requirements.

d. **Lot coverage.**

i. **Principal buildings.** The lot coverage of all buildings constructed in association with a duplex shall not exceed 50 percent of the area of the lot, estate, or other land on which the same is located.

ii. **Accessory buildings.** The total area of detached structures shall not exceed 150 square feet per duplex dwelling unit.

iii. **Impermeable surfaces.** The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed 50 percent of the area between the front property line and any front building wall.

e. **Front setback.**

i. The Amenity Zone, Sidewalk and Setback shall be located in the area between the street curb and the front building wall/Build-to Zone in accordance with the standards for Residential At-grade set forth in this Ordinance.

ii. The property owner shall be responsible for the construction and maintenance of the area between the back of curb and the building face, whether privately-owned or right-of-way

f. **Side setback.**

i. There shall be a side setback on each side of the duplex lot of seven feet, or on the side of the lot where the dwelling units do not share a common property line if each dwelling unit of the duplex building is platted on a separate lot, without projections or appendages except as allowed herein, except the side setback on a corner lot adjacent to a side street shall be 15 feet.

ii. The ordinary projections of a roof eave or cornice may extend into the required side setback a maximum of two feet. A fireplace, windowsill, box or bay window, or other architectural features not more than ten feet in width may extend into the required side setback a maximum of two feet.

iii. An accessory building shall meet the side setback required for the duplex, except when the required rear setback is adjacent to an interior lot line, a minimum three-foot side setback shall be provided. Notwithstanding the foregoing, if each dwelling unit of the duplex building is platted on a separate lot, the accessory structure shall provide a minimum setback of three feet along the common property line. No portion of the accessory structure shall extend into the required side setback when located within the required rear setback area.

iv. No setback shall be required from an interior side lot line for air conditioning equipment or an uncovered porch or patio.

g. **Rear setback**. There shall be a rear setback having a depth of not less than 20 feet, except:

i. The ordinary projections of a roof eave or cornice may extend into the required rear setback a maximum of two feet. A fireplace, windowsill, box or bay window, and other architectural features not more than ten feet in width, may extend into the required rear setback a maximum of two feet.

ii. Where an accessory building extends into the rear setback area, a minimum setback of three feet shall be provided from the side lot line and a minimum setback of three feet shall be provided from the rear lot line or 18 inches if the rear lot line is adjacent to an alley.

iii. No rear setback shall be required for air conditioning equipment or an uncovered porch or patio.

h. **Swimming pools, spas and related buildings and equipment.**

i. Swimming pools, spas, and related equipment constructed in association with a duplex may be located anywhere behind the front building line and a minimum

distance of three feet from any other property line; provided, however, in a rear setback adjacent to an alley, swimming pool equipment may be located no closer than 18 inches from the rear property line.

ii. Swimming pools or spas shall not be located in any area which cannot be fenced in accordance with the city fence regulations.

iii. Additional requirements relative to the location of swimming pools and pool equipment are stated in the *Comprehensive Zoning Ordinance, Article I, Section 5*.

iv. Any accessory building to the pool or spa shall be regulated as prescribed herein for accessory buildings.

i. **Special requirements**

i. In Area F, if duplexes are constructed along the north property line adjacent to the alley, the existing screening wall may be removed and the alley may be used to access rear-entry garages and parking for these buildings.

ii. Unless prohibited due to site constraints, all garages shall be rear entry and shall be accessed from an alley with a minimum right-of-way width of 15 feet and a minimum paving width of 10 feet.

iii. Garage doors shall not face directly onto a public or private street or open space unless approved as a Major Modification.

Swing-entry garages may be permitted by Minor Modification due to site constraints provided a minimum driveway length of 20 feet shall be provided to the garage door opening and provided the cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed 50 percent of the area between the front property line and any front building wall.

IV. BUILDINGS

A. INTENT

The intent of Section IV is to create an attractive and active WSVC District and to encourage a variety of creative building and design solutions in response to the standards and regulations outlined herein. The size, disposition, function and design of buildings all play an important role in achieving that goal.

It is also intended that commercial spaces be designed and constructed in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses.

Retail space should be emphasized by the building architecture

More specifically,

1. Buildings should make a direct and positive contribution to the image, attractiveness, safety and function of the street and public areas;
2. Buildings that include retail at-grade should feature the retail activity prominently;
3. Buildings should be constructed in a manner and with materials that are highly durable, sustainable and will continue to be attractive over a long period of time, especially adjacent to public and pedestrian areas; and
4. Buildings should have articulated facades to provide visual interest.

B. BUILDING STANDARDS

1. General Building Disposition

a. Facades shall be built generally parallel or tangent to the principal frontage line. For lots having two frontages, both shall be considered as principal frontage.

b. Loading docks and service areas may be permitted on frontages only by Minor Modification. Such loading and service areas are discouraged except in very special circumstances, such as grocery stores or other uses requiring delivery of large volumes of merchandise. Alley-oriented loading, on-street loading zones and off-peak delivery times should serve the needs for almost all uses in this District.

c. Residential units adjacent to US 75/Central Expressway shall not face directly onto the highway service road.

d. All buildings which are adjacent to or across a street from a public open space shall contain windows and a primary building entry facing the open space feature. In addition, there shall be no on-site parking allowed between any neighboring or facing building and such open space. Open spaces shall include any public parks, greens, squares, plazas and trails.

2. **Building Height.** Building height shall be limited as described herein and in accordance with *Appendix 4. Height Zones.*

   a. All buildings within the District shall be a minimum of two stories in height. A non-residential building may be one story only with approval of a Major Modification. Patio homes and duplexes may be one story only as stipulated in *Section 3. General District Standards.*

   b. Except where otherwise specified in this Ordinance, buildings shall be limited to a maximum of two stories if located within 200 feet of property located outside of the District which is zoned for single-family residential use, Mixed Residential buildings shall be limited to one story when within 150 feet of the alley north of Area F west of Dublin Drive inclusive of the alley right-of-way.

   c. Except as provided in paragraphs a. and b. above, or as provided in *Appendix 4. Height Zones,* buildings shall not exceed four stories in height.

3. **Building Types**

   a. The following Building Types are allowed in the following Subdistricts:

TABLE 2. SUBDISTRICT BUILDING TYPES

SUBDISTRICT / BUILDING TYPE	AREA A	AREA B[1]	AREA C	AREA D	AREA E	AREA F	AREA G
Patio Home				X	X	X	
Duplex				X	X	X	
Townhome	X	X		X	X	X	
Mixed Residential		X		X, MjM[2]		X	
Live-Work	X	X	X				X
Mixed Use	X[3]	X	X				X
Commercial	X	X	X				X

Note:

[1] No non-residential uses in buildings in Area B west of St. Paul Drive within 200 feet of property outside the District zoned for single-family uses

[2] Major Modification required for Mixed Residential Buildings in Area D within 200 feet of property outside the District zoned for single-family uses

[3] Mixed Use Buildings prohibited north of James Drive in Area A

4. **Architectural Articulation**

Where clearly visible from a public street or open space:

a. **Building Articulation.** Buildings must demonstrate both horizontal and vertical articulation. Building articulation shall be approved as part of the review of Building Elevations and Site Sections in the WSVC Development Plan (examples below).

Building Articulation

i. Buildings shall generally maintain a façade rhythm of 20 to 30 feet. This rhythm may be expressed by a change in building plane, stepping portions of façades in and out, utilizing columns or pilasters that are distinctly set out from the façade or changing types or colors of materials in combination with other techniques.

ii. All Commercial, Mixed Use, Live/Work and Mixed Residential buildings shall be designed and constructed in tri-partite architecture, with a distinct base, middle and top. An expression line, setback or other architectural element shall delineate the base and top.

Tri-Partite Architecture

iii. Landmark Buildings which are located on axis with the terminus of a street or major access drive, or at the intersection of streets and/or major access drives, shall be designed with landmark features which take advantage of the location, such as an accentuated entry and/or a unique building articulation which is offset from the front wall planes and extends above the main building eave or parapet line.

Landmark Building

5. **Building Entries**

Each Mixed Residential, Live/Work, Mixed Use and Commercial building, and each separate leasable space at-grade along the street edge within these building types, shall have a functioning Primary Entry from the sidewalk. Such entries must be inset from the front building plane by at least 3 feet. Functioning entries should generally be located no more than 60 feet apart. Corner entries may count as a Primary Entry for both intersecting street frontages. Entries to leasable spaces from a courtyard or plaza may be flush with the building façade provided there is an awning or other weather protective cover over the entrance.

Where parking lots are located behind a building, a secondary rear entry is strongly encouraged to provide convenient access from the parking lot to the building.

6. **Roofs**

a. Flat roofs and green roofs are permitted except on Patio Home and Duplex buildings.

b. For buildings with hip, gable or mansard roofs, the allowed materials include slate, concrete or clay roofing tile, copper, factory-finished standing seam metal or laminated asphalt shingles of at least 300 pounds per square. Wood shingles are expressly prohibited.

7. **Exterior Façade Materials**

The use of durable, high-quality, high-performance materials is encouraged as a means of creating visual interest and building articulation. Except where otherwise specified in this Ordinance, the following shall apply to all exterior walls of buildings and parking structures for Mixed Use, Live/Work, Mixed Residential or Commercial buildings:

a. Exterior walls at the ground floor level. Exterior walls facing a street, walkway, private courtyard or public open space (excluding windows, doors and other openings) at the ground floor level shall be constructed of a minimum of 50% masonry material.

i. In addition to masonry, the following materials or combinations thereof shall also be permitted on the remainder of the façade at the ground floor level:

1. 3-stage exterior stucco;

2. Glass block;

3. Ventilated facade systems as defined in *Section 2, Definitions*, said systems to be installed per the manufacturer's specifications by a qualified applicator certified by the system manufacturer.

ii. Notwithstanding anything to the contrary in this Paragraph 7.a., a maximum of 15% of the building façade at the ground floor level may be constructed of other durable accent and trim materials approved by the Building Official, including wood. EIFS shall be permitted only as a material for trim and moldings when installed more than 8 feet above grade and shall be of the hard shell, impact-resistant type. In determining the percentage allowance, the total of all sides of the building at the ground floor level shall be utilized in the calculation, and a maximum of 20% of the façade per elevation at ground floor level shall be

constructed of durable trim and accent materials approved by the Building Official.

iii. Concrete tilt wall, site-cast concrete panels or other similar materials are prohibited, except as provided in Subsection B.7.d. below.

b. Exterior walls above the ground floor level. Exterior walls (excluding windows, doors and other openings) above the ground floor level shall be constructed of the following materials or combinations thereof:

i. Masonry;

ii. 3-stage exterior stucco;

iii. Glass block;

iv. Ventilated facade systems as defined in *Section 2, Definitions*, said systems to be installed per the manufacturer's specifications by a qualified applicator certified by the system manufacturer; or

v. Concrete tilt wall, site-cast concrete panels or other similar materials are prohibited, except as provided in Subsection B.7.d. below.

Notwithstanding anything to the contrary in this Paragraph 7.b., a maximum of 15% of the building façade area above the ground floor not required to be constructed of the materials in this Paragraph 7.b. may be constructed of other durable accent and trim materials approved by the Building Official, including wood. EIFS shall be permitted only as a material for trim and moldings installed more than 8 feet above grade and shall be of the hard shell, impact-resistant type. In determining the percentage allowance, the total of all facades of the building above the ground floor shall be utilized in the calculation and a maximum of 20% of the façade per elevation above the ground floor level shall be constructed of durable trim and accent materials approved by the Building Official.

c. Glass Curtain Wall. Notwithstanding the above, up to 100% glass curtain wall shall be permitted as a building material:

i. On exterior walls above the ground floor level on a Commercial Building of six stories or more where allowed in Area B. Exterior walls at ground floor level shall be constructed of 50% masonry as required in Paragraph 7.a. above. Concrete spandrels or other concrete wall sections may be permitted in combination with glass curtain wall; and

ii. On the "Middle" portion of a Mixed Use, Live/Work, Mixed Residential or Commercial building as defined under "tripartite architecture" in Subsection 4.a.ii.

C. BUILDINGS CONTAINING RESIDENTIAL UNITS

1. Residential At-Grade

a. All buildings which have dwelling unit floor plates within 6 feet of grade shall include a functioning Primary Entry from the sidewalk which provides access into the dwelling unit.

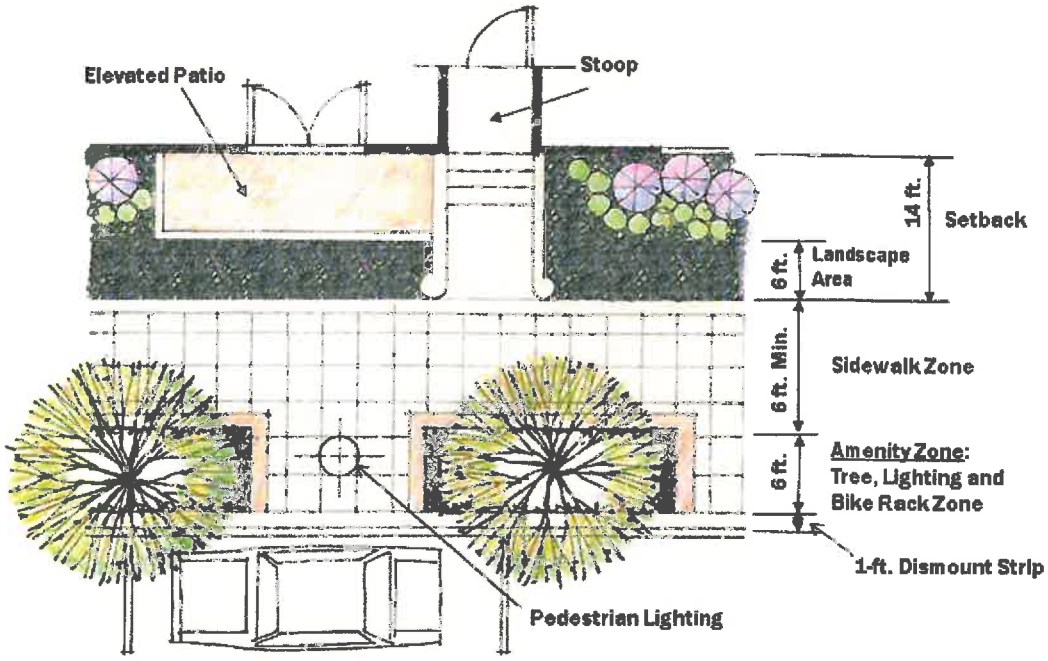
b. Entries for Residential At-grade units shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24 square foot stoop; however, units for handicapped accessibility (or handicapped adaptable units) may be located at grade provided that a fence with a height of not less than 30 inches and not greater than 4 feet, and with at least fifty percent through vision, is constructed to enclose a small setback and the front door. Any change to this standard shall be considered a Major Modification.

c. Buildings with Residential At-grade units shall have a minimum landscaped setback depth of 14 feet from the back of the sidewalk to the building face. Stoops, stairs, bay windows, chimneys and patios may encroach up to 8 feet into the setback.

d. All dwelling units must include windows which provide residents a view of the street or public access easement and sidewalk area.

e. Lobbies to upper stories in a Mixed Residential or Mixed Use Building may be located at the sidewalk level.

f. Balcony and patio railings and fences shall be largely transparent and constructed of glass, wrought iron, metal or a combination thereof. Masonry columns may be used on patios and fences provided they are used only as accents. Wood fences and railings, chain-link fencing and vinyl fencing materials are prohibited. Patio Home and Duplex Buildings may have wooden patio railings consistent with their architectural style.



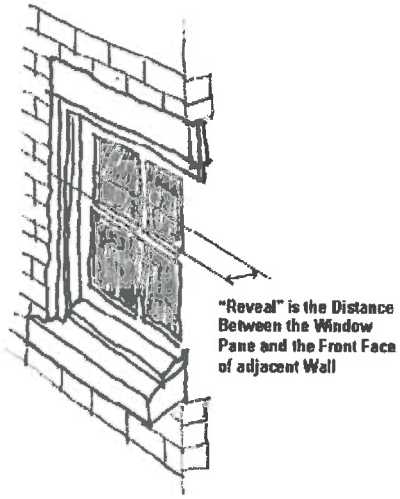
Residential At Grade

Residential At Grade

2. **Residential Units Above-Grade**

   a. Minimum floor to ceiling height shall be 10 feet excluding furr downs. A reduction of up to 10% may be approved by Minor Modification.

   b. A minimum of 50% of the dwelling units above-grade shall be constructed with balconies at least 4 feet in depth. Patio homes and duplex buildings may have wooden railings for balconies above-grade consistent with their architectural style.



3. **Windows in Residential Units**

   a. Windows in residential units shall generally be clear. Residential units in Live/Work, Mixed Residential and Mixed Use Buildings may utilize windows with a light tint.

   b. Windows in Live/Work, Mixed Residential and Mixed Use Buildings shall represent a minimum of 30% and a maximum of 60% of each Building Elevation above the ground floor; however, because loft units generally contain large amounts of window area, an increase of up to 15% may be approved for building elevations containing lofts by Minor Modification. Increases greater than 15% shall require a Major Modification except glass curtain wall shall be permitted in accordance with Subsection B.7.d. above.

Loft Units are often characterized by large window areas

4. **Duplex Buildings**

   Where duplex buildings are constructed, the front façade shall be designed so that the two halves of the structure do not appear as a mirror image and the Primary Entry for at least one of the duplex dwellings shall not face the front street unless approved as a Minor Modification.

5. **Residential Unit Size**

   a. Minimum Residential unit size for Mixed Residential, Live/Work, Mixed Use, Loft units:

      i. Studio – 500 SF

      ii. 1-Bedroom – 750 SF

      iii. 2-Bedroom – 900 SF

      iv. 3-Bedroom – 1,000 SF

      5% of each unit type, except Studio, may be constructed with a square footage of up to 25% less than the minimum required area.

D. BUILDINGS CONTAINING NON-RESIDENTIAL USES

1. **Retail-ready At-Grade**

   a. The ground floor entry for Retail-ready At-grade spaces must be located at the approximate elevation of the adjacent sidewalk.

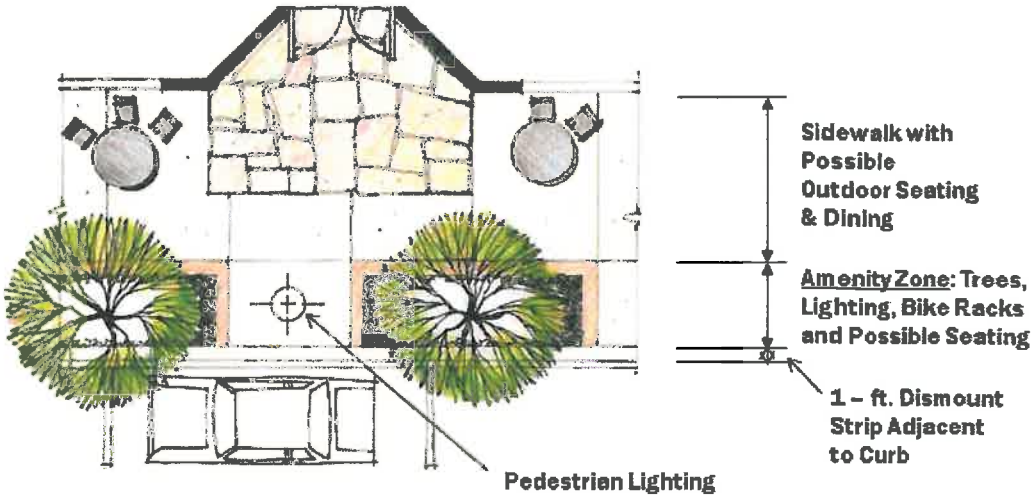
   b. Retail-ready spaces adjacent to the sidewalk at-grade shall:

      i. Be constructed to meet fire code separation requirements from any other uses constructed on the floors above;

      ii. Have a minimum floor to ceiling height of 15 feet except for furr down areas for at least 30 feet from the front of the building;

      iii. Have an awning or canopy which extends at least 6 feet from the building over the sidewalk for at least 75% of the frontage of the building.

      iv. When desired, use planters and wrought iron fencing to provide separation of business patrons from the general public on the adjacent sidewalk unless otherwise approved by Minor Modification.



Non-Residential At Grade

Non-Residential At Grade

2. **Windows in Non-residential Spaces**

   a. Windows at grade in a non-residential space shall be highly transparent and shall comprise a minimum of 60% and a maximum of 80% of the ground floor façade.

   b. Windows above-grade shall represent a minimum of 30% and a maximum of 60% of each Building Elevation above the ground floor. An increase of up to 15% may be approved for building elevations by Minor Modification. Increases greater than 15% shall require a Major Modification unless using glass curtain wall construction in conformance with Subsection B.7.c. above.

V. PARKING AND ACCESSIBILITY

A. MOTOR VEHICLE PARKING

1. **Intent.** The intent of this Section V is to:
   a. Provide for flexibility in the leasing of allowed uses;
   b. Manage parking so that it is convenient, efficient and supports an active and vibrant mixed-use retail, office and residential environment;
   c. Ensure ease of access to parking;
   d. Provide flexibility for changes in land uses which have different parking requirements;
   e. Avoid adverse parking impacts on residential neighborhoods;
   f. Ensure that parking structures do not dominate the public environment by encouraging the lining of the edges of such structures with residential or commercial uses where the structure would otherwise be visible from public streets and public open space.
2. **Parking Requirements**
   a. The construction of any new building or the expansion of the gross leasable square footage of an existing building shall require the construction of parking for that additional square footage in accordance with *Table 3. Parking Calculations* unless subject to a comprehensive parking plan or shared parking agreement approved by the City Manager or designee.
   b. Parking spaces shall be dimensioned and designed in accordance with the City of Richardson *Parking Design Manual*.
   c. **On-Site At-Grade Parking.** In general, off-street surface parking should be located behind the building; however, when it is necessary to locate parking adjacent to the sidewalk, such parking shall be located at least eight feet behind the front Build-to Line on a street or public open space unless approved by Minor Modification. The setback and surface parking lot shall be landscaped and screened as set out in *Section VII. Landscape* of this Ordinance.
   d. Parking shall be accessed by an alley or driveway between buildings. Every effort shall be made to minimize the number of driveways along block faces, including the use of shared drives between developments.
   e. **Parking Garages.**
      i. Where approved, parking garages which are adjacent to a street shall be separated from the roadway and Build-to Line by a Liner Building which is a minimum of 30 feet in depth and contains permitted uses other than parking. The entry to the parking garage shall be architecturally integrated into the design of the building it serves.

ii. Where a parking garage must be located adjacent to a street:

(a) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the materials of the building the parking structure serves.

(b) The parking structure shall also be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ideally, ramps should not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.

(c) Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting motor vehicles.

iii. Off-street below-grade parking may be built to the lot lines, but must be designed to allow landscape planting at grade as defined in *Section VII. Landscape.* No below-grade parking beneath a building shall be visible from the sidewalk

TABLE 3. PARKING CALCULATIONS

REQUIRED PARKING

RESIDENTIAL	Mixed Residential – 1 space/studio unit; 1.5 spaces/1-bedroom unit; 2 spaces/unit for all other unit types; Townhome, duplex, patio home – 2 spaces/unit in an enclosed garage accessed from the alley
INSTITUTIONAL	Consistent with the parking requirements established in the Comprehensive Zoning Ordinance or determined by Minor Modification supported by a parking study
HOTEL (full-service hotel)	1.25 space / guest room
HOTEL (limited service or suite hotel)	1.0 space / guest room
OFFICE	1 space/250 sq. ft for office area in buildings of up to 75,000 sq. ft.; 1/300 for office area in buildings over 75,000 sq. ft.
RETAIL / RESTAURANT	1/250 sq. ft
OTHER	To be determined by Minor Modification; consistent with the parking requirements established in the City's Development Regulations or supported by a parking study

B. BICYCLE PARKING

1. **Intent.** The intent of this section is to encourage the use of bicycles by requiring safe and convenient bicycle parking.

2. **Required Bicycle Parking**

   Bicycle parking shall be provided at a rate of at least one space for each 25 motor vehicle parking spaces required, or portion thereof, as part of the base parking requirement in *Table 3. Parking Calculations* unless otherwise approved by Minor Modification.

3. **Bicycle Parking Standards**

   a. **Location**

      i. Required bicycle parking must be located within 50 feet of an entrance to the building. With the approval of a Minor Modification, some bicycle parking may be located in the public right-of-way within the Amenity Zone and must be placed in a manner that avoids conflicts with pedestrian and vehicular paths.

      ii. Bicycle parking may also be provided within a building, but the location must be easily accessible to bicycles and not be in violation of applicable fire code provisions.

   b. **Covered Spaces**

      If covered spaces for motor vehicles are provided on-site, at least 50% of the bicycle parking shall also be covered, unless otherwise approved by Minor Modification.

   c. **Signs**

      If bicycle parking is not visible from the building entry area, then a sign must be posted indicating the location and availability of the bicycle parking facilities.

4. **Standards for Bicycle Rack Types and Dimensions**

   a. **Rack Type**

      Bicycle rack types and dimensions shall be approved by the City.

   b. **Parking Space Dimensions**

      i. Bicycle parking spaces must be at least 6 feet long and 2 feet wide. Bicycle racks shall be spaced 30 inches apart. If the bicycle parking is covered, the overhead clearance must be at least 7 feet.

      ii. A minimum 4-foot wide aisle for bicycle maneuvering must be provided and maintained beside or between each row of bicycle parking.

      iii. Each bicycle parking space must be accessible without requiring another bicycle to be moved.

VI. LIGHTING, MECHANICAL, SERVICE AREAS AND UTILITIES

A. INTENT

It is the intent of this Section VI to:

1. Provide lighting that supports pedestrian activity and promotes safety but does not impinge on adjacent properties;
2. Reduce the visual impact of mechanical equipment on public areas; and
3. Reduce the number of overhead utility lines in the District.

B. EXTERIOR LIGHTING STANDARDS

1. Lighting levels shall comply with City of Richardson standards for glare set forth in the *Comprehensive Zoning Ordinance*, as amended or succeeded.
2. Lighting elements shall be LED, incandescent, metal Halide or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. Neon may be permitted as a lighting source only with a Minor Modification.
3. All lighting exterior to the building shall be focused downward or narrowly focused on its intended target, such as signs, parking, and pedestrian walkways. Any light source greater than 60 watts shall be shielded so as not to be visible from public view or from a residential unit.

C. MECHANICAL AND SERVICE AREAS

1. Site features such as loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way.
    a. Loading and outdoor storage areas should not be located on the street side of a building and should be screened from view of streets and adjacent properties. The screen may consist of a permanent architectural feature and landscape elements such as walls, trees and shrubs.
    b. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, should be screened to eliminate the view from the ground level of adjacent properties. In addition, roof-mounted equipment should be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings
        i. The overall screening height shall be the height of the tallest element of roof-mounted equipment.
        ii. The outside of the screening device should be painted or finished in a similar color to the building facade, trim or roof surface to minimize the visibility of the equipment and screen the view from ground level.
        iii. Roof-mounted equipment and the inside of the screening device should be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.

c. Refuse storage containers will be screened from public streets and adjacent properties by a minimum 6 foot high masonry wall.

d. Utility meters and other utility apparatus, including transformers, should be located to the rear of the structure and screened from the view of public streets and adjoining properties. Screening should not interfere with the safe operation and maintenance of the equipment. Acceptable screening methods include:

   i. Landscaping, including trees or an evergreen hedge;

   ii. A fence constructed of masonry and/or native stone; wrought iron in conjunction with an evergreen hedge; or other material approved by the city engineer; or

   iii. Placement of the equipment underground or interior to the building.

e. Wall-mounted equipment, including meters (such as banks of electric meters) should be screened from public streets and adjacent properties. All suggested screening will meet clearances required by affected utility companies. Acceptable screening methods include:

   i. Landscaping including trees or an evergreen hedge;

   ii. A fence constructed of masonry, native stone, wrought iron in conjunction with an evergreen hedge; or other material approved by the city engineer; or

   iii. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building facade.

6. Visibility triangles shall be maintained in accordance with the City's sight guidelines. Nothing in the screening requirements herein shall be construed as permitting any obstruction to visibility, and no person shall locate a structure or plant material in a manner which will obstruct a view and create a traffic hazard. Within the visibility triangle, no obstruction shall exceed 30" in height, measured from the top of the curb; however, trees are permitted within the visibility triangle provided that the lowest limbs are trimmed to a minimum height of 7 feet, measured from the top of curb. This restriction shall not apply to structures authorized by the *Comprehensive Zoning Ordinance* or to traffic control signs, traffic control equipment, street signs or any utility-related equipment.

D. UTILITIES

1. **Overhead utility lines.**

   a. All electrical, telecommunication and street lighting (lateral and/or service distribution) lines and wires, whether existing or new, must be placed underground as part of the redevelopment of a property.

   b. All electrical and telecommunication support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installations shall be pad-mounted or placed underground and screened as required herein, but shall not obstruct the vision of motorists at alley, street or drive intersections.

VII. LANDSCAPE

A. INTENT

Landscaping within the WSVC District shall comply with the provisions in this Section VII, and with *Appendix 2. Street Trees and Landscape Materials.* It is the intent of this Section VII to contribute to pedestrian safety and comfort by:

1. Supporting the *West Spring Valley Corridor Reinvestment Strategy* goals for a pedestrian-oriented, urban-style environment;
2. Buffering on-site surface parking from public areas;
3. Minimizing stormwater runoff, filtering air pollution and reducing the heat island effect caused by solar heat gain in paved and hard surface areas;
3. Increasing the appeal of the adjacent buildings.

B. STREETSCAPING

1. Street trees shall constitute the primary landscaping for the WSVC District and shall be planted in accordance with City details as well as the following:
    a. Trees shall be selected from the approved Street Tree list contained in *Appendix 2. Street Trees and Landscape Material*; where appropriate, trees other than those in the approved Street Tree list may be used, subject to approval of the Development Plans;
    b. Trees shall be:
        i. At least 3-inch caliper at the time of planting;
        Ii. Single trunk; and
        iii. "Limbed" up to at least seven feet and pruned to leave a minimum eight feet of clearance over pedestrian walkways and 12 feet of clearance over on-street parking spaces and travel lanes.

2. **Street tree wells in the public sidewalk**
    a. Trees shall be planted within 8-foot x 8-foot tree wells, constructed in accordance with City details. The tree well opening shall be covered with a 6-foot x 6-foot tree grate, also in accordance with City details.
    b. Underground bubbler irrigation is required and shall be installed on a zone separate from other landscape areas. Irrigation must be designed to deliver the appropriate amount of water to each tree with minimum waste.
    c. Drainage for the tree well must be provided in accordance with City details.
    d. Adjacent to Non-residential At-grade space, tree wells shall be covered with a tree grate.
    e. Tree wells may also include electrical outlets for up-lighting and special events.

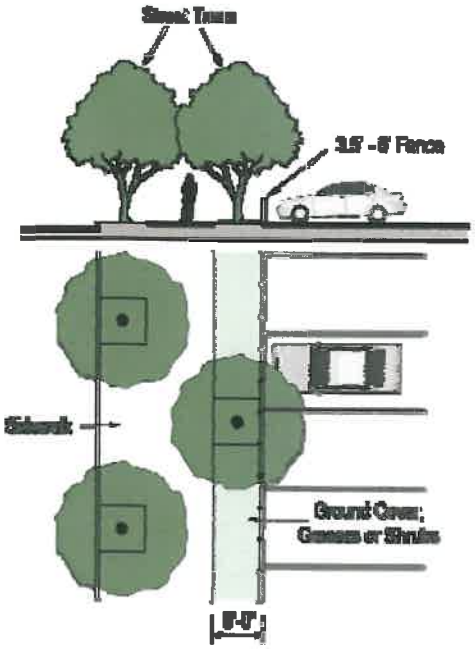
3. **District-wide Furnishings.** The entire District shall utilize basic fixtures and furnishings, such as street and pedestrian lighting, benches, trash cans, newspaper dispensers and bicycle parking equipment, that are approved by the City for public areas within the District. Street furnishings may be located within the Amenity Zone a minimum of three feet from the curb or within the Setback area.

C. PLANT MATERIAL

Plant materials shall consist of street trees, ornamental trees, evergreen shrubs, ground covers and vines and seasonal-color plants which are native or drought hardy set forth in *Appendix 2. Street Trees and Landscape Material.*

D. PAVING MATERIAL

1. Paving material in front setbacks and on sidewalks shall be warm toned materials such as brick, natural or manufactured stone, and/or concrete.
2. Gravel as a paving material is prohibited.
3. A stamped version of brick, stone or cobbles may be approved in certain locations by Minor Modification.



E. PARKING LOT LANDSCAPING

1. **Parking Lots Adjacent to Sidewalks.** Where parking is adjacent to the sidewalk, a second row of trees and a fence between 3.5 feet and 6 feet in height shall be provided in place of a building wall. The fence treatment may be wrought iron or a combination of wrought iron and masonry with shrubs. Except for brick or stone columns, any fence greater than 3.5 feet in height shall provide at least 50% through vision above the height of 3.5 feet. The appropriateness of the tree planting and fence shall be determined by Minor Modification. Openings in the fence and landscaping shall be provided and a hard surface shall be installed to accommodate pedestrian access to the public sidewalk.

2. **Interior parking lot landscaping.** Landscaping internal to the parking lot shall include the planting of trees from the street tree list to reduce heat buildup. Each row of parking shall be configured so that there is a minimum 10-foot wide landscape island with each run of eight parking spaces. Parking lot landscaping shall contain a quantity of trees calculated at a minimum of one large tree for every six motor vehicles.

   A concrete, pavestone or mulch strip the width of the vehicle overhang is suggested for parking spaces adjacent to a landscape setback. This strip shall be measured from the face of curb to the edge of the landscape bed. In addition, a 1-foot dismount strip shall be provided along parking islands adjacent to a parking space.

F. SITE LANDSCAPING

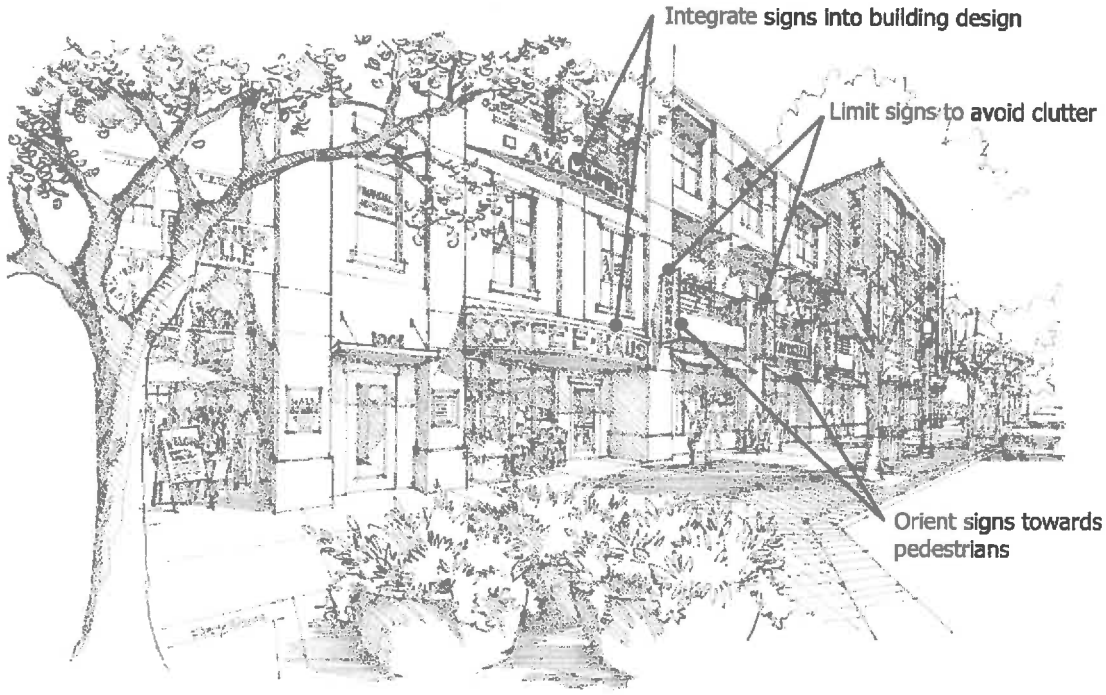
1. Plant material shall include drought tolerant trees, shrubs and ground cover suitable for this area set forth in *Appendix 2. Street Trees and Landscape Material.*
2. Buildings with Residential At-grade units shall be required to have a minimum 6-foot landscaped setback between the edge of the sidewalk and the entry gate or elevated patio within the 14 foot setback required in *Section IV, C.4., Residential At-Grade.* Landscaping may include ground cover, grasses, low shrubs, ornamental trees and street trees.

VIII. SIGN STANDARDS

A. INTENT.

Signs are important to the success of most commercial activities, identifying the business to both pedestrian and occupants of passing vehicles. The intent of this Section VIII is to help enliven retail, restaurant and mixed-use areas by limiting cutter and regulating commercial and locational signage.

These standards should not be interpreted to prevent District-oriented signs such as seasonal banners and wayfinding signs. Commercial and directional signage within the District shall be limited, regulated and controlled as provided in these District regulations. All other signage shall be subject to the requirements of City ordinances, rules and regulations in effect at the time.



More specifically:

1. The location, size, color, materials, and design of signs should be in keeping with the character of the WSVC District;
2. Signage should be oriented primarily towards the pedestrian in terms of scale and legibility in order to reinforce the pedestrian character of the District;
3. The number of signs should be limited to avoid clutter;
4. Signs should be integrated into the overall building design in terms of placement, materials, colors, scale, proportions, etc.;
5. Signs attached flush to the building should not obscure any significant architectural details;

6. Sign shapes should be simple and straightforward to communicate well;
7. Sign materials should be durable and easy to maintain;
8. Sign lettering should be simple, legible and appropriately proportioned for clear communication;
9. Signs may be lit by external light sources as long as such sources are not visually intrusive to the pedestrian environment; and
10. Identification signs within a single development should be similar in design to enhance consistency and project identity.

B. SIGNS , GENERAL

1. **Regulation by Use**

   a. **Address signs** are required for all buildings and shall be in conformance with the regulations in the Code of Ordinances, as amended.

   b. **Mixed Use, Commercial and Live/work Building Types**

      i. The ground floor of the building (maximum 25 feet in height) may have a maximum combined effective area for all signs requiring a permit not exceeding twenty percent (20%) of the total area of the ground floor façade. For multi-tenant buildings, the effective area for all signs for each tenant shall not exceed twenty percent (20%) of the total area for the tenant's portion of the façade.

      Signs may be placed on each exterior façade, subject to the twenty percent (20%) limit per façade.

      The total sign area may be divided into any combination of individual signs, including awning, hanging, projecting, window or wall signs.

      ii. The area above the ground floor may have a maximum combined effective area for all signs requiring a permit not exceeding five percent (5%) of the total area of each façade above the ground floor.

      Signs may be placed on each exterior façade, subject to the five percent (5%) limit per façade.

      The total sign area above the ground floor may be divided into any combination of individual signs, including projecting or wall signs.

      If a ground floor use occupies one or more floors above the ground floor, that section of the façade above the ground floor is eligible for signage not to exceed five percent (5%) of the total area of the tenant's portion of the façade above the ground floor.

      iii. Monument signs shall be limited to one per lot street frontage, subject to the limits and restrictions herein.

      iv. Directory signs shall be permitted, subject to the limits and restrictions herein.

      v. Promotional signs shall be permitted, subject to the limits and restrictions herein.

vi. Restaurant and retail areas may have neon or specially designed exterior signs, if approved by the City Manager.

b. **Mixed Residential Building Types:**

i. The maximum combined effective area of all signs requiring a permit may not exceed five percent (5%) of the total area of each façade, in the form of wall, projecting, awning and/or window signs.

The total sign area may be divided into any combination of individual signs, including awning, projecting, window or wall signs.

Signs may be placed on each exterior façade, subject to the five percent (5%) limit per façade.

ii. Monument signs shall be limited to one per street frontage, subject to the limits and restrictions herein.

iii. Directory signs shall be permitted, subject to the limits and restrictions herein.

iv. Promotional signs shall be permitted, subject to the limits and restrictions herein.

c. **Patio Home, Duplex and Townhouse Building Types**

In addition to any required address number signs, only a nameplate is permitted.

d. Signage may only be externally lit with a full-spectrum source, unless otherwise approved by Minor Modification. This includes direct lighting, back lighting, halo lighting, internally lit letters and neon.

C. PROHIBITED SIGNS

1. The following signs shall not be allowed:
   a. Off-premise signs;
   b. Internally-lit sign boxes;
   c. Flashing, animated or running light signs;
   d. Any digital sign in which each image is not static for 6 seconds or longer; any
   e. Pole signs
2. Signs shall not be roof-mounted or project above the roof line except with the approval of a Minor Modification, where such a sign is determined to make a positive contribution to the District as a whole.

D. PERMITTED SIGNS

Signage is allowed as set out in *Table 4. Permitted Signs* below.

TABLE 4. PERMITTED SIGNS

Bldg. Type / Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm.	Standards	Require Permit
Address Sign	P	P	P	P	P	P	a. Address signs meeting the requirements outlined below shall not require a sign permit prior to erection. b. Address sign text shall be no larger than 12 inches in height. c. Address signs, including suite numbers, shall be limited to one per entrance. d. Address signs shall be in conformance with the regulations in the Code of Ordinances.	No
A-Frame/Sandwich Board Sign				P	P	P	a. Signs shall be limited to one per business and may only advertise retail/commercial activities and shall not be used to advertise real estate sales or leasing opportunities. b. Signs shall not interfere with the required unobstructed sidewalk path; and shall not be located within the Amenity Zone. c. Signs shall be within 20 feet of the primary entrance to the business. d. Signs shall not exceed eight square feet in area per face and four feet in height. The entire sign structure shall be included in the calculation of the sign area. e Signs shall be professionally manufactured with the frame of the sign made from wood or finished metal. PVC and Coroplast shall not be allowed as sign materials. f. Attachments to the sign shall not be permitted. g Signs may include a chalkboard or bulletin board. h. Signs shall be weighed down with weights integrated into the sign but shall not be weighted with sand bags or similar methods or chained or bolted to the building, sidewalk, street signs, light poles or other street furnishings. i. A-frame signs shall be used during business hours only and shall not be left outside the building overnight.	No

Bldg. Type / Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm	Standards	Require Permit
Awning Sign			P	P	P	P	a. Awning signs shall be permitted for ground floor uses only. b. Signs on awnings shall be printed, painted or applied directly on the surface of the awning. c. Backlighting of awning signs shall be prohibited. d. Awnings shall be made of metal or heavyweight canvas or laminated material (minimum 14 oz. woven acrylic, 16 oz. opaque or translucent vinyl, or 20 oz. eradicable vinyl). e. A minimum of eight feet of vertical clearance shall be maintained between the lowest element of the sign and the sidewalk level.	Yes
Building Directory Sign				P	P	P	a. Exterior directory signs shall be allowed on multi-tenant buildings where there are two or more tenants without direct outside access to a public street. One exterior directory sign per entrance shall be permitted. b. The exterior directory sign shall include only building information (name, address and logo) and building tenant information (name and suite). The sign shall not contain advertising. c. Text size is limited to three inches for building name and logo, and one inch for all other information. All tenant information should utilize a single text font. d. Internal directory signs shall not be limited. e. The sign shall project a maximum of four inches from the wall to which it is attached. f. A building directory sign shall not extend above the parapet, eave or building façade. g. Maximum size shall be 10 square feet. h. Illumination?	No

Bldg. Type / Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm.	Standards	Require Permit
Building Identification Sign			P		P	P	a. Building identification signs shall be limited to one per building face. b. Each sign must be 12 feet or more above sidewalk level. c. Applied letters shall be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters are prohibited. d. Illumination	Yes
Bulletin Board Sign				P	P	P	a. Bulletin board signs are signs which may include restaurant menus, community notices, real estate offerings and or other notices. b. signs must have a glass cover and be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts and faces, except as noted herein. c. Combustible materials may be used, providing the sign is attached to a wall with a minimum two-hour fire resistive rating. d. Bulletin board signs placed on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated. e. A bulletin board sign shall be designed, constructed and attached so as to withstand a wind pressure of not less than 30 pounds per square foot. f. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet and may be lighted. g. The total area of the sign shall not exceed ten square feet.	Yes
Directional Sign			P	P	P	P	a. Directional signs shall not require a sign permit but must be submitted to the building official for review. b. Submission to the building official shall include, but not be limited to, a site drawing showing the location of the proposed sign(s), a dimensional drawing showing size and content, a designation of the material or materials to be used, and the proposed method of erection. c. No directional sign shall be erected until the Building Official has approved the	No

Bldg. Type / Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm.	Standards	Require Permit
							sign submission.	
Flag, Corporate and Logo			P		P	P	a. Corporate and logo flags shall be limited to one per site when accompanied by a U.S. and/or state flag of equal size or larger. b. Corporate and logo flags on non-residential, multi-residential and mixed-use sites shall not exceed 40 square feet for sites of less than one acre, 60 square feet for sites of more than one acre but less than five acres, and 96 square feet for sites of five or more acres.	No
Marquee Sign					P	P	a. A maximum of one marquee shall be permitted for theaters, auditoriums and other public gathering venues accommodating 100 persons or more subject to the approval of a Minor Modification. b. The area of the sign shall be limited to 100 sq.ft. and may include changeable copy (electronic and non-electronic). c. A marquee sign must be attached to the building, may extend over the sidewalk but must not intrude on the street tree planting zone and shall maintain a minimum 8 foot clearance between the lowest element of the sign and the sidewalk level.	Yes
Memorial Sign or Tablet	P	P	P	P	P	P	a. Memorial signs may be constructed of bronze or other noncombustible materials attached to the building or may be cut into any masonry surface. b. Memorial signs shall not exceed four square feet in area, with one sign permitted for each building wall facing a street.	No
Monument Sign			P		P	P	a. Monument signs shall be limited to an area of 35 square feet per face. b. Monument signs must be located a minimum of 30 feet from adjoining platted property lines. c. No monument sign shall obstruct the vision of traffic on public streets or be constructed so as to interfere with sight lines at elevations between 2 1/2 feet and eight feet above the top of the adjacent roadway curb within a triangular area formed by the	Yes

Bldg. Type / Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm	Standards	Require Permit
							intersection of adjacent curb lines from a point on each curb line 20 feet from the intersection. d. Monument signs shall be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot of area, and shall be constructed to receive dead load as required in the Richardson building code. e. All monument signs shall be placed on concrete bases or footings. Monument signs shall be constructed of materials that are noncombustible or slow-burning in the case of plastic inserts and faces, and must be supported by noncombustible material. All portions of any sign must be finished in a presentable manner; wood or non-painted steel supports are specifically prohibited. Heavy timber and other materials may be used only if approved by the Building Official. f. A maximum of one monument sign shall be allowed per lot street frontage.	
Name Plate	P	P	P	P	P	P	a. Nameplate signs shall not exceed one square foot in area, with one sign permitted for each residential unit.	No
Political Sign, Temporary	P	P	P	P	P	P	Shall be permitted as authorized under state law and the Code of Ordinances, as amended.	No
Projecting and Hanging Sign				P	P	P	a. Projecting signs shall be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts and faces, except: i. Combustible materials may be used, provided the sign is attached to a wall with a minimum two-hour fire resistive rating. ii. Projecting signs placed on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated. b. Projecting signs shall specifically include any sign affixed to a projecting structure of a building, providing that such sign shall not extend above the façade of the structure or building to which it is attached without approval of a Minor	Yes

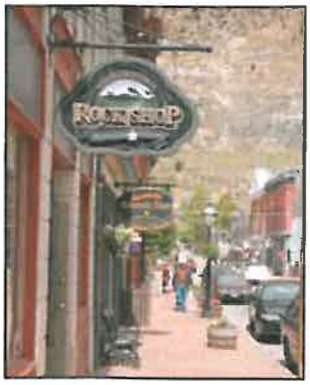
Bldg. Type / Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm.	Standards	Require Permit
							Modification. Such sign shall be designed, constructed, and attached so as to withstand a wind pressure of not less than 30 pounds per square foot. c. Projecting signs shall maintain a minimum clearance of eight feet between the lowest element of the sign and the sidewalk, unless a landscape area or other feature is located below the sign. d. A maximum of one projecting sign shall be allowed per ground floor occupancy per building face	
Promotional Sign, Temporary			P	P	P	P	a. Submission to the Building Official shall include, but not be limited to, a drawing or sketch showing the type, size, height and location of the temporary promotional sign (including banners, flags and pennants), along with a description of the means of attachment or support and the stated purpose of the promotion. b. A promotion for a site, center, development or subdivision shall be considered separately from promotional signs for individual establishments within such site, center, development or subdivision. b. Specifically, temporary promotional signs shall include signs, banners, flags, balloons or pennants promoting a merchandise program, opening of a retail or commercial establishment or center, special program of a public institution or the opening of a single-family subdivision or multifamily development, providing that such sign shall have a maximum single use period of 30 days for the initial permit for a new business and a 21-day permit thereafter. c. Such sign shall have a minimum period between permits of seven days and a maximum number of four permits per year. The use of balloons shall be restricted to the initial 30-day permit. The size of a banner shall be limited to one square foot per lineal foot of lease space frontage up to a maximum of 200 square feet.	Yes

Bldg. Type / Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm	Standards	Require Permit
Real Estate Sign	P	P	P	P	P	P	a. Signs shall not exceed eight square feet in area and four feet in height for single-family uses which advertise the sale, rental or lease of the premises upon which such signs are located. The number of such signs shall be limited to one per lot or development, except where such lot or development abuts more than one dedicated public street, one additional sign shall be allowed for each public street. b. Signs not exceeding 24 square feet in area and not exceeding eight feet in height for all uses, except single-family (attached and detached), which advertise the sale, rental or lease of the premises upon which such signs are located. The number of such allowable signs shall be limited to one for lots having less than 200 feet of street frontage. For lots having at least 200 feet of street frontage, two such signs shall be allowed plus one additional sign for each additional 100 feet of street frontage. In no event may the number of such signs exceed four for a given lot. Such signs shall be removed upon issuance of any occupancy permit.	No; Yes if exceeds stan-dards
Temporary Construction Sign	P	P	P	P	P	P	a. Temporary construction signs denoting the architect, engineer, contractor, subcontractor, and/or financier and temporary signs denoting the future location of a particular business, retail center or institution shall be limited to one construction sign and one future location sign per street adjacent to the construction site or future location site. Each sign shall be limited to 32 square feet in area and shall not extend above 15 feet in height measured from ground level. b. Such signs must be located on the premises where the construction or the location being advertised is or will be occurring and shall be removed upon issuance of the certificate of occupancy.	No
Wall Sign				P	P	P	a. Wall signs shall be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts	Yes

Bldg. Type / Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm.	Standards	Require Permit
							and faces, except: i. Combustible materials may be used, providing the sign is attached to a wall with a minimum two-hour fire resistive rating. ii. Wall signs placed on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated. b. A wall sign shall not extend above the façade of the structure or building to which it is attached. Such sign shall be designed, constructed and attached so as to withstand a wind pressure of not less than 30 pounds per square foot. c. Wall signs shall be limited to one per occupancy, per street frontage in a Mixed-Use building. A Minor Modification may be approved for a single-occupancy building to allow additional signage. d. A minimum separation of 10 feet shall be provided between Wall Signs (excluding Building Identification Signs or Directory Signs).	
Wayfinding Sign			P	P	P	P	a. Wayfinding signs may display premise or non-premise messages. b. Wayfinding signs may be mounted on a wall or freestanding. c. All wayfinding signs must be spaced at least 300 feet apart d. Submission to the building official shall include, but not be limited to, a site drawing showing the location of the proposed sign(s), a dimensional drawing showing size and content, a designation of the material or materials to be used, and the proposed method of erection. e. Freestanding wayfinding signs: i. Must be securely anchored; ii. May not be located in the mandatory sidewalk zone; and iii. May not exceed 8 feet in height f. The message area identifying a district activity or containing an area wayfinding map must be oriented to be visible from a sidewalk within the public right-of-way. g. Wayfinding signs with area maps must have the word "information" or an information symbol above the message.	Yes
Window Sign				P	P	P	a. In no event shall signs located on the	Yes

Bldg. Type / Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm.	Standards	Require Permit
							internal or external window surface in any manner obscure more than 25 percent of the visible window area available in the absence of any signs. Where multiple windows exist fronting on a single street or sidewalk, the 25 percent visibility shall be maintained for each window on such street or sidewalk. Window signs shall include: i. Signs painted on the internal surface of the window of a retail/commercial or office establishment. ii. Signs (except posters, below), banners or displays located on the internal surface of the window of a commercial or retail establishment. iii. Posters, providing such posters are not located on the external surface of the window. iv. Decorations intended to direct attention to and stimulate citizens' interest in public events, providing such signs are painted on the internal surface of the window and no more than 25 percent of the window is obscured by said decorations. v. Signs attached to the internal surface of a window that defines the name, proprietor, telephone number or address of such retail or commercial establishment.	

SIGN EXAMPLES



IX. ADMINISTRATION

A. INTENT

It is the intent of this Section IX to offset the high level of detailed standards in these regulations with an expeditious approval of projects which meet the general goals of the District and to ensure consistency and quality of design.

B. REVIEW PROCESS

1. The City Manager or designee shall have staff administrative jurisdiction over any processes authorized under these District regulations. The City Manager shall review and advance the permitting process by undertaking any action consistent with the regulations herein, State law and the City Charter to facilitate the permitting process.

C. WSVC DEVELOPMENT PLAN

1. Prior to obtaining a building permit for a new project or an addition or alteration to an existing building or site in the District, excluding a permit for maintenance or repairs on an existing building, a WSVC Development Plan must be approved by the City Manager (or City Council if a Major Modification was requested or a denial is being appealed) demonstrating that the proposal meets the goals, intent and general standards contained in these District regulations.
2. A WSVC Development Plan application must include the following information and documents that demonstrate compliance with the WSVC District ordinance:
    a. Plat or preliminary plat, if required;
    b. Site plan;
    c. Proposed uses;
    d. Unit mix for residential;
    e. Parking required and provided;
    f. Landscape and streetscape plans per this ordinance and *Appendix 5. Design Guidelines*;
    g. Building Elevations indicating materials and colors;
    h. Site sections;
    i. Calculations for each exterior building material, window area and parking;
    j. Civil engineering plans;
    k. Minor or Major Modifications being requested; and
    l. Traffic Impact Analysis
3. An application for a WSVC Development Plan shall be processed in accordance with the City's procedures for determining whether an application is complete, including a mandatory pre-submittal conference with staff under established procedures and schedules. Following a determination of completeness, and unless the application is accompanied by a request for a Major Modification, the City Manager or designee shall

approve, approve with conditions or deny the application for a WSVC Development Plan and shall notify the applicant of the decision.

4. The City Manager or designee, in making an initial decision on a WSVC Development Plan application, shall determine whether the Plan meets the goals, intent and standards of the WSVC District.

5. Denial of a WSVC Development Plan by the City Manager may be appealed to the City Council. The appeal shall be filed in writing within 30 days of the date of the City Manager's action on the application for approval of a WSVC Development Plan.

6. If the application includes a request for a Major Modification, the City Manager shall schedule the application for hearing before the City Plan Commission with a recommendation on the application. The City Plan Commission, following a public hearing, shall forward its recommendation to the City Council for hearing on the application and Major Modification request. The City Council, following a public hearing, shall approve, approve with conditions or deny the application for a WSVC Development Plan and the Major Modification request. The notice and hearing procedures for approval of a zoning change under the *Comprehensive Zoning Ordinance* and applicable state law shall be used to process the request for a Major Modification.

D. MODIFICATIONS OF DESIGN STANDARDS

1. For the purposes of this District, there shall be two types of Modifications of Design Standards—Minor and Major. Requests for Modifications pursuant to this Ordinance do not constitute a request for a special exception or variance and, therefore, shall not be subject to review or decision by the Zoning Board of Adjustment. A Modification request may only be made in conjunction with an application for a WSVC Development Plan or subsequent to approval of a WSVC Development Plan but prior to implementing the Modification.

2. **Minor Modifications** are those changes to design standards set forth in this Ordinance or the Comprehensive Zoning Ordinance, whichever is applicable, that are determined to meet the goals and intent of the District as stated in *Section I* and throughout these District regulations. Minor Modifications may be approved administratively by the City Manager if, and only if, the Minor Modification:

   a. Does not materially change the circulation and building location in the Subdistrict in which the affected property is located; or

   b. Does not change the relationship between buildings and the street through the alteration of minimum setback requirements; or

   c. Does not allow a use not otherwise authorized by this Ordinance unless indicated as a Minor Modification in *Appendix 1. WSVC District Uses*; or

   d. Does not increase the allowable intensity or density of any land use under this Ordinance; or

   e. Does not otherwise effectively result in an amendment to the *Comprehensive Zoning Ordinance* to an extent beyond the amendments established by this Ordinance.

3. **Major Modifications** are major changes to the design standards in the WSVC District or changes which may initially appear to be in conflict with the goals and intent of this District. Major Modifications may only be approved by the City Council, following a recommendation by the City Manager and the City Plan Commission in conjunction with a decision on an application for approval of a WSVC Development Plan. In order to approve a Major Modification, the City Council must find that the Modification:

   a. Meets the general intent of this District; and

   b. Will result in an improved project which will be an attractive contribution to the WSVC District.

4. The City may impose conditions in the granting of any Modification in order to implement the *West Spring Valley Corridor Reinvestment Strategy* and to mitigate negative impacts to neighboring properties or public streets or open space.

E. CLASSIFICATION OF CERTAIN MODIFICATIONS

The following Modifications are authorized within the WSVC District, subject to the procedures in this section.

1. **Minor Modifications** include those changes expressly identified in this Ordinance as a Minor Modification as well as modifications to the following standards:

   a. Reduction in floor to ceiling height for mixed residential and mixed use buildings of up to 10%;

   b. Vehicular access drive locations and median openings;

   c. Vehicular access from a street where alley access is available;

   d. Achievement of amenity points for Required Recreation and Open Space for Apartments and Condominiums with improvements on public or publicly accessible park/open space land;

   e. Continuous building frontage less than 75%, but not less than 60%;

   f. Counting parking lot frontage which is planted with a double row of trees and landscaping, as part of the requirement for continuous frontage;

   g. Loading docks and service areas on frontages;

   h. Separation of business patrons from the general public on a sidewalk, using planters or fencing;

   i. Any canopy extending more than 6 feet from the building;

   j. Any encroachment into a public right-of-way;

   k. Increase in the amount of window area by up to 15% for building facades that contain loft residential units;

   l. Single-story patio home or duplex buildings if proposed as part of a senior housing development or ADA accessible living;

   m. Duplex design that features mirrored image and both Primary Entries facing the front street;

n. Bicycle parking at less than 1 space per 25 motor vehicle parking spaces, provided such reduction does not exceed 10% of the number of bicycle parking spaces that would otherwise by required;

o. Location of bicycle parking in the public right-of-way;

p. Reduction of required covered parking spaces for bicycles of up to 10% of the required covered spaces;

q. Signage which is roof mounted or projects above the roof line;

r. Approval of a Marquee sign;

s. Approval of more than one wall sign for a single occupancy building; and

t. Approval of a use by Minor Modification as indicated in *Appendix 1, WSVC District Uses.*

2. **Major Modifications** include changes to those standard expressly identified in this Ordinance as a Major Modification and any other modification from the provisions of this Ordinance that are not otherwise identified as a Minor Modification.

F. AMENDMENTS

1. Amendments to an approved WSVC Development Plan may be accomplished in the same manner as approval of the original plan and may be accompanied by a request for a Major or Minor Modification.

2. An amendment to an approved WSVC Development Plan must be made prior to the time for lapse of approval as provided in Subsection G, below. In the event an amended Development Plan is approved, the approving authority amending the Development Plan shall specify the time for lapse of such approval, not to exceed two years consistent with Subsection G.

G. LAPSE OF APPROVAL

The approval of any component of a WSV Development Plan shall lapse in accordance with provisions of the Code of Ordinances, as amended or succeeded, relating to the expiration of development plans, including requests for extensions.

H. SPECIAL EXCEPTIONS AND VARIANCES.

Notwithstanding anything to the contrary set forth in the Code of Ordinances and/or the Comprehensive Zoning Ordinance, as those ordinances may be amended or succeeded, the Zoning Board of Adjustment shall have no authority to grant special exceptions or variances to the provisions of this Ordinance.

I. NONCONFORMING USES

Intent. It is the intent of this Ordinance that, except as otherwise allowed in this Ordinance, nonconforming uses and structures shall not be enlarged upon, expanded or extended, and shall not be used as a basis for adding other structures or uses prohibited by this District. Nonconforming uses and structures are hereby declared to be incompatible with the permitted uses in this District.

1. **Generally.** For purposes of this Ordinance, a nonconforming use is any land use, structure, lot of record, or other situation related to the use or development of land

within the District that was legally established prior to the effective date of this Ordinance or subsequent amendment hereto, and that does not fully conform to the requirements of this Ordinance, as amended, on the effective date of such amendment.

a. For purposes of this Ordinance, a "nonconforming use" is a use of land, building, or other structure or combination thereof, that is legally nonconforming as a result of the circumstances described in this Subsection (1).

b. For purposes of this Ordinance, a "nonconforming structure is any building or structure which does not fully conform to the development standards and regulations set forth in this Ordinance, but which is legally nonconforming as a result of the circumstances described in this Subsection (1).

c. For purposes of this Ordinance, a "nonconforming sign" is a sign that does not fully conform to the standards of the sign regulations of this Ordinance and/or the Code of Ordinances and that is legally nonconforming as a result of the circumstances described in this Subsection (1).

2. **Continuation of Nonconforming Use.** A nonconforming use, sign or structure occurring or existing on property within the District may continue, although such do not conform to the provisions of this Ordinance, subject to the following:

a. A nonconforming use may be changed only to a use conforming to the requirements of the Subdistrict in which it is located and not another nonconforming use;

b. A nonconforming use may not be expanded within an existing building, nor may the building be expanded or structurally altered to accommodate the nonconforming use;

c. No nonconforming use of land or building shall be enlarged, increased, or extended to occupy a greater area of land than was occupied at the time the use of the land or building became a nonconforming use;

d. A nonconforming use within a building may not be expanded to occupy any land outside the building;

e. A nonconforming use, if changed to a conforming use, may not thereafter be changed back to any nonconforming use;

f. A nonconforming structure may be used for any permitted use in the applicable Subdistrict or for any nonconforming use using the nonconforming structure prior to the date the use or the structure became nonconforming;

g. Maintenance and repair of a nonconforming structure is expressly permitted to the extent necessary to comply with applicable health and safety regulations or minimum building standards or to otherwise prevent injury to person or property.

3. **Discontinuance of Nonconforming Use.** A nonconforming use of property within the District, if abandoned or discontinued for a period exceeding six months, shall be deemed to be an abandonment of such use, regardless of intent. Such use shall not thereafter be reestablished, and any subsequent use shall conform to the requirements of the Subdistrict in which it is located. Discontinuance of a nonconforming use shall commence on the actual date of discontinuance.

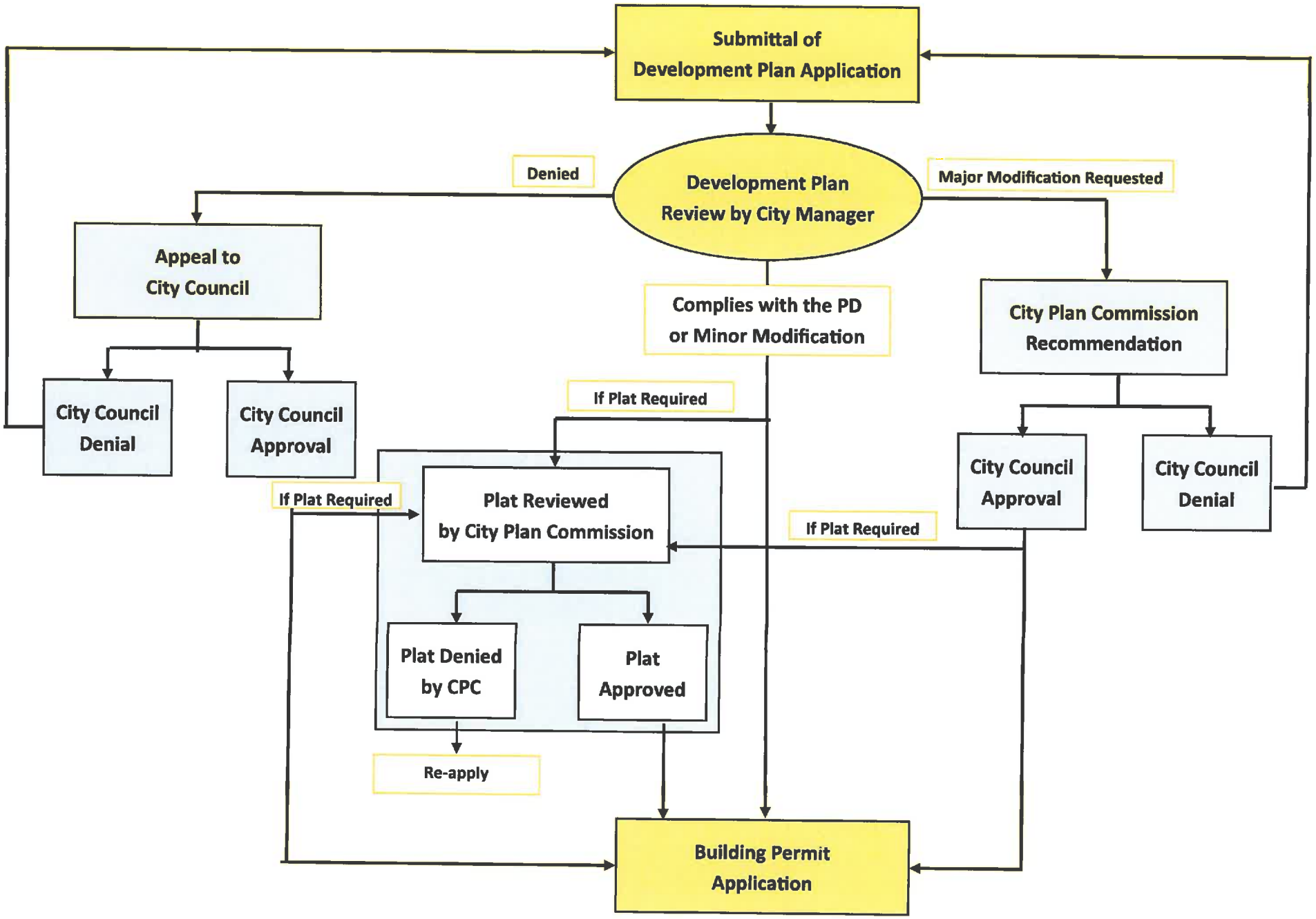
4. **Restoration of Nonconforming Structure, Use, or Sign.**

   a. In the event that a nonconforming structure or use is partially destroyed by fire, flood, windstorm, or other casualty to an extent exceeding fifty percent (50%) of its total appraised value as determined by the appraisal district, or its successor, said structure or use shall not be rebuilt, restored, reestablished or reoccupied except in conformance with the applicable requirements of this Ordinance, including those of the zoning district and Subdistrict in which it is located. A nonconforming structure or use that is damaged or destroyed by the intentional acts or omissions of the owner, or by the occupants thereof, may not be rebuilt, restored, replaced or repaired if the structure is destroyed by the intentional act of the owner or the owner's agent.

   b. If a nonconforming structure or use is partially damaged or destroyed by fire, flood, windstorm, or other casualty to an extent not exceeding fifty percent (50%) of its total appraised value as determined by the appraisal district, or its successor, such structure or use, such structure or use may be rebuilt, restored, reestablished or reoccupied to the extent it existed prior to the damage or destruction, provided that in no case shall the size or function of a non-conforming use located in the structure prior to damage or destruction be expanded beyond its size or function prior to the date of the damage or destruction. A nonconforming structure or use that is damaged or destroyed by the intentional acts or omissions of the owner, or by the occupants thereof, may not be rebuilt, restored, replaced or repaired if the structure is destroyed by the intentional act of the owner or the owner's agent.

   c. The repair, restoration, or replacement of a nonconforming sign damaged or destroyed by fire, flood, windstorm, or other cause beyond the control of the owner of the nonconforming sign shall be subject to the provisions of the City's sign regulations set forth in the Code of Ordinances.

5. **Relationship to Code of Ordinances and CZO.** This Section I regarding nonconforming uses, structures, and signs is applicable only to property located within the District. The provisions regarding nonconforming uses, structures, and signs contained in the Code of Ordinances and the Comprehensive Zoning Ordinance are not amended hereby and continue to control property located outside of the District.


Submittal of
Development Plan Application
Development Plan
Review by City Manager
Denied
Major Modification Requested
Appeal to
City Council
Complies with the PD
or Minor Modification
City Plan Commission
Recommendation
City Council
Denial
City Council
Approval
If Plat Required
City Council
Approval
City Council
Denial
If Plat Required
Plat Reviewed
by City Plan Commission
If Plat Required
Plat Denied
by CPC
Plat
Approved
Re-apply
Building Permit
Application

Appendix 1

WSVC District Uses

APPENDIX 1. WSVC DISTRICT USES

Permitted Uses

Land Use	Area						
	A	B	C	D	E	F	G
Residential							
Apartments	P*	P*	P*	P, MjM****		P	
Condominiums, residential	P*	P*	P*	P		P	
Duplexes, residential				P	P	P	
Live-work unit (in a live-work building)	P	P	P				P
Patio homes				P	P	P	
Private amenity center				MnM	MnM	MnM	
Townhomes	P	P		P	P	P	
Institutional							
Assisted living facility	P	P	P	P	MjM	P	
Childcare center**	MjM	MjM	MjM	MjM	MjM	MjM	MjM
Church	P	P	P	P	P	P	P
Independent living facility				P	MjM	P	
Nursing/convalescent home				MjM	MjM	MjM	
Public building	P	P	P				P
Retail/Commercial							
Art gallery	P	P	P				P
Bakery, retail sales only	P	P	P				P
Barber, beauty salon or day spa	P	P	P				P
Book, card, or stationery store	P	P	P				P
Camera and photographic supply shop	P	P	P				P
Catering service	P	P	P				P
Clothing or apparel store	P	P	P				P
Convenience store, no gas pumps, 5,000 SF or less	P	P	P				P

P = PERMITTED BY RIGHT
MnM = MINOR MODIFICATION REQUIRED
MjM = MAJOR MODIFICATION REQUIRED
(BLANK) = PROHIBITED

NO NON-RESIDENTIAL USES IN AREA B WEST OF ST. PAUL DRIVE WITHIN THE 200 FOOT BUFFER ZONE

* IN A MIXED USE BUILDING ONLY
** SUBJECT TO THE SUPPLEMENTAL REGULATIONS IN ARTICLE XXII-E OF THE COMPREHENSIVE ZONING ORDINANCE
*** SUBJECT TO THE STANDARDS CONTAINED FOR THESE USES IN THE CODE OF ORDINANCES
**** SUBJECT TO MjM WITHIN THE 200' BUFFER ZONE IN AREA D

Land Use	Area						
	A	B	C	D	E	F	G
Convenience store, no gas pumps, greater than 5,000 SF	MjM	MjM	MjM				MjM
Drugstore or pharmacy, no drive-through service	P	P	P				P
Fabric store	P	P	P				P
Fine arts studio	P	P	P				P
Florist	P	P	P				P
Furniture, home furnishings or décor store, no major appliance sales, 10,000 SF or less	P	P	P				P
Grocery store, 30,000 SF or less							P
Hardware store, 10,000 SF or less	P	P	P				P
Health club	P	P	P				P
Hotel, full service	P	MjM	MjM				
Hotel, limited service	MjM	MjM					
Hotel, suite	MjM	MjM					
Jewelry store	MjM	MjM	MjM				MjM
Laundry pick-up station, no drive-through service	P	P	P				P
Mailing service	P	P	P				P
Movie theater with lobby at grade, theaters above grade	P	P	P				MjM
Musical instrument sales and repair	P	P	P				P
Office furniture, equipment, or supply store, 10,000 SF or less	P	P	P				P
Pet sales and grooming, 10,000 SF or less	P	P	P				P
Photography or art studio	P	P	P				P
Print shop, minor	P	P	P				P
Repair shop, personal items	P	P	P				P

P = PERMITTED BY RIGHT
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NO NON-RESIDENTIAL USES IN AREA B WEST OF ST. PAUL DRIVE WITHIN THE 200 FOOT BUFFER ZONE

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** SUBJECT TO THE SUPPLEMENTAL REGULATIONS IN ARTICLE XXII-E OF THE COMPREHENSIVE ZONING ORDINANCE
*** SUBJECT TO THE STANDARDS CONTAINED FOR THESE USES IN THE CODE OF ORDINANCES
**** SUBJECT TO MjM WITHIN THE 200' BUFFER ZONE IN AREA D

Land Use	Area						
	A	B	C	D	E	F	G
Restaurant, no drive-through or curb service	P	P	P				P
Restaurant, with drive-through service	MjM	MjM					MjM
Secondhand goods Store	MjM	MjM	MjM				MjM
Retail tobacco store	MjM	MjM	MjM				MjM
Sporting goods store, 10,000 SF or less	P	P	P				P
Tailor shop	P	P	P				P
Theater for performing arts	P	P	P				P
Toy or hobby shop, 10,000 SF or less	P	P	P				P
Video and music sales and rental store, 10,000 SF or less	P	P	P				P
Office							
Bank or financial institution	P	P	P				P
Office	P	P	P				P
Veterinary office, no boarding of animals**	P	P	P				P
Other/Accessory							
Antenna, accessory**	P	P	P				P
Antenna, mounted**	P	P	P				P
Construction field office, temporary	P	P	P	P	P	P	P
Parking lot, accessory	P	P	P	P		P	P
Sustainable accessory uses and equipment***	P	P	P	P	P	P	P

P = PERMITTED BY RIGHT
MnM = MINOR MODIFICATION REQUIRED
MjM = MAJOR MODIFICATION REQUIRED
(BLANK) = PROHIBITED

NO NON-RESIDENTIAL USES IN AREA B WEST OF ST. PAUL DRIVE WITHIN THE 200 FOOT BUFFER ZONE

* IN A MIXED USE BUILDING ONLY
** SUBJECT TO THE SUPPLEMENTAL REGULATIONS IN ARTICLE XXII-E OF THE COMPREHENSIVE ZONING ORDINANCE
*** SUBJECT TO THE STANDARDS CONTAINED FOR THESE USES IN THE CODE OF ORDINANCES
**** SUBJECT TO MjM WITHIN THE 200' BUFFER ZONE IN AREA D

Appendix 2

Street Trees and Landscape Material

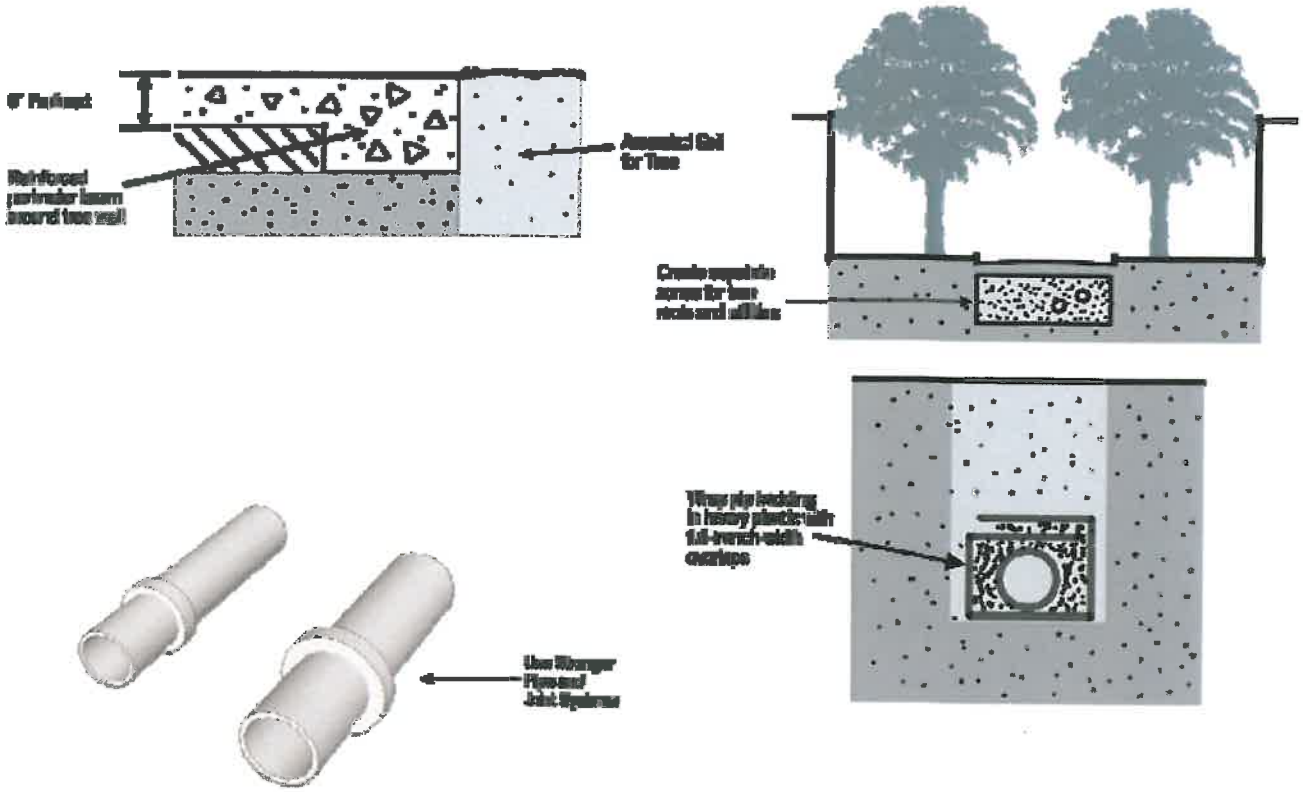
APPENDIX 2. STREET TREES AND LANDSCAPE MATERIAL

MATERIAL	
STREET TREES (Minimum 8' in height/3" caliper at installation)	
Allee Elm, *Ulmus parvifolia 'Emer II'*	
Aristocrat Pear, *Pyrus calleryana 'Aristocrat'* [1]	
Autumn Blaze Maple, *Acer freemanii* [1]	
Cathedral Live Oak, *Quercus virginiana*	
Cedar Elm, *Ulmus crassifolia*	
Chinese Pistache (male), *Pistacia chinensis*	
Green Ash, *Fraxinus pennsylvanica*	
Homestead Elm, *Ulmus* 'Homestead'	
Locust / Shademaster Locust, *Gleditsia triacanthos* [1, 3]	
October Glory Maple, *Acer rubrum 'October Glory'* [1]	
Red Maple, *Acer rubrum* [1]	
Shantung Maple, *Acer truncatum* [1]	
Shumard Red Oak, *Quercus shumardii* [2]	
Urbanite Ash, *Fraxinus pennsylvanica 'Urbanite'*	
ORNAMENTAL TREES (Minimum caliper/size at installation per list below)	
Roughleaf Dogwood, *Cornus drummondii*	2" Caliper
Yaupon Holly, *ilex vomitoria* (female only such as 'Pride of Houston' or 'Will Fleming')	3-5 canes (3" total caliper)
Deciduous Holly, Warren's Red, *ilex decidua*	3-5 canes (3" total caliper)
Crape Myrtle, *Lagerstromia indica* (see attached)	3-5 canes (3" total caliper)
Mexican Plum, *Prunus mexicana*	2.5" caliper
Mexican Redbud, *Cersis canadensis var. mexicana*	2.5" caliper
Oklahoma Redbud,*Cersis reniformis 'Oklahoma'*	2.5" caliper
Texas Redbud, *Cersis canadensis var. texensis*	2.5" caliper
American Smoke Tree, *Cotinus obovatus*	2.5" caliper
Vitex, *Vitex negundo 'Heterophylla'*	3-5 canes (2" total caliper)
Desert Willow, *Chilopsis linearis*	3-5 canes (2" total caliper)

EVERGREEN SHRUBS (Minimum size at installation per list below)	
Dwarf Nandina, *Nandina domestica nana*	3 gallon container
Dwarf Burford Holly, *Ilex cornuta 'burfordi nana'*	3 gallon container
Abelia Grandiflora, *Abelia grandiflora*	3 gallon container
Barberry, *Barberry spp.*	3 gallon container
Red Yucca, *Hesperaloe parviflora*	5 gallon container
Texas Sage, *Leucophyllum frutescans*	5 gallon container
Indian Hawthorn, *Raphiolepsis indica*	5 gallon container
Native Sumac, *Rhus typhina*	10 gallon container
Dwarf Crape Myrle, *Lagerstromia indica 'nana'*	5 gallon container
Photinia, *Photinia fraseri*	5 gallon container
Dwarf Yaupon Holly, *Ilex vomitorria 'nana'*	3 gallon container
Pampas Grass, *Cortaderia selloana*	5 gallon container
GROUND COVERS/VINES (Minimum size at installation per list below)	
Asian Jasmine, *Trachelosperum Asiaticum coloratus*	4" pot, heavily rooted, full
Purple Winter Creeper, *Euonymus*	4" pot, heavily rooted, full
Santolina, *Santolina virens*	1 gallon container
Trumpet Vine, *Campsis radicans*	1 gallon container
Coral Honeysuckle, *Lonicera sempervirens*	1 gallon container
Purple Honeysuckle, *Lonciera japonica 'purperia'*	1 gallon container
Virginia Creeper, *Parthenocissus quinquifolia*	1 gallon container
Lady Banks Rose, *Rosa banksiaw lutea*	1 gallon container
Wisteria, *Wisteria sinensis*	5 gallon container
Vinca (major), *Vinca major*	4" pot, heavily rooted, full
TURF/GRASS (Seed or hydromulch)	
Common Bermuda, *Cynodon dactyton*	
Fescues, *Festuca rubra*	
Buffalo Grass, *Buchloe dactyloides*	

Notes:

1. Trees suitable for location beneath normal height power lines
2. Should provide a limited root barrier to direct spreading roots downward.
3. Locust trees have a problem with reflected heat when young; trunk should be wrapped during early stages.

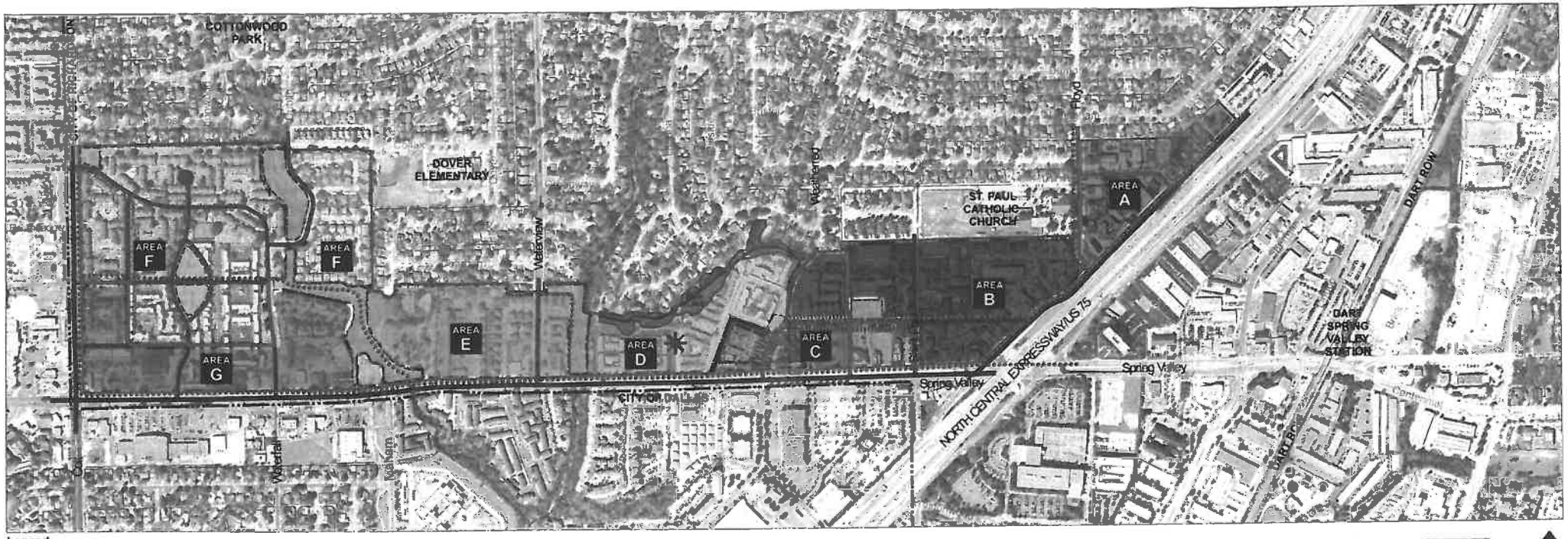


STREET TREE **/Utility Techniques to Minimize Conflict**
Source: *Up By Roots*, by James Urban

Appendix 3

District Plan

District Plan - DRAFT 04.28.2011



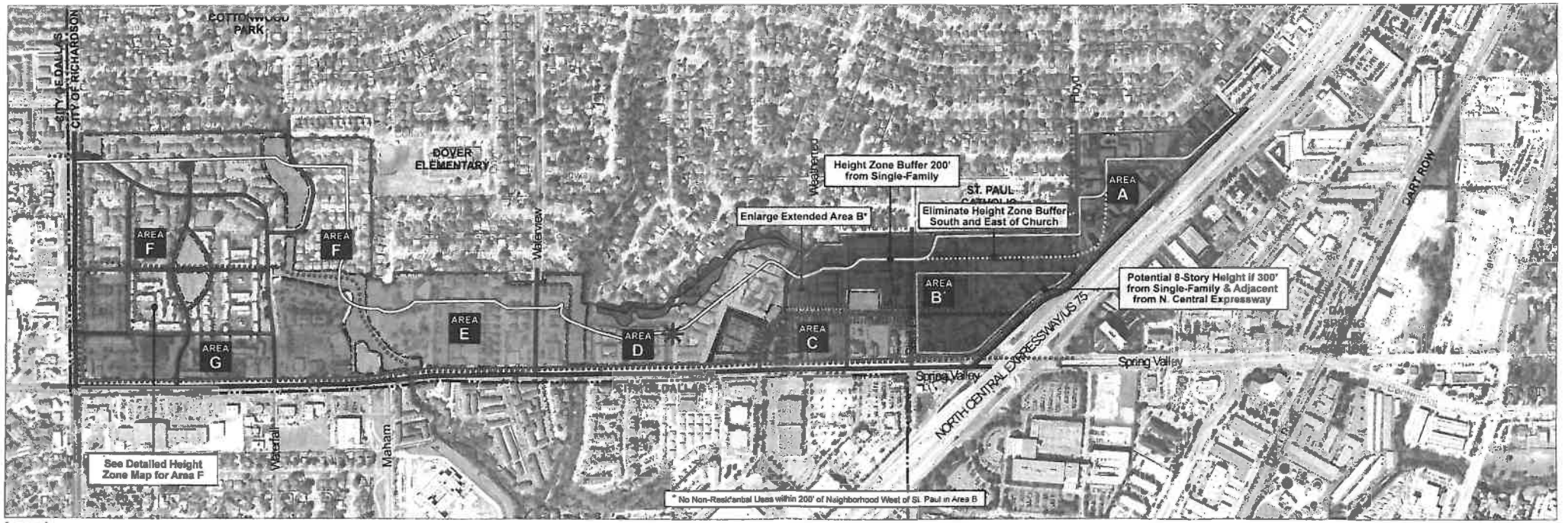
West Spring Valley Corridor

TOWNSCAPE, Inc.

Appendix 4

Height Zones

Height Zones - DRAFT 04.28.2011



Legend

West Spring Valley Study Area | City_Boundary | Park/Open Space | Oncor Sub-Station | Existing Blue Lake | Lake Opportunity | Major Thoroughfare | Commercial/Mixed-Use Street | Mixed-Use Street | Residential Street | Retail-Ready | Pedestrian Trail

0 250 500 1,000 1,500 Feet

NORTH

West Spring Valley Corridor

TOWNSCAPE, Inc.

APPENDIX 4. SUBDISTRICT HEIGHT STANDARDS

STANDARD	AREA A	AREA B	AREA C	AREA D	AREA E	AREA F	AREA G
Building Height [1]	Min. 2 stories Max. 2-4 stories	Min. 2 stories Max. 2-8 stories [1]	Min. 2 stories Max. 2-4 stories	Min. 1 story Max. 2-4 stories	Min. 1 story Max. 2-3 stories	Min. 1 story Max. 2-5 stories [2,3,4]	Min. 2 stories Max. 2-4 stories

Notes:

[1] In Area B, buildings located on property with frontage on Central Expressway may be constructed up to eight stories in height, but in no case closer than 300 feet from property located outside the District which is zoned for single-family residential use.

[2] In the portion of Area F west of Waterfall Way/Dublin Drive and north of the northern-most east/west street, buildings shall be limited to two stories within 200 feet of property located outside the District which is zoned for single-family residential use, except that:

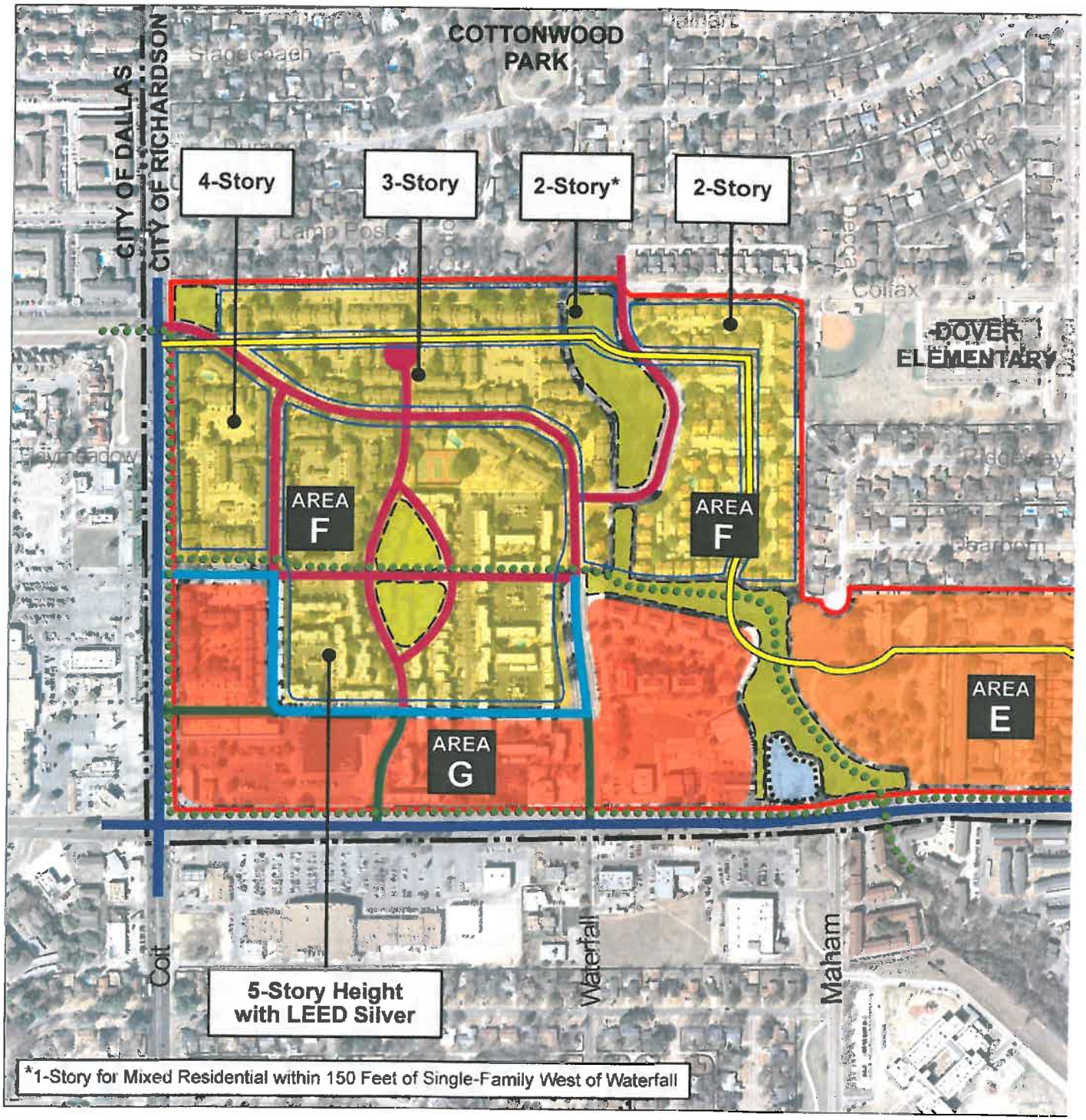
[a] Mixed Residential buildings shall be limited to a single story when constructed within 150 of property located outside the District which is zoned for single-family residential use, and

[b] Buildings in the remainder of this portion of Area F shall be limited to three stories in height.

[3] In the portion of Area F generally east of Waterfall Way/Dublin Drive, buildings shall be limited to two stories within 200 feet of property located outside of the District which is zoned for single-family residential use, and shall be limited to three stories between the two-story zone and Waterfall Way/Dublin Drive.

[4] The maximum height in the remainder of Area F west of Waterfall Way shall be four stories, except that if LEED Silver buildings are constructed, a maximum of five stories shall be allowed in Mixed Residential buildings within the internal loop road as designated in this *Appendix 4. Height Zones.*

Appendix 4 – Height Zones – Area F Detail



Appendix 5

Design Guidelines

DESIGN GUIDELINES

WEST SPRING VALLEY CORRIDOR

Appendix 5: WSVC PD Ordinance

City of Richardson, Texas

MAY 6, 2011 | **DRAFT**

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INTRODUCTION

INTENT

These Development Guidelines are intended to guide the built environment for the West Spring Valley Corridor by positively shaping the public and private realm through the use of good planning principles that have been addressed through the PD Ordinance

Overall, principles of good urbanism should be employed at all levels to create a place that respects the natural environment, capitalizes on economic opportunities, and establishes a physical form that engages and nurtures visitors, employees and residents. The primary principles guiding development include:

- Streets and thoroughfares should be designed in such a way that automobiles and alternative transportation modes may successfully coexist on the roadways and establish a network that connects the West Spring Valley Corridor to the larger community.

- Buildings should engage the street and define the public realm through careful building placement, thoughtful assignment of parking and service functions, and to define terminated vistas.

- Building form and character should be appropriate in scale and massing with clearly articulated features that engage the public realm and contribute to the visual interest of the area.

- Landscape and streetscape should provide visual continuity throughout the Corridor.

INTRODUCTION

AUTHORITY

The Design Guidelines are to be used as a companion piece to the PD Ordinance as they support and reinforce the form and pattern of development delineated in the pages prior. While the guidelines are intended to guide the built form, the PD Ordinance adopted by the City of Richardson will be the ultimate set of criteria used to judge proposed development in the study area. Should any discrepancy exist between these Development Guidelines and the PD Ordinance, the PD Ordinance shall supersede and take priority over the content on the following pages.

PLAN ELEMENTS

The Design Guidelines use graphics and imagery to convey the intended built form for the study area. Generally, the recommendations are divided into four primary categories:

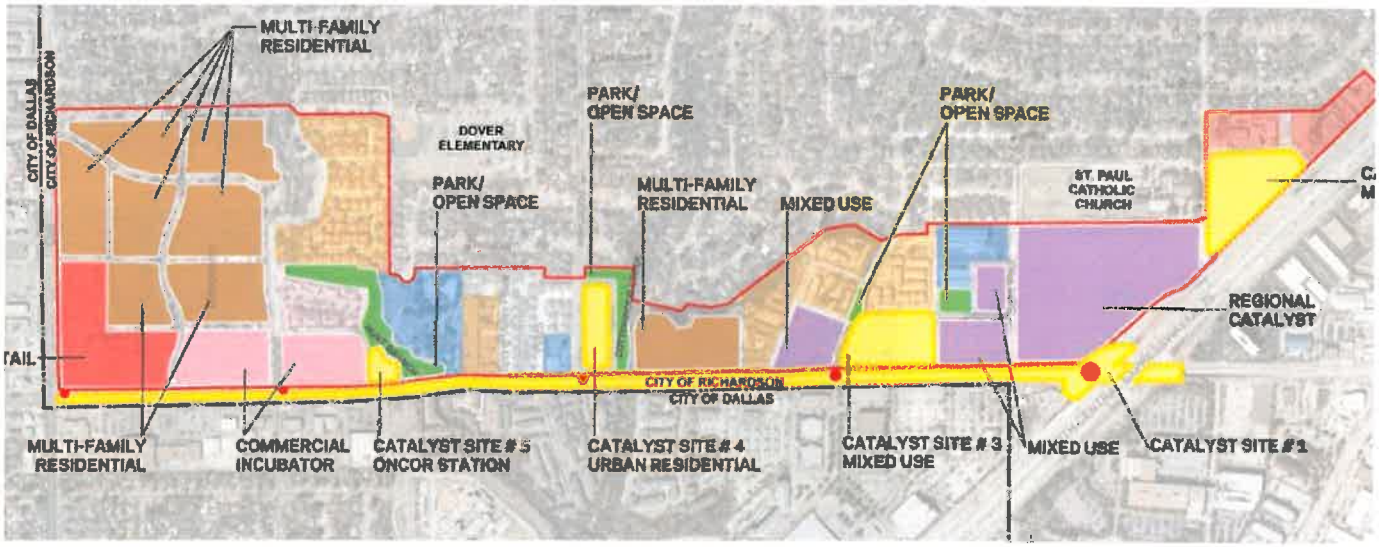
- Urban Context Guidelines
- Architectural Guidelines
- Streetscape Guidelines
- Sustainability

URBAN CONTEXT GUIDELINES

5

- DISTRICT PLAN
- PERMITTED BUILDINGS BY SUBDISTRICT
- BUILDING TYPES
- STREET TYPOLOGIES

DISTRICT PLAN



Land Use Framework Plan

In January 2009, the Richardson City Council adopted a new Comprehensive Plan which highlighted six different enhancement / redevelopment areas within the community that warranted additional study. The 2010 West Spring Valley Corridor Reinvestment Strategy focused upon one of the six highlighted areas in Richardson, and provided recommendations for investment and policy reform that could be implemented in the near to long term.

One component of the Reinvestment Strategy was the Land Use Framework Plan. This plan communicated the overall future development vision for the West Spring Valley Corridor, as expressed by corridor stakeholders in a series of public meetings held from March through June of 2010. The plan presented to Richardson City Council in November 2010, summarizes the particular land uses, development types, and catalyst projects supported by stakeholders in the visioning process.

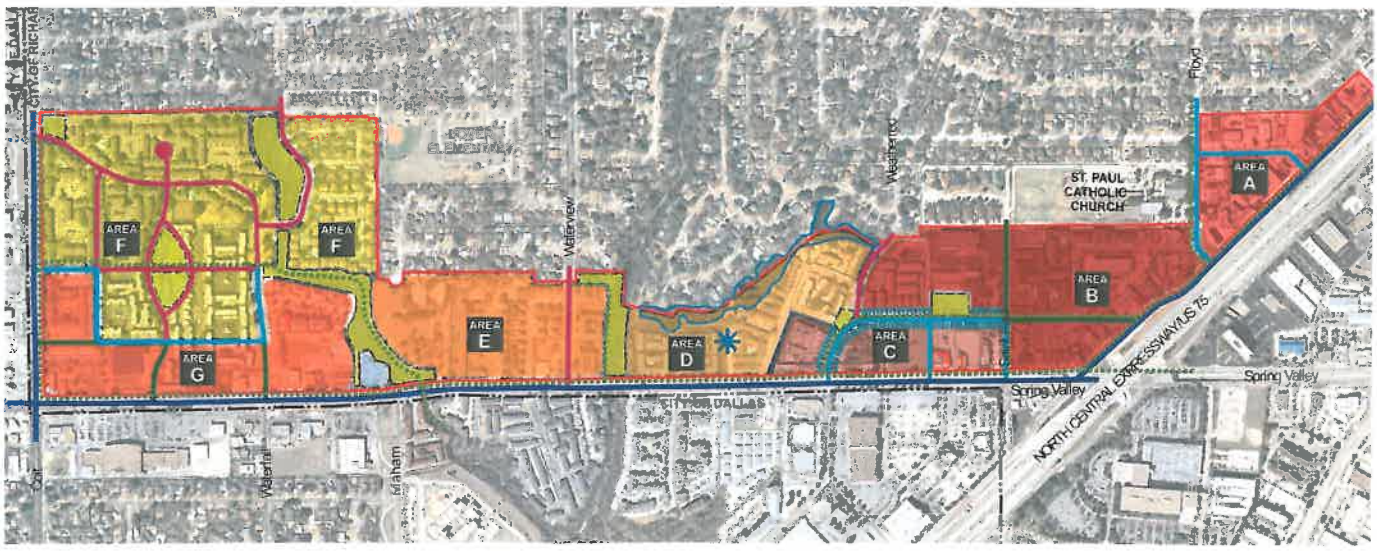
District Plan

The District Plan provides a higher level of detail than the Framework Plan, and is intended to provide a mechanism for implementing the vision expressed by the stakeholders in the visioning process. It establishes subdistricts and potential locations of Framework Plan attributes as related to building types, urban guidelines, and street typologies. It also provides background related to intended locations of future trail connections and active and passive open spaces within the district.

PERMITTED BUILDINGS

The matrix below outlines the appropriate building types for each of the seven unique subdistricts indicated on the District Plan.

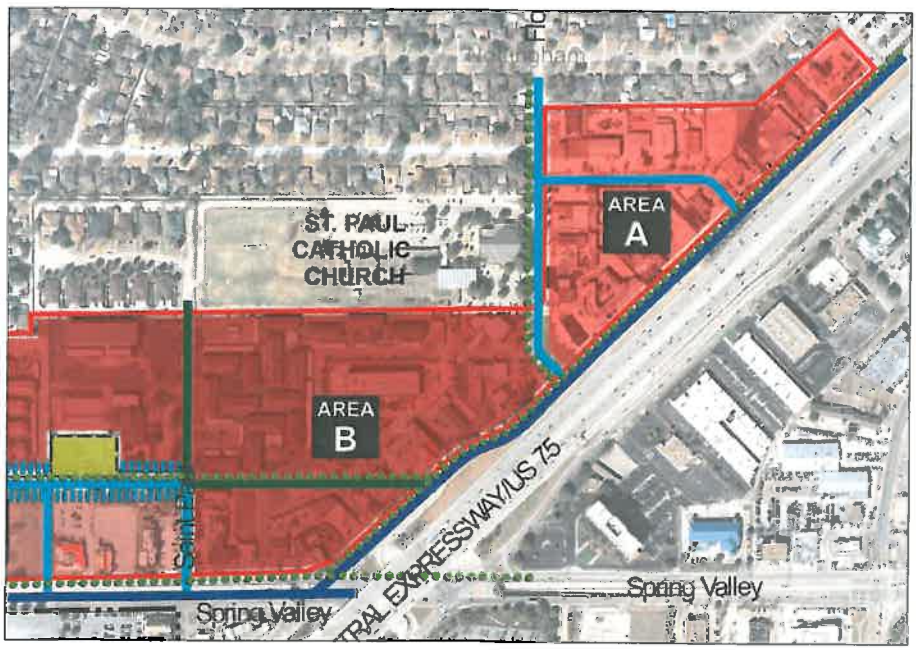
PERMITTED BUILDINGS BY SUBDISTRICT						
A	B	C	D	E	F	G
			PATIO HOME	PATIO HOME	PATIO HOME	
			DUPLEX	DUPLEX	DUPLEX	
TOWNHOME	TOWNHOME		TOWNHOME	TOWNHOME	TOWNHOME	
	MIXED RESIDENTIAL		MIXED RESIDENTIAL		MIXED RESIDENTIAL	
LIVE/WORK	LIVE/WORK	LIVE/WORK				LIVE/WORK
MIXED USE	MIXED USE	MIXED USE				MIXED USE
COMMERCIAL	COMMERCIAL	COMMERCIAL				COMMERCIAL



SUBDISTRICT A

Intent. To encourage a variety of uses, developed at a low- to mid-rise intensity and providing an appropriate transition between nearby single-family neighborhoods and Central Expressway.

A
TOWNHOME
LIVE/WORK
MIXED USE
COMMERCIAL

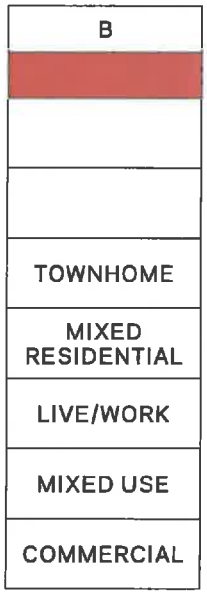


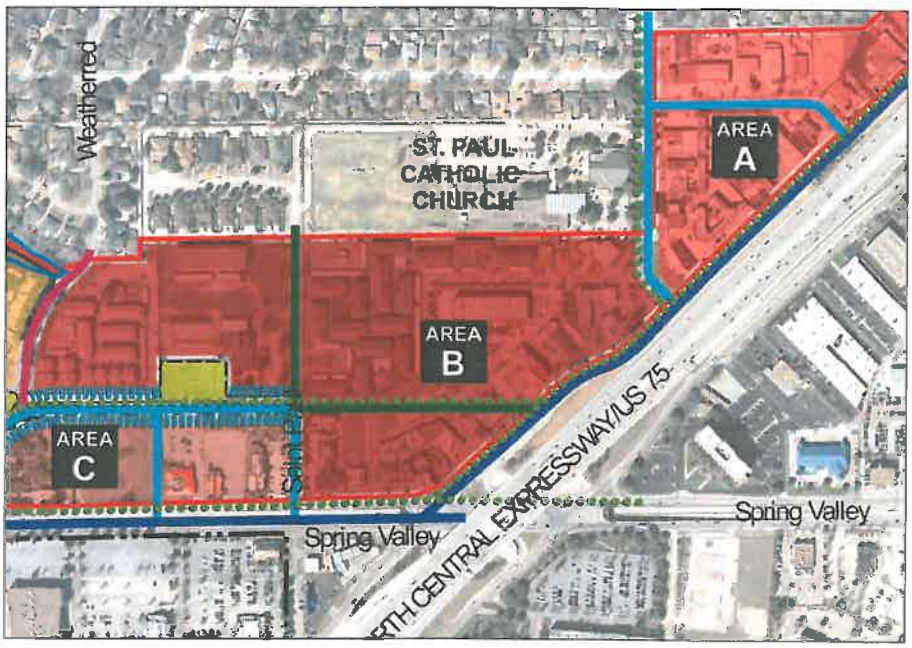
Opportunities

- This tract appears to have good potential for a boutique hotel, which could spur interest and activity in support retail and restaurant uses
- Live/work units or offices facing Floyd Road could be an effective transition between the more commercial-oriented frontage of Area A along US 75/Central Expressway and the residential development to the west

SUBDISTRICT B

Intent. To create a gateway to the City and the Corridor by providing for a broad array of commercial and residential uses, including the opportunity for a landmark building near the high-profile intersection of Spring Valley Road and





Central Expressway. Neighborhoods to the north, while older, are established and stable. St. Paul church/school, which forms the northern boundary of this Subdistrict, makes for a less complicated transition between land uses and adds to the potential customer base for nearby retail, restaurant and service uses.

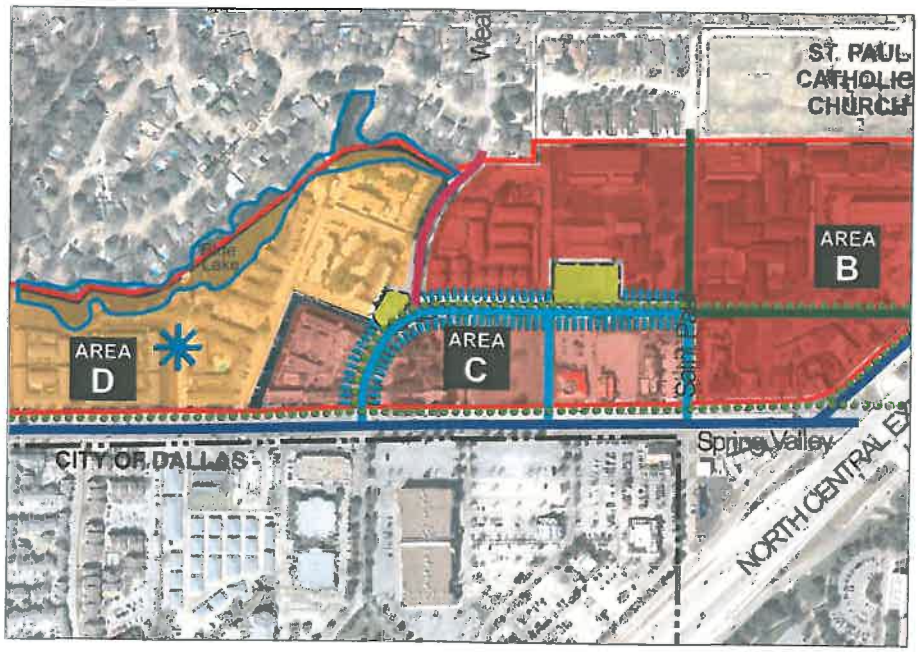
Opportunities

- High traffic counts reflect good potential for new retail businesses and employers
- Adjacency to Central Expressway, a regional highway, makes access to the Subdistrict convenient
- The new roadway between Weatherred and Central Expressway will improve access in the area and increase the potential for successful redevelopment.
- Depth of the tract presents potential for a landmark building
- Location offers close proximity to the Spring Valley light rail station

SUBDISTRICT C

Intent. To create a pedestrian-scale, mixed used development focused on a unique new street and an urban park for area residents, visitors and employees

C
LIVE/WORK
MIXED USE
COMMERCIAL



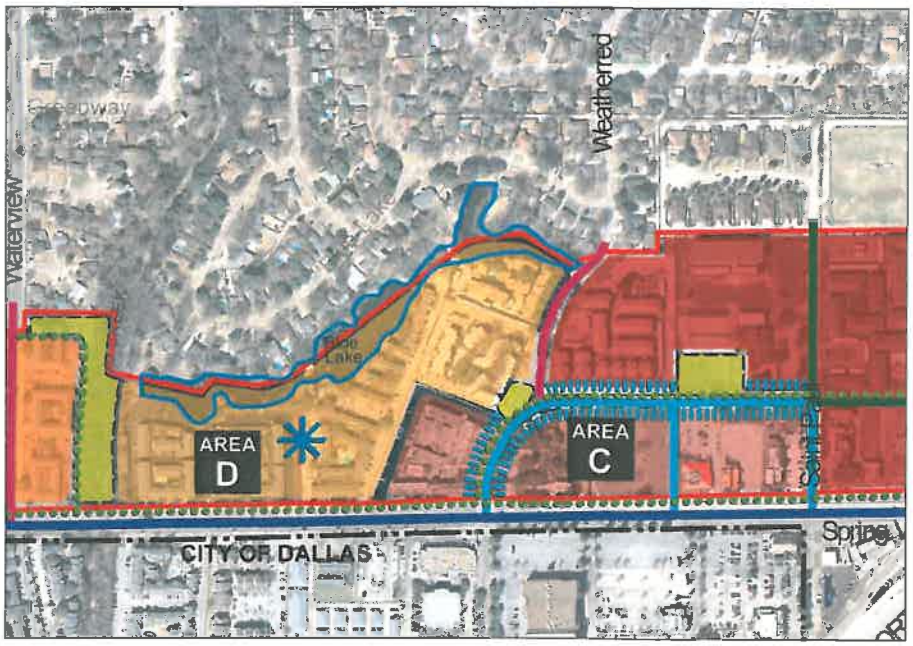
Opportunities

- The relatively small number of owners and parcels in Area C probably presents the best opportunity for a mixed use project and an early-stage development
- The new pedestrian-oriented street and urban park will be key ingredients in the planning for a "great place" and providing much needed access in this portion of the corridor

SUBDISTRICT D

Intent. To attract a variety of quality housing in buildings that respect the proximity of the single-family neighborhood to the north and to encourage the expansion of Blue Lake as a major new open space.

D
PATIO HOME
DUPLEX
TOWNHOME
MIXED RESIDENTIAL



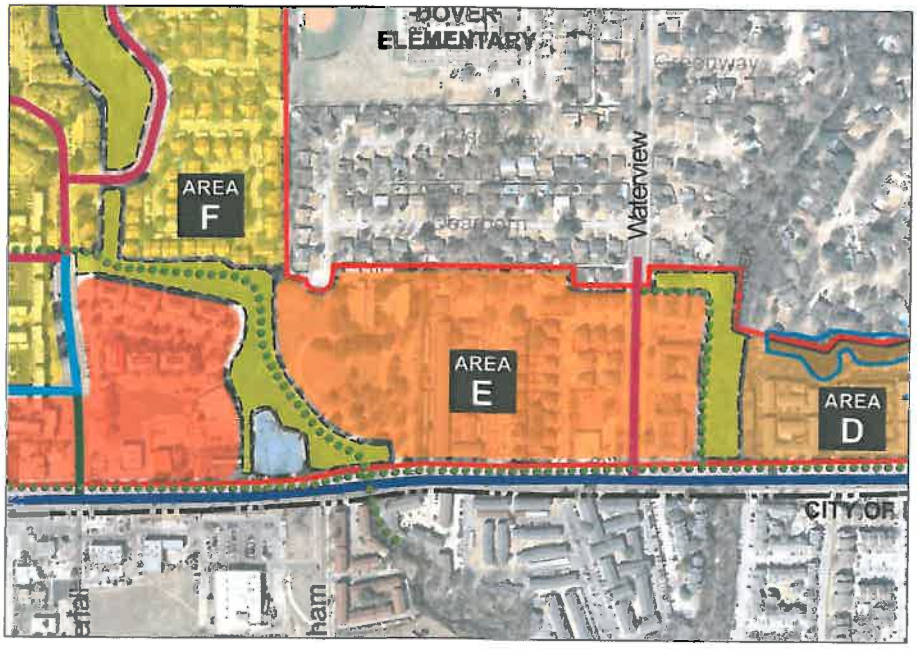
Opportunities

- The expansion and enhancement of Blue Lake will add value to the adjacent land, and increase storm water storage capacity
- Redevelopment can be accomplished without disruption to the existing condominium properties; however, should the condominium owners agree to sell to a development entity, the tract sizes are appropriate for redevelopment
- The western portion of Area D is adjacent to a proposed trail connection along Cottonwood Creek

SUBDISTRICT E

Intent. To create opportunities for high-quality housing in a variety of styles and types, including the possibility of senior-oriented housing and additional options for ownership product.

E
PATIO HOME
DUPLEX
TOWNHOME



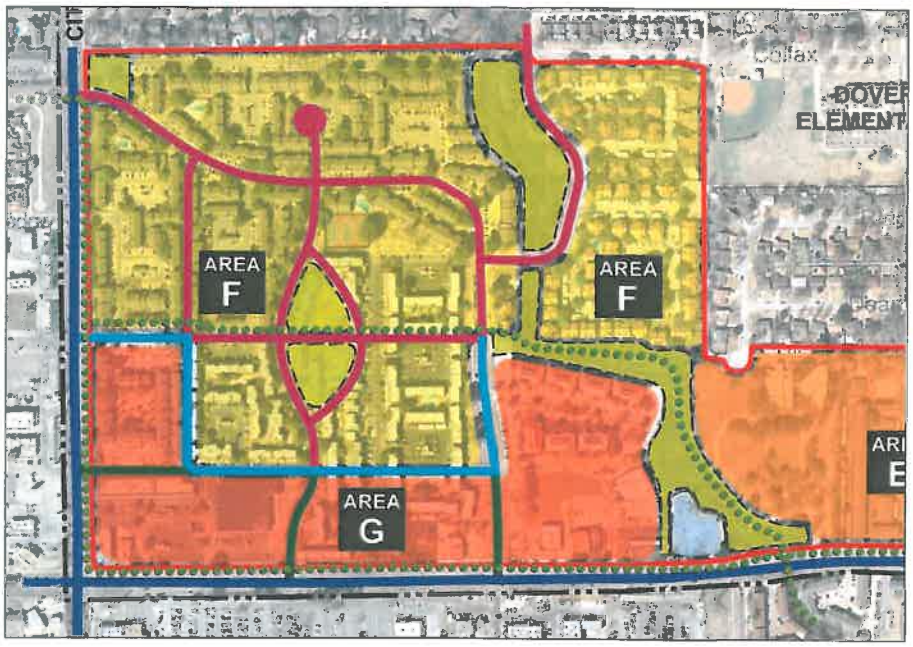
Opportunities

- Recent duplex development has been well-received and has provided additional ownership opportunities within the Corridor
- The number of owners outside the new duplexes is relatively small
- Both the eastern and western boundaries of Area E are adjacent to proposed trail connections

SUBDISTRICT F

Intent. To provide for a mix of residential unit types built around a network of interior streets and taking advantage of existing creeks, potential trail connections and a proposed central open space.

F
PATIO HOME
DUPLEX
TOWNHOME
MIXED RESIDENTIAL



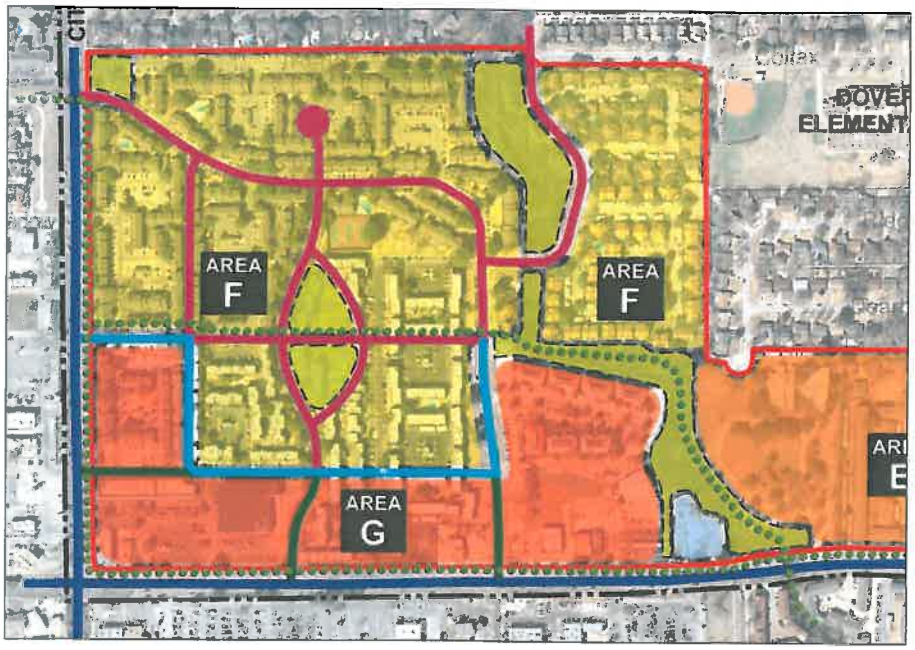
Opportunities

- With sensitive transitioning from the neighborhood to the north and sustainable construction practices, additional building height can be achieved
- The majority of the proposed roadway network follows the alignment of existing private streets to minimize the need for costly relocation of existing utilities
- The roadway network presents an opportunity to extend an east/west trail connection through the heart of Area F
- The site may have potential as a senior housing project offering a variety of unit types and levels of service (a continuum of care)
- The creation of a major "green" will provide a valuable neighborhood focus
- Improved pedestrian access to retail and restaurant activity in area G can be a significant amenity for residents

SUBDISTRICT G

Intent. To create a commercial-oriented corner with the potential to present a unique offering of retail, restaurant and service uses to attract residents within the Corridor and the surrounding neighborhoods, as well as visitors from a wider market area.

G
LIVE/WORK
MIXED USE
COMMERCIAL



Opportunities

- Cottonwood Trail, which has regional connections beyond Richardson, will lie adjacent to the Spring Valley and Coit Road frontages of the subdistrict, increasing the potential for hike and bike traffic adjacent to the site and the demand for retail and restaurant businesses
- The configuration of Area G provides more retail/ restaurant frontage and exposure on Coit Road than the existing development
- This is the only portion of the Corridor that has a vacant parcel of a reasonable size
- The open space opportunity within the core of the subdistrict offers the potential to be a significant community gathering spot and to add value to the development

BUILDING TYPE	FRONTAGE	HEIGHT	USE: GROUND FLOOR	USE: UPPER FLOORS
PATIO HOME	Patios, porches and lawns permitted; Vehicular access from rear alley required except for allowances for swing facing garage doors due to site constraints	Min. 2 stories Max. 2 stories	Residential required	Residential required
DUPLEX	Patios, porches and lawns permitted; Vehicular access from rear alley required except for allowances for swing facing garage doors due to site constraints	Min. 2 stories Max. 2 stories	Residential required	Residential required
TOWNHOME	Stoops, patios, porches and lawns permitted; Vehicular access from rear alley required	Min. 2 stories Max. 3 stories	Residential required	Residential required

FINISH FLOOR ELEVATION	PERMITTED PROJECTIONS	MIN. FLOOR-TO-CEILING HEIGHTS (AT GRADE)	REFERENCE IMAGES
	Bay Windows		
	Bay Windows		
Minimum 24" above sidewalk grade	Bay Windows Balcony Stoop		

BUILDING TYPE	FRONTAGE	HEIGHT	USE: GROUND FLOOR	USE: UPPER FLOORS
LIVE / WORK	Shopfront/awning required; Frontage required to engage sidewalk	Min. 2 stories Max. 4 stories	Retail or office only	Residential required
MIXED RESIDENTIAL	Stoops, patios, porches and lawns permitted	Min. 2 stories Max. 4 stories Area F: Max. 5 Stories [Area F: See Detail Map, Appendix 4]	Residential or resident amenity(1) only	Residential required
MIXED USE	Shopfront/awning permitted; Clear, articulated entries for lobby access required	Min. 2 stories Max. 5 stories	Retail or office only	Residential required
COMMERCIAL	Shopfront/awning permitted; Clear, articulated entries for lobby access required	Min. 2 stories Max. 4 stories [Area B: Max. 8 Stories]	Retail, office or hotel only	Office or hotel only

Notes:
(1) Resident Amenities include, but not limited to: fitness center, business center, club house, resident common rooms, mail facilities.

FINISH FLOOR ELEVATION	PERMITTED PROJECTIONS	MIN. FLOOR-TO-CEILING HEIGHTS (AT GRADE)	REFERENCE IMAGES
Match sidwalk grade	Bay Windows Balcony Blade signs Awning/canopy	15'	
Min. 24" above sidewalk grade; Lobby access at grade	Balcony Stoop	15'	
Match sidwalk grade	Blade signs Awning/canopy	15'	
Match sidwalk grade	Blade signs Awning/canopy		

BUILDING TYPES

Seven building types are permitted within the West Spring Valley Corridor - Patio Home, Duplex, Townhome, Live/Work, Mixed Residential, Mixed Use and Commercial buildings. This selection of structures provides the corridor with a mix of building types to fit a variety of development conditions as well as provide transitions from one subdistrict to another. As such, the Permitted Buildings by Subdistrict matrix [found on Page 8] should be referenced to determine which building types are permitted in each subdistrict.

The four previous pages give a snapshot of the seven building types including reference images to provide an overview of the permitted building types. The following pages are intended to offer additional information and guidance for each unique building type.

The WSVC PD Ordinance should be referenced to determine exact specificiations for minimum lot sizes, required setbacks, lot coverage and other information.

PATIO HOME

Patio home means a single-family detached dwelling on a separate lot with open space on only three sides, with one side wall of the dwelling placed coincident with the side property line. It is typically situated on a reduced-size lot that orients outdoor activity within rear or side yard areas for better use of the outdoor living space.

DUPLEX

A duplex is a residential structure where two living units, each with its own entrance and designed to accommodate a single family, share a common wall. The property may be platted so that the individual units and the portion of the lot upon which they are located can be sold separately.

TOWNHOME

Townhomes are an attached form of single-family residential building, typically built in a row of three or more, where individually owned homes share common walls. They provide an excellent transition from lower-density single-family residential homes to denser, more urbanized forms of housing. Townhome lots are typically narrow and platted for individual sale.

Townhomes may be 2 or 3 stories in height with entries set above the sidewalk to provide some privacy and to mark the transition between public and private property. Each townhome will typically have a small front yard and a modest rear yard or courtyard area. Garages are typically attached and must be accessed from the rear of the lot.

LIVE / WORK

Live/Work buildings are the smallest form of vertically-integrated mixed-use building. The units are owned individually or as condominiums and provide an excellent transition from townhomes to mixed residential, commercial or other mixed-use types of development. Many configurations of live/work buildings exist, and they are adaptable to a wide variety of architectural styles.

Live/Work buildings may be two to four stories in height with at-grade entries to allow the ground floor commercial access to function properly. A separate entrance, designed to appear more private, must be provided to permit access to the residential quarters above.

Live/Work buildings rarely have private yards, instead focusing on bringing the public up to or inside the ground floor space. Live/Work buildings may include garages. Parking for both the commercial activity and the residential uses is often provided in a shared lot configuration behind the building. Direct entrances from the rear parking area to the Live/Work building are permitted and encouraged.

MIXED RESIDENTIAL

Mixed Residential buildings are single structures divided into multiple apartment, condominium or loft-style units. They may be up to five stories in height, if located appropriately relative to surrounding uses and conditions. Ground floor units must have direct access to the street with entries set above the sidewalk to provide clear separation between public and private property.

Private outdoor open space is generally provided in a courtyard or rear yard configuration. Common outdoor open space should be designed to serve multiple units.

Parking may be located below-grade, in a structured garage or in a well-designed surface lot behind the building.

MIXED USE

Mixed-Use buildings provide space for multiple activities and multiple tenants in a single structure. The building may be under single or multiple tenant ownership. Their bulk makes Mixed-Use buildings appropriate for more urbanized areas that are conducive to commercial activities at the ground floor and residential uses above. Because they contain an assortment of uses, they lend themselves to a variety of architectural styles.

Most Mixed-Use buildings are two to four stories in height, but taller structures may be appropriate at key locations. The ground floor space is built with at-grade entryways to allow the commercial space to function properly, but access to the upper floors may be provided via one or more lobbies. Attention must be paid to accommodating service entrances, utility equipment and refuse collection, particularly for larger buildings.

Mixed-Use buildings have outside spaces that focus on the public realm at the ground level. These outdoor spaces may be outfitted with tables and chairs for outdoor dining and cafes or hardscape plazas or other features for passive recreation. Parking is located in a shared lot behind the building or in a parking structure which is screened from view. Direct entrances from the rear parking area or the garage to the Mixed-Use buildings are not only permitted, but also encouraged.

COMMERCIAL

Commercial buildings are single structures that may be occupied by one tenant or divided for multiple tenant occupancy or ownership. They may be designed for office uses, retail uses or a combination of the two. Hotel is another potential use; however, the building may not be used for residential occupancy. Buildings that are designed primarily for office uses may also include limited space, usually at the ground level, for support services such as restaurants, health clubs, barber or beauty shops or a mailing service, open to patrons outside the building. Commercial buildings that are designed primarily for retail uses often attract office users as well, particularly in multi-tenant environments.

Commercial buildings may be relatively low in height (two to four stories) or may be taller on larger tracts at high-profile locations, such as the West Spring Valley Road/ Central Expressway intersection. Upper floor uses may be accessed via a common lobby and at-grade spaces will often have individual entryways to attract patrons from outside the building. Depending on the size of the building, parking may be provided below grade, in a structured garage or in a well-designed surface lot located at the rear of the property and screened from the street. Outdoor common space may be provided in a courtyard configuration or, for larger developments, in a plaza or green.

STREET TYPOLOGIES

The following pages detail seven street typologies present within the West Spring Valley Corridor study area. These street types cover a range of conditions ranging from residential streets to frontage roads along North Central Expressway. All roadway cross-sections are designed in a manner that focuses on defining the public realm by pulling buildings up to the street. Flexibility is built in by offering a build-to zone which encourages building articulation. Median openings can be accommodated according to standard City of Richardson policies.

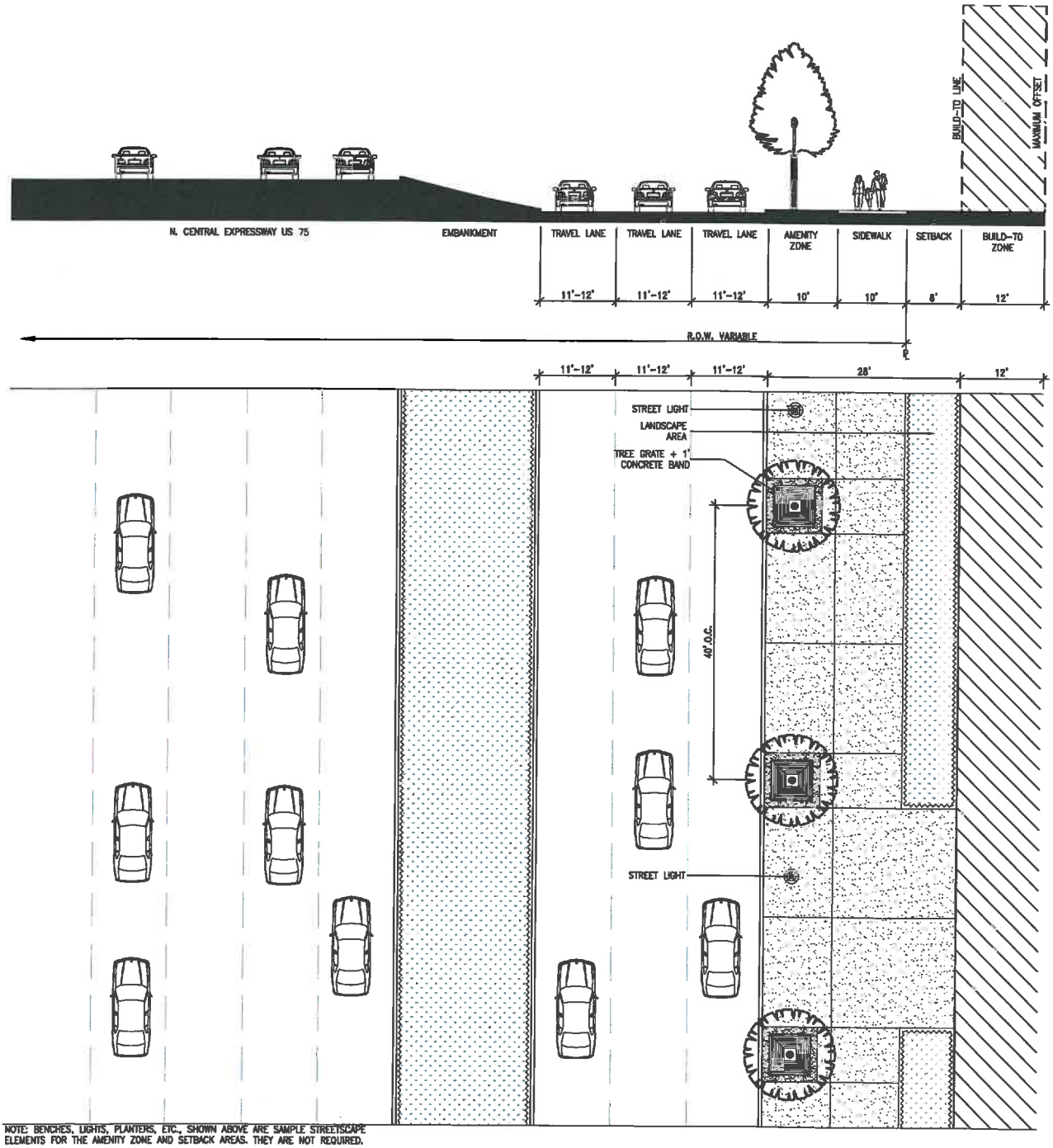
In addition, each street typology is designed to encourage a variety of users, including automobilies, trucks, bicyclists and pedestrians. Streets, and associated public realm between building facades, are a place for people as well as a means to move vehicular traffic.

The following zones and/or elements are illustrated, as applicable, for each street typology:

- Travel Lanes
- Medians
- Bike Zone
- On-Street Parking
- Amenity Zone
- Sidewalk
- Setback
- Build-to Line
- Build-to Zone
- Street Tree Spacing
- Streetscape Element Placement (optional benches, lights, etc)

MAJOR THOROUGHFARE I

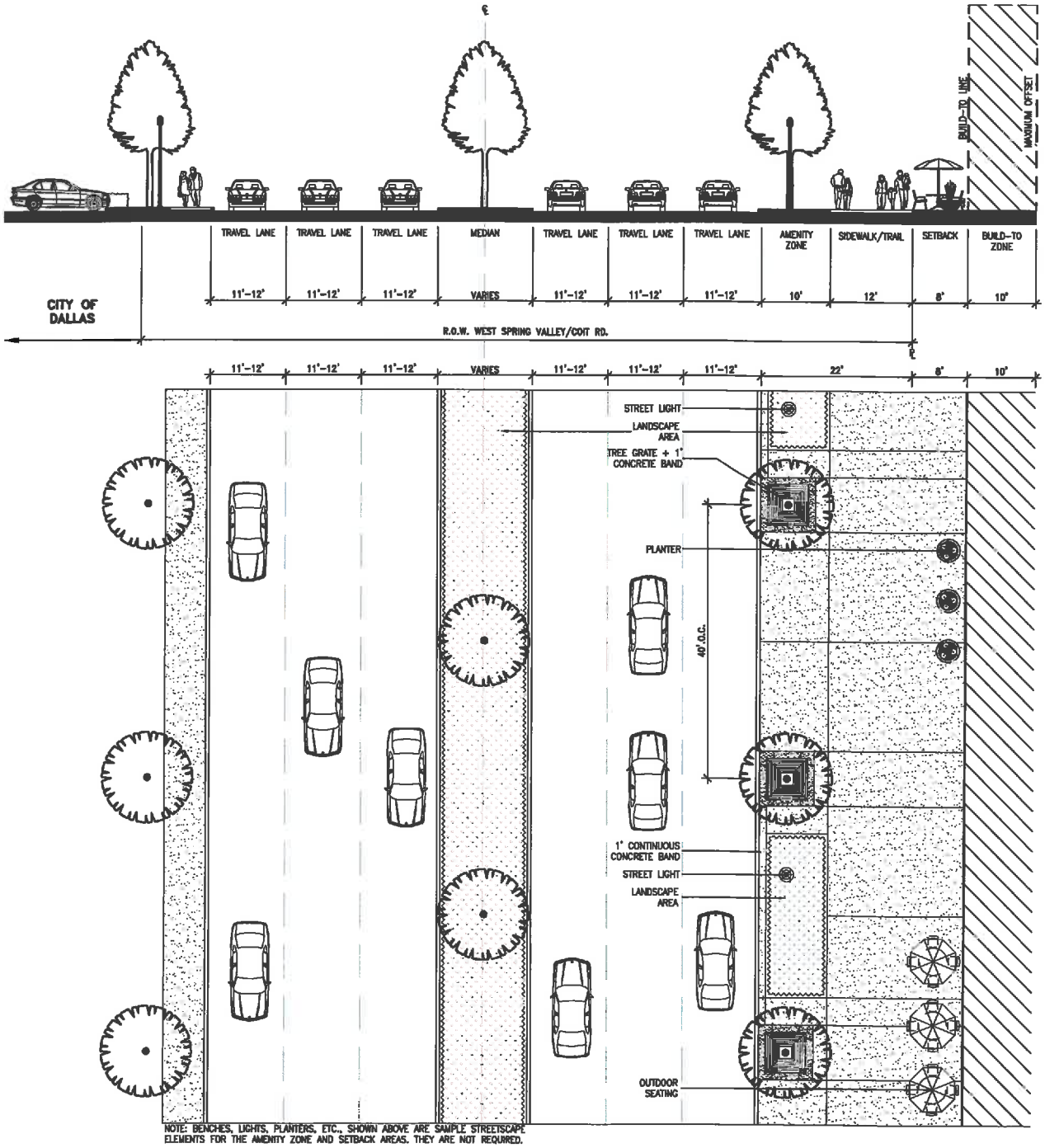
North Central Expressway Frontage



NOTE: BENCHES, LIGHTS, PLANTERS, ETC., SHOWN ABOVE ARE SAMPLE STREETSCAPE ELEMENTS FOR THE AMENITY ZONE AND SETBACK AREAS. THEY ARE NOT REQUIRED.

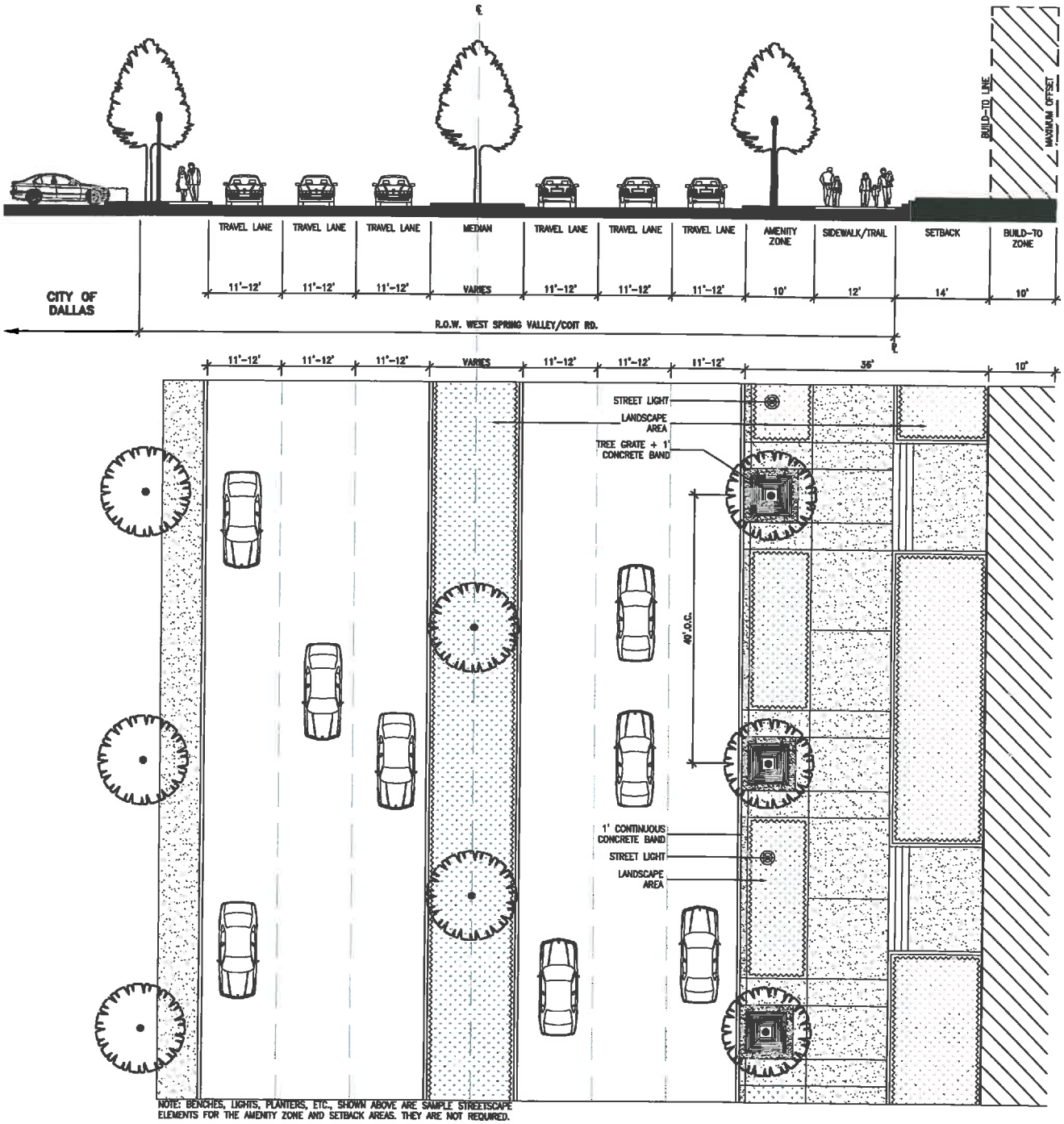
MAJOR THOROUGHFARE II-A

Coit and West Spring Valley (Commercial Zone)



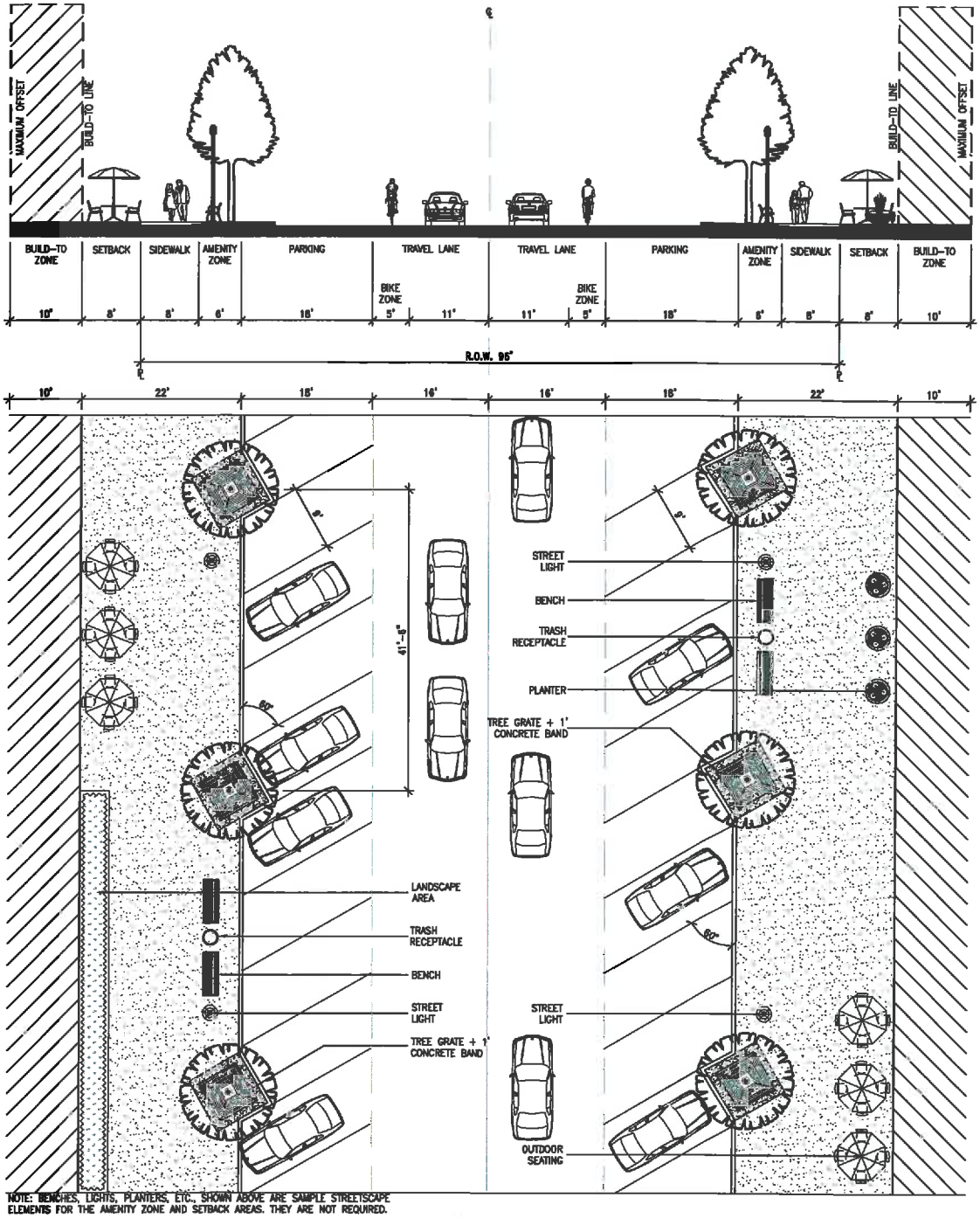
MAJOR THOROUGHFARE II-B

Coit and West Spring Valley (Residential Zone)

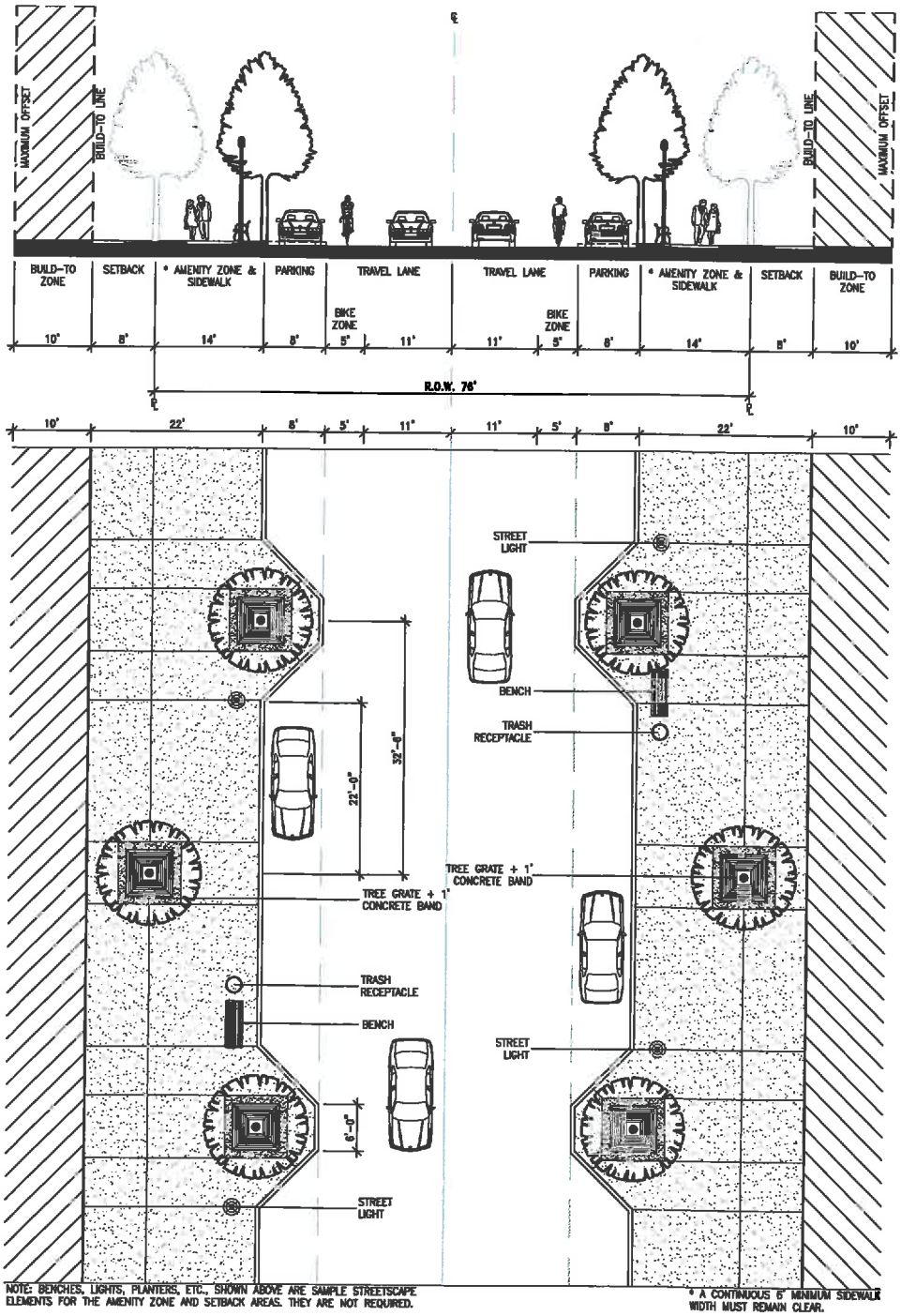


NOTE: BENCHES, LIGHTS, PLANTERS, ETC., SHOWN ABOVE ARE SAMPLE STREETSCAPE ELEMENTS FOR THE AMENITY ZONE AND SETBACK AREAS. THEY ARE NOT REQUIRED.

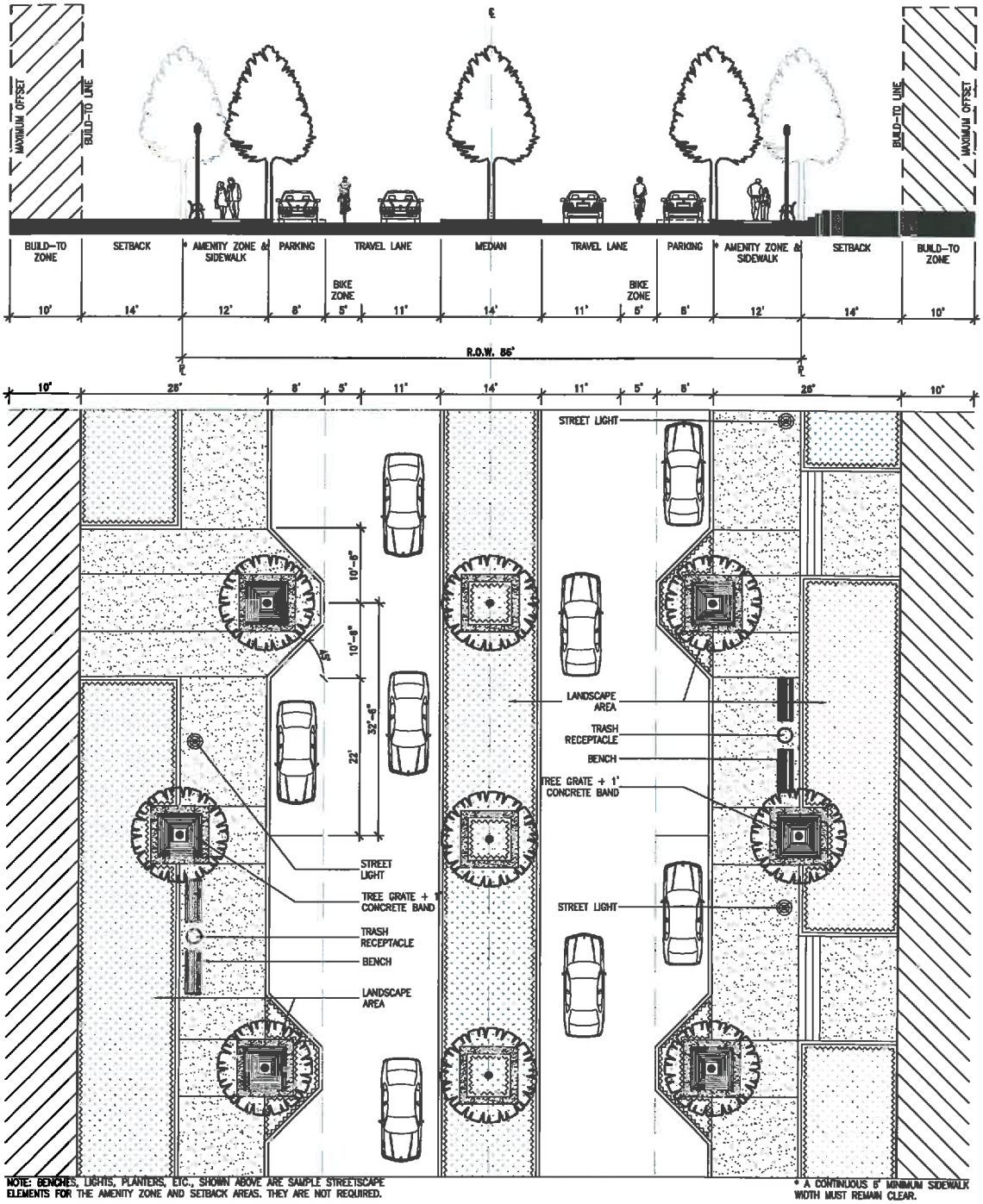
COMMERCIAL-MIXED USE STREET



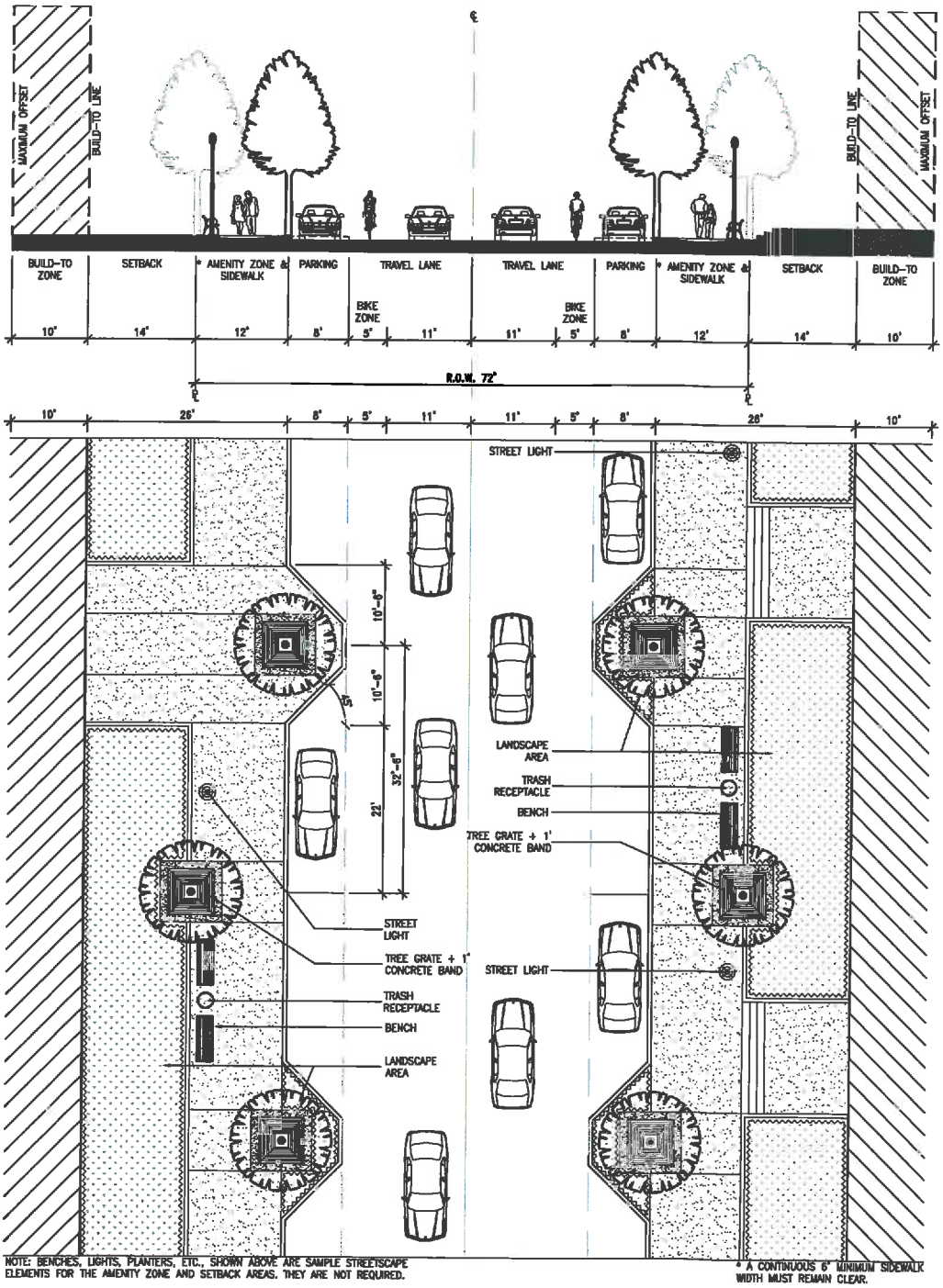
MIXED USE STREET



RESIDENTIAL STREET I



RESIDENTIAL STREET II



ARCHITECTURAL GUIDELINES

- PATIO HOME, DUPLEX + TOWNHOME
- LIVE/WORK, MIXED RESIDENTIAL, MIXED USE + COMMERCIAL

BUILDING WALLS

Patio Home, Duplex, Townhome

MATERIALS

+ Walls of buildings must be finished in masonry material—natural or cast stone, brick, heavily textured split faced concrete block—3-stage exterior stucco, glass block or architectural metal panels.

+ Accent materials of fiberboard or other approved materials is permitted in limited amounts.

+ EIFS shall not be permitted except for trim and moldings above 8 feet from grade.

+ More than one material may be used in a single building, however, transitions from one wall material to another must occur along all visible sides of a building, and should always follow a horizontal and level line.

CONFIGURATIONS

+ Blank facades are prohibited.

+ All Townhome elevations visible from the public realm shall be designed as "fronts". Buildings occupying corner lots have two frontages and each facade should be treated with equal design attention.

+ For Townhomes, transitions from base to middle or middle to top should be made in one of two ways:
(1) Horizontally, through a shift in vertical plane toward the interior, or
(2) Vertically, through a change in building materials or the use of trim along a level line.

+ In buildings which have more than one material, the "heavier" material should go below the "lighter" material [a building with a masonry foundation and cementitious plank siding above, e.g.]

+ SIMPLE DETAILING
A group of townhouses with a limited palette of wall materials helps focus attention on the public realm rather than the private buildings.

+ ENTRANCES
Clear demarcation of the building entrance, limited articulation and excellent proportions.

TECHNIQUES

+ Building walls of masonry materials shall be left unpainted. All other wall materials must be painted or stained.

+ Vents, air conditioners and other utility elements should not be placed on any building wall facing a street. If placing these on a street-facing elevation is unavoidable, then particular care must be taken to render these elements invisible from public view - by painting them, screening them or placing them on walls perpendicular to the frontage.

BUILDING WALLS

INTENT

Building walls of smaller buildings in the study area should reflect permanence - primarily through the use of masonry or metal.
A combination of traditional and more modern materials will contribute to the creation of a memorable and unique streetscape - one that reflects a diverse community.

+ MULTIPLE WALL MATERIALS
Walls should be articulated with multiple materials to hightlight building details.

+ ARTICULATION
Building walls should be articulated both horizontally and vertically to provide visual interest.

ROOFS

Patio Home, Duplex, Townhome

MATERIALS

+ Pitched Roofs shall be finished in slate, concrete or clay roofing tile , copper, asphalt shingles, or commercial-grade metal roofing.

+ Wood shingles are expressly prohibited.

+ Flat Roofs may be constructed of any material that is permitted by applicable building codes.

CONFIGURATIONS

+ Building roofs may be in the shape of simple, symmetrical gables and hips, with a slope between 6:12 and 12:12

+ Building roofs may be flat or nearly flat, permitting proper drainage, but must be outfitted with a parapet and must be provided with access from the interior of the building for maintenance.

+ Other roof shapes (domes, turrets and the like) may be used on a single portion of a building, not to exceed 500 square feet in plan.

+ Secondary roofs may be in the form of simple sheds with a slope of no less than 4:12 and must be attached to an adjacent building wall.

+ Skylights that are flat in profile may be used on pitched roofs, but may not face a principal or secondary frontage.

+ SIMPLE ROOF FORMS
Simple roofs help keep the focus on the public realm near streets and plazas, rather than at the tops of buildings.

+ OTHER ROOF SHAPES
Turrets, domes, and other roof shapes may be permitted, provided they are sized correctly, and used at appropriate locations.

TECHNIQUES

+ Roof penetrations (fans, exhausts, vents, etc.) must be finished to match the color of the roof.

+ Skylights, vents, air conditioners and other utility elements should not be placed on any building wall facing a public street or open space. If placing these on a street-facing elevation is unavoidable, then particular care must be taken to render these elements invisible from public view - by painting them, screening them or placing them on walls perpendicular to the frontage.

ROOFS

INTENT

For smaller scaled buildings, these Guidelines promote simple roof forms over other roof forms. Buildings at this scale provide the the study area with a consistency of simple roof lines. Special roof forms such as domes and turrets are permitted in limited instances, and are controlled by size.

+ VARIETY
A variety of roof forms may be used for townhome building types to reinforce individual units within a single group of townhomes.

+ ROOF FORM DIVERSITY
Both flat and sloped roofs are encouraged to promote roof form diversity which should be expressed in a simple, uncomplicated manner.

WINDOWS + DOORS

Patio Home, Duplex, Townhome

MATERIALS

+ Doors may be glass, wood, clad wood or steel.

+ Doors may include fixed glass lites.

+ Window frames may be anodized aluminum, metal-clad or vinyl-clad wood, or steel.

CONFIGURATIONS

+ In general, window and door openings should be rectangular in shape. Other window shapes will be considered for approval based on architectural merit.

+ All arcade openings and other building voids should be vertically-oriented rectangles.

+ Service, security or garage doors may not be placed at frontages.

+ Windows may be double-hung, single-hung, casement or awning configurations.

+ Doors may be overhead (in appropriate locations) or swing doors. Sliding patio doors are not permitted at frontages.

+ WINDOW PROPORTIONS
Vertical or square proportions for openings relate better to human proportions and feel more familiar and comfortable.

+ RESIDENTIAL PATTERNS
Solid doors reflect privacy. Grouped and "ganged" windows help bring maximum light into the building while reflecting a traditional style.

TECHNIQUES

+ Windows and window lites should be clear glass. Black glass, "spandrel glass" and other "false window" techniques are prohibited.

+ Window and door frames may be finished in any color that is complementary to the color palette of the building, or white.

WINDOWS + DOORS

INTENT

Windows and doors will provide most of the articulation and detail of buildings in study area. It is important that all of the buildings follow some general standards regarding proportion and placement, and then are given the freedom to explore other design elements to infuse the street with variety and vitality. Windows and doors (and other openings or building voids) should be in the proportion of rectangles and squares. Windows should be set deep enough into window openings to provide a shadow line and express the depth of the building structure. Doors and other entrances are intended to be located appropriately to their use.

+ WINDOW AND DOOR MATERIALS
Grouped windows can also create larger expanses of glass. Secondary materials may be used to detail these window groupings.

+ WINDOW DETAILING
The color of the window frames and the clean lines of the lintels and sills provide a very plain building with high design elements.

BUILDING WALLS

Live/Work, Mixed Residential, Mixed Use, Commercial

MATERIALS

+ All buildings will include a masonry element at the ground floor level.

+ Additional materials are permitted include 3-stage exterior stucco; glass block; ventilated facade systems such as colorized, patterned + textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel; titanium zinc alloy sheet metal roofing facade cladding + roof drainage components system; rear ventilated phenolic rain screen wall panel systems.

+ Additional durable accent and trim materials are permitted as approved by the Building Official. Refer to the PD Ordinance for more detail on minimum and maximum percentages of materials.

+ Curtain walls are limited to buildings of 6+ stories in Area B and/or the Middle Section of tri-partite buildings.

+ The use of durable, high-quality, high-performance materials is encouraged as a means of creating visual interest and building articulation.

CONFIGURATIONS

+ Blank facades are prohibited.

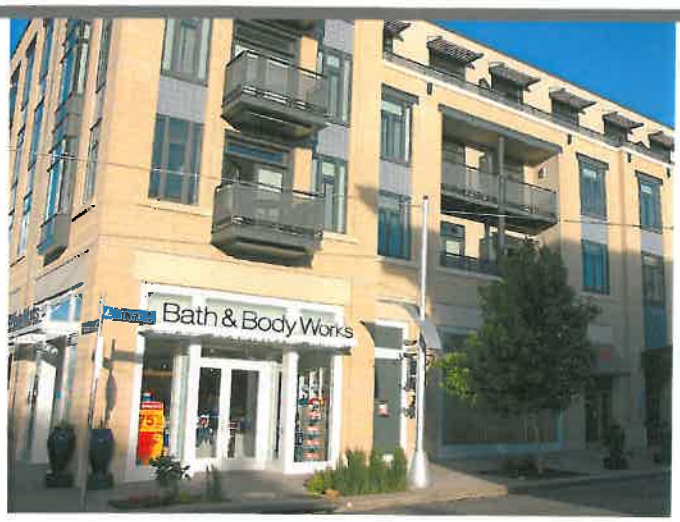
+ All elevations visible from the public realm shall be designed as "fronts". Buildings occupying corner lots have two frontages and each facade should be treated with equal design attention.

+ Every building shall clearly express a base, a middle and a top. Transitions from base to middle or middle to top should be made in one of two ways:
(1) Horizontally, through a shift in vertical plane toward the interior, or
(2) Vertically, through a change in building materials or the use of trim along a level line.

+ In buildings which have more than one material, the "heavier" material should go below the "lighter" material. [a curtain wall upper stories with a stone base, e.g.]

+ Buildings shall generally maintain a facade rhythm of 20-30 feet. This rhythm may be expressed by stepping portions of the facade in and out, using columns or other techniques.

+ BUILDING WALL MATERIALS
Larger buildings may be clad in a variety of materials including curtain wall.



+ BASE, MIDDLE AND TOP ARTICULATION
The base of the building is three stories tall and is clearly expressed through a change in the vertical plane toward the interior.

TECHNIQUES

+ Building walls of masonry materials shall be left unpainted. All other wall materials must be finished in a manner consistent with the highest quality standard(s).

+ Vents, air conditioners and other utility elements should not be placed on any building wall facing a street. If placing these on a street-facing elevation is unavoidable, then particular care must be taken to render these elements invisible from public view - by painting them, screening them or placing them on walls perpendicular to the frontage.

+ More than one material may be used in a single building, however, transitions from one wall material to another must occur along all visible sides of a building.

BUILDING WALLS

INTENT

Building walls of larger buildings in the study area should reflect permanence as well as high design - primarily through the use of masonry or metal.

Larger buildings in the study area should reflect their position in higher density areas with appropriately modern and urban styles.

+ LIGHTER MATERIALS ABOVE HEAVIER
This building has a base (the lower two floors) rendered in brick with a variety of materials above. This illustrates proper materials configuration.

+ MATERIALS VARIETY
Metal, glass and stone combine with lighting to provide a modern ecclectic streetscape that transcends a specific architectural style.

ROOFS

Live/Work, Mixed Residential, Mixed Use, Commercial

MATERIALS

+ Flat Roofs may be constructed of any material that is permitted by applicable building codes.

+ "Green Roofs" are strongly encouraged and may be used in lieu of any other roofing material with appropriate review.

CONFIGURATIONS

+ Building roofs shall be flat.

+ In general, flat-roofed buildings require a parapet and other appropriate screening of rooftop equipment.

+ Green roofs (over principal or secondary roofs) are encouraged and assist in the creation of a sustainable future for West Spring Valley Corridor

+ FLAT ROOF SHAPES
Larger buildings should have flat roofs. Other roof shapes may be permitted for limited areas in special locations

+ GREENING ROOFS
Upper story terraced areas include plants and small trees outdoors. These plant materials add visual interest and greenery along the building facade.

TECHNIQUES

+ Roof penetrations (fans, exhausts, vents, etc.) must be finished to match the color of the roof.

+ Because taller building are more visible from below (at the street) than above (in the air), elaborated cornices, eave overhangs and other expressions should be used to provide additional architectural interest.

ROOFS

INTENT

For larger scaled buildings, these Guidelines promote flat roofs only. The design elements of these roofs should be enhanced by expressions of the eaves and cornices - both highly visible from the sidewalk.

+ ROOFTOP TERRACES AND OUTDOOR SPACES
In more dense areas, as opportunities for private ground-level open space are scarce, rooftops become great places for social interaction.

+ OPPORTUNITIES FOR SPECIAL EXPRESSION
Larger buildings may reflect corners, entries and other important plan locations with towers, rounded corners or other architectural expressions.

WINDOWS + DOORS

Live/Work, Mixed Residential, Mixed Use, Commercial

MATERIALS

+ Doors may be metal or metal and glass only.

+ Doors should include fixed glass lites.

+ Doors along frontages should include glass and full operating hardware on the outside of the door.

+ Window frames must be architectural-grade metal with high quality finishes and hardware.

CONFIGURATIONS

+ In general, window and door openings should be rectangular in shape. Other window shapes will be considered for approval based on architectural merit.

+ All other building openings or voids should be rectangular in shape - either vertically- or horizontally-oriented.

+ Service, security or garage doors may not be placed at primary frontages.

+ Windows may be operable to achieve proper fresh air requirements.

+ Entry doors may be overhead (in appropriate locations), swing, or revolving doors. Sliding doors are not permitted.

+ RESIDENTIAL ENTRANCE TO LARGE BUILDINGS
A common lobby entrance with a more private feel.

+ GRAND LOBBY ENTRANCE
Large building with a more elaborate, publicly-oriented entrance.

TECHNIQUES

+ Windows and window lites should be clear or lightly tinted glass. Black glass, "spandrel glass" and other "false window" techniques are prohibited. Highly reflective glass is prohibited.

+ Window and door frames should be finished in the same material as the storefront. Dark bronze, black or stainless steel are preferred.

+ In general, windows shall represent 60-80% of the building facade at grade and 30-60% of the building facade above grade; however, glass curtain wall shall be permitted in any percentage on the "Middle" portion of a building (as defined under tri-partite construction) and on any portion of a Commercial Building of six stories or more where allowed in Area B.

+ PARKING STRUCTURES
Doors at the ground floor may access the garage functions or lead directly to commercial spaces.

WINDOWS + DOORS

INTENT

For larger buildings, windows and doors offer transparency and lightness. Because the buildings are larger, they may explore more modern techniques - curtain wall over "punched windows", for example. Windows may be flush with walls, or may even replace walls in more contemporary buildings. Windows and doors of larger buildings should assist in expressing a more modern and more urban condition in appropriate sectors of the study area.

+ WINDOWS OF LARGER BUILDINGS
Windows in a wall of fixed lites permit modern facades and natural ventilation.

STOREFRONTS

Live/Work, Mixed Residential, Mixed Use, Commercial

MATERIALS

+ Storefronts should be made of brick, stone, metal or glass, or a combination of these materials.

+ Windows and doors of commercial enterprises should be made of wood or aluminum. Anodized and electrostatic paint finishes are permitted. Glass must be clear (not frosted, textured or otherwise affected) to provide an unobstructed view into the establishment of no less than 12 feet.

+ Doors which are part of the storefront shall be more than 50% clear glass.

CONFIGURATIONS

+ Windows and doors of commercial establishments should occupy 60-80% of the building facade, at grade.

+ Ground floor windows should be set between 18 inches above the ground and within 12 inches of the finished ceiling.

+ Transom windows are encouraged above doors and storefronts.

+ Doors with no opacity (security, service and access doors) should not be located on primary frontages.

+ Roll-up security grilles on the outside of storefronts are prohibited.

+ STOREFRONT DESIGN
Large windows, high ceilings, and simple, unified design are elements of a successful urban storefront.

+ PARKING STRUCTURE FENESTRATION
Entrances to parking garages should be incorporated into the building facade to provide a seamless frontage along the street.

TECHNIQUES

+ Storefront glass should be left unpainted.

+ Black glass, opaque glass and other "false window" techniques are prohibited.

+ Highly reflective glass is prohibited.

STOREFRONTS

INTENT

Storefronts are one of the most important physical elements of a commercial enterprise, and should reflect that importance with careful design. Storefronts must be designed as a unified combination of windows and doors, signage, colors and awnings or canopies. Storefronts should utilize durable, low-maintenance materials and finishes and should permit unobstructed views into the space - increasing visibility and promoting the success of the business within.

The storefronts of larger buildings need not be designed in the same way as the middle of the building - assisting in the establishment of the retail level as the "base" of the building.

+ STOREFRONT DESIGN
Outdoor seating, unique entry canopy and large windows properly focus design attention to elements closest to the sidewalk.

+ OPPORTUNITIES FOR SPECIAL EXPRESSION
Larger buildings may reflect corners, entries and other important plan locations with towers or other architectural expressions.

SIGNAGE

Live/Work, Mixed Residential, Mixed Use, Commercial

MATERIALS

+ Signs shall be constructed of durable materials such as wood, high-quality plastics and/or metal.

+ Structures used to support signage (brackets and other elements) shall be painted black to be less noticeable.

CONFIGURATIONS

+ Signage may be attached directly to buildings in appropriate locations - above storefronts, or professionally applied to the storefront glass.

+ Signage may be placed flat on the face of the building, or may be placed at a 90 degree angle to the street, provided that the sign does not obstruct safe passage along the sidewalk.

+ Signage not at a 90 degree angle can help add character to the District, but should be reviewed on a case by case basis.

+ Signs should not be roof-mounted or project above the roof line.

+ CLARITY FOR UTILITY SIGNS
Simple, colorful signage can assist with circulation management and wayfinding.

+ MULTIPLE SIGNS
Less traditional but still following the guidelines - a simple channel sign above the storefront and a blade sign perpendicular to the frontage.

SIGNAGE

TECHNIQUES

+ Multiple-tenants in a single building should follow a consistent and single design intent - color, or font or lighting technique, e.g., should be the same whether the tenant is "national" or local.

+ For single-tenant buildings, signs may not exceed 20% of the total area of the ground floor facade. For multi-tenant buildings, signs may not exceed 20% of the total area for the tenant's portion of the facade. [Mixed Residential buildings may not exceed 5% of the total area of the facade.]

+ Signage advertising sales and special events must follow the City Ordinance.

+ Sandwich boards and other temporary signage may be permitted.

INTENT

Signage, in addition to storefronts, awnings and canopies, provides visual identification of commercial establishments located at grade. A variety of configuration techniques and materials contributes to the visual interest of the District and overall vitality of the corridor.

Signage design may be unique and reflect the businesses it advertises with the understanding that care should be taken to prevent distracting configurations, materials and colors.

Signage should be composed of high quality, durable materials and demonstrate permanence.

+ SIGN PLACEMENT
Signs may be placed in a designated "channel" in the canopy, as well as on storefront glass.

+ SIMPLE
Signs should be simple and scaled appropriately to the building's proportions.

AWNINGS + CANOPIES

Live/Work, Mixed Residential, Mixed Use, Commercial

MATERIALS

+ Internal awning structures should be metal, and awnings themselves should be made of canvas or solution-dyed acrylic fabric.

+ Canopies may be made of glass or metal, or a combination of these materials.

CONFIGURATIONS

+ Awnings and canopies are permitted to encroach over the sidewalk.

+ Awnings and canopies may be mounted inside window frames, above window openings and/or below transoms - but the installation of the awnings and canopies should be consistent in color, shape and pattern for the entirety of the building.

+ Awnings and canopies are permitted at the base of a building only, beginning at a height of 8 feet above the sidewalk and should not drop below a height of 7 feet above the sidewalk.

+ Awnings should be triangular in section and may have side panels, but should be open on the underside.

+ Canopies may be of any shape, but should principally project outward from the building in roughly rectangular shapes.

+ Canopies may cantilever or be supported from the building wall by metal cables or chains.

+ MODERN EXPRESSION
Metal arbors - not traditional awnings - can help add ornamentation to buildings as banal as parking garages.

+ AWNING SIGNAGE
Simple lettering on the awning's leading edge provides the opportunity of advertising without compromising the design integrity.

TECHNIQUES

+ Awnings may have lettering/icons on the valance or the slope.

+ Canopies may include lettering on the leading edge of the canopy.

+ Canopies may include light fixtures casting light downward, and may be lighted from above by shrouded fixtures mounted to the building wall.

+ Awnings shall not be internally illuminated, but may be lighted from above by shrouded fixtures mounted to the building wall.

AWNINGS + CANOPIES

INTENT

Awnings and canopies may be used if their purpose is functional - to afford protection from the elements. Awnings and canopies traditionally provided shade to the storefront and shelter from the elements. New awnings and canopies are to be incorporated into building design for the same purpose as their historical precedent - and their design must reflect their utility.

While awnings and canopies may incorporate lettering and icons, they are not meant to be used primarily as a location for commercial graphics.

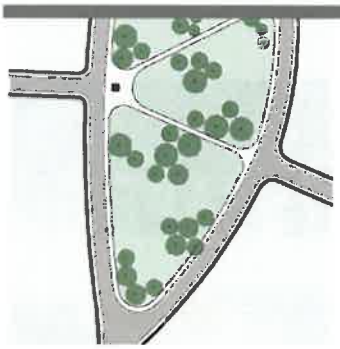
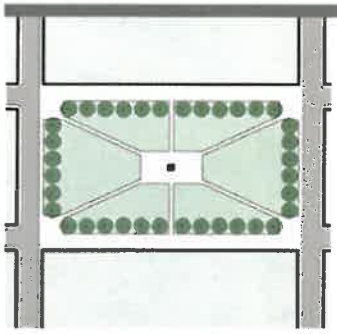
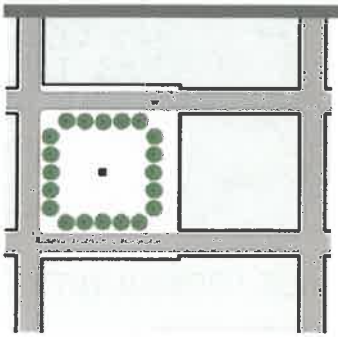
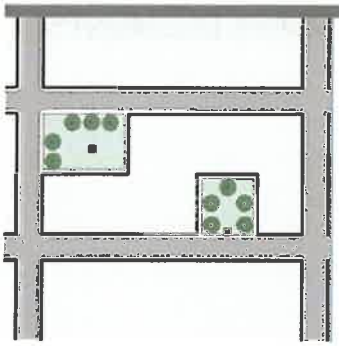
Awnings and Canopies should be reserved for the lower stories of buildings and should not be used on residential buildings.

+ CANOPY STRUCTURE AND MATERIALS
Cantilevered from a heavy stone base, this canopy provides a simple and strong solution to inclement weather for this entry.

+ CANOPY LETTERING
Larger buildings may be identified by street number - which may be attached directly to the lobby canopy.

STREETSCAPE GUIDELINES

- OPEN SPACE / COMMUNITY GATHERING SPACE
- LAKE OPPORTUNITY
- STREETSCAPE ELEMENTS

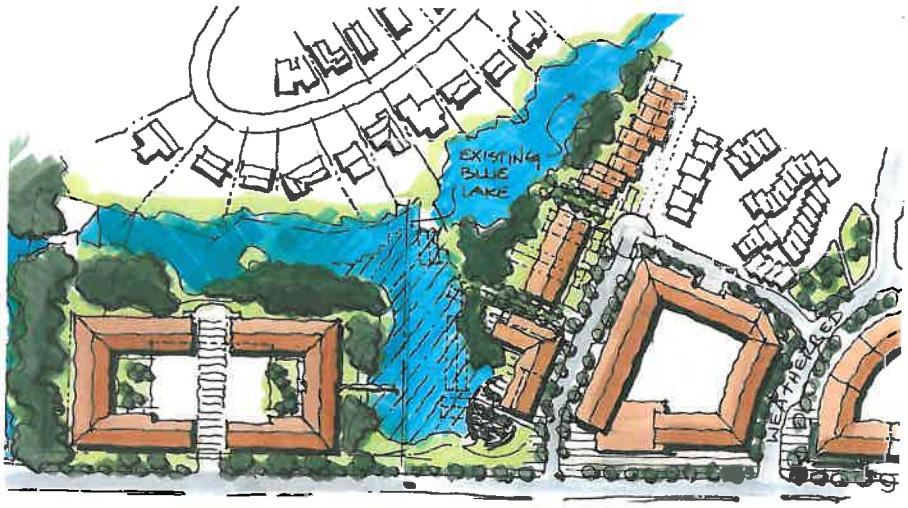
OPEN SPACE / COMMUNITY GATHERING SPACE	DIAGRAM	DESCRIPTION
GREEN		An Open Space, available for unstructured recreation. A Green may be spatially defined by streets, landscaping and/ or building frontages. Its landscape shall consist of lawn and trees. The minimum size shall be 10,000 square feet (approximately .25 acres).
SQUARE		An Open Space available for unstructured recreation and civic purposes. A Square is spatially defined by building frontages or streets. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 10,000 square feet (approximately .25 acres) and the maximum shall be 5 acres.
PLAZA		An Open Space available for civic purposes and commercial activities. A Plaza shall be spatially defined by building frontages or streets. Its landscape shall consist primarily of pavement but include shade in the form of trees or a shade structure. Plazas should be located at the intersection of important streets. The minimum size should be 3,000 square feet (approximately .65 acres).
POCKET PARK / PLAZA		An Open Space available for civic purposes and commercial activities. They shall be spatially defined by building frontages and streets. Its landscape shall consist primarily of pavement but include shade in the form of trees or a shade structure. The minimum size should be at least 400 square feet (approximately .1 acres).

REFERENCE IMAGES

LAKE OPPORTUNITY

Within Area D, there is an opportunity to expand existing Blue Lake to provide a view of this water feature from West Spring Valley and to create an amenity for the West Spring Valley Corridor. This improvement of Blue Lake may be eligible for financial or other incentives based on the proposed improvements and the resulting value to the overall District.

The schemes to the right represent two potential redevelopment scenarios based on one possible reconfiguration of Blue Lake. Additional detailed study will be required and the necessary approvals, likely involving agencies other than the City, must be secured before the optimal configuration of the lake can be determined and the expansion of the lake can take place.

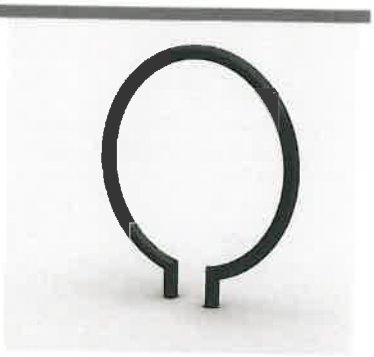


Properly configured, the expansion of Blue Lake could provide benefit not only to the public, by opening up a view to this natural amenity, currently hidden by development on both the north and south edges, but also to the adjacent property, which will benefit from lakeside views. Residential uses, offices and restaurants, in particular, could capitalize on these views, which will translate into premium selling prices and rental rates for developers and property owners and attract high-quality development and occupancies. A project such as this could be an important component of the desire to improve the perception of West Spring Valley.

STREETSCAPE ELEMENT	DESIGN / MATERIALS	DIMENSIONS
BENCH	ALL METAL (STEEL OR ALUMINUM) W/ POLYESTER POWDER COAT FINISH GROUND MOUNTED COLOR:DARK GREY OR BLACK	6' LONG W/ BACK AND ARM REST VERTICAL OR HORIZONTAL 1 1/2" WIDE SLATS
TREE GRATE	CAST IRON BAKED OIL FINISH	6'X6' SQUARE MAXIMUM 1/2" VERTICAL & HORIZONTAL SLOTS
PEDESTRIAN LIGHT	ROUND 4" DIAMETER POLE ROUND BASE COVER POWDER COAT FINISH COLOR:DARK GREY OR BLACK	12' HIGH POLE
TRASH RECEPTACLE	ALL METAL STEEL OR ALUMINUM W/ POLYESTER POWDER COAT FINISH SWING-OUT SIDE OPENING HINGED DOOR COLOR:DARK GREY OR BLACK	24" DIAMETER 40" HIGH MIN. 36 GALLON CAPACITY VERTICAL 1 1/2" SLATS

SPACING / PLACEMENT	REFERENCE IMAGES
AS REQUIRED	
AS REQUIRED	
50' TO 70' O.C.	
AS REQUIRED	

STREETSCAPE ELEMENT	DESIGN / MATERIALS	DIMENSIONS
PLANTER	ROUND TAPERED PRECAST CONCRETE/CAST STONE PLANTERS COLOR:NATURAL GRAY CONCRETE	40" DIAMETER APROX. 18" OR 30" HIGH
BIKE RACK	ROUND STEEL POWDER COAT FINISH EMBEDED COLOR: DARK GREY OR BLACK	APROX. 25"-28" WIDE APROX 27"-32" HIGH
BOLLARD	ROUND PRECAST CONCRETE COLOR:NATURAL GRAY CONCRETE FINISH OR POWDER COAT STEEL DARK GREY OR BLACK	12" DIAMETER 33" HIGH

SPACING / PLACEMENT	REFERENCE IMAGES
GROUPS OF THREE MINIMUM	
AS REQUIRED	
AS REQUIRED	

SUSTAINABILITY

- OVERVIEW
- NORTH TEXAS 2050
- SUSTAINABLE DESIGN ISSUES

OVERVIEW

Sustainability means that limited or non-renewable resources are used in a way that leaves resources for the use of future generations. For communities or neighborhoods, sustainability also means that concerns about environment, economy and social equity are addressed so the community remains desirable and functional over many generations.

North Texas, like many metropolitan regions in the U.S., reflects a pattern of development dominated by the automobile. With very rapid growth after World War II, many communities in North Texas are characterized by relatively low development intensity, emphasis on a hierarchical system of roads designed to facilitate automobile travel and a separation of residential and non-residential uses from one another. During the past decades of growth, North Texas has seen this pattern extend further and further from the region's central cores in the Dallas and Fort Worth downtowns. Among the results of this growth pattern have been: increasing investment in major roadways, higher levels of congestion on major roads despite this investment, and a focus on investment and growth in the newest outlying areas while older developed areas become less desirable. Richardson's West Spring Valley corridor is an area that was developed during this postwar automobile era.

Nationally and locally, research and the experience of the recent past have shown that this development pattern is not sustainable. It is based on the consumption of resources, such as land, fossil fuels and public and private funds for construction, operation and maintenance. It assumes that there will always be more of these resources available. The outward migration of people, jobs and investments means that developed areas – with the land they have consumed and the investments in buildings, streets, sewers and other infrastructure that they represent – are no longer able to maintain themselves. In recent years, public reluctance to fund new transportation infrastructure has made this pattern even less sustainable.

NORTH TEXAS 2050

Beginning with a workshop in April 2005, leaders and stakeholders from the North Texas region have worked together to create a vision of a more sustainable way to accommodate the growth expected here in the future. Vision North Texas is a private-public-academic partnership that had led these efforts. The City of Richardson is a funding partner and participant in this nationally-recognized initiative.

The 16-county North Texas region is the fourth-largest metropolitan area in the nation, with 5.3 million residents in 2000. It is projected to grow to 9.5 million residents in 2030 and almost 12 million residents in 2050. Research by experts in many fields documented the implications of growth according to the trends of the past – the 'business as usual' approach. Among other concerns, continued outward growth by 2030 consumed over 900,000 acres of agricultural land and major investments in transportation were unable to prevent an increase in regional traffic congestion.

Stakeholder involvement in Vision North Texas workshops and meetings showed that 'business as usual' does not reflect the vision residents have for the region's future. Stakeholders supported a more sustainable future, with communities that have mixed use areas, offer mobility options in addition to travel by car, and provide housing choices for people at all stages of their lives.

This initiative resulted in the creation of North Texas 2050, a vision and action package for the region through the year 2050 that was released in March of 2010. This document, which has now been recognized with local, state and national awards, describes a future for North Texas that is preferable to 'business as usual'. It also contains an action package of steps to be taken by decision-makers to make this preferred future a reality. North Texas 2050 includes a general vision statement, a set of 12 guiding principles and a description of this preferred future. A set of five Policy Areas and two types of Centers are defined, and recommendations in eight areas of investment (economy, natural assets, mobility, health, etc.) are made for the region and for each policy area. Sustainability is a key ingredient in this vision and these recommended actions.

WSVC + NORTH TEXAS 2050

Relationship to the West Spring Valley Corridor

For North Texas 2050, Richardson is part of the Inner Tier Community policy area; recommendations related to Mixed Use Centers are also relevant for the West Spring Valley Corridor. Inner Tier communities are those that are largely developed and are now facing the demands of aging infrastructure and the challenge of revitalizing areas that no longer meet the needs of the market. The West Spring Valley Corridor vision plan, design guidelines and planned development ordinance support the sustainable future envisioned for the region in North Texas 2050.

The comparison below considers the Guiding Principles of North Texas 2050 and shows how this West Spring Valley Corridor project relates to them:

NORTH TEXAS 2050 GUIDING PRINCIPLE	WEST SPRING VALLEY CORRIDOR
1. Development Diversity – Meet the needs of changing markets by providing a mix of development options and land use types in communities throughout the region.	The District Plan includes mixed use development opportunities and a range of residential building types.
2. Efficient Growth – Promote reinvestment and redevelopment in areas with existing infrastructure, ensure that new infrastructure supports orderly and sustainable growth, and provide coordinated regional systems of natural and built infrastructure.	The West Spring Valley corridor is such an area. The Vision Plan and design guidelines redevelop this area in a way that will take advantage of existing infrastructure investments. The market analysis on which the vision is based indicates that it will promote private reinvestment in this corridor.
3. Pedestrian Design – Create and connect pedestrian-(and bicyclist) oriented neighborhoods, centers and places throughout the region.	The street typologies contained in the design guidelines include bicycle and pedestrian routes as well as auto travel lanes. A trail system connects areas within the corridor to other regional trails. These systems also connect to the Spring Valley DART light rail station east of Central Expressway.
4. Housing Choice – Sustain and facilitate a range of housing opportunities and choices that meet the needs of residents of all economic levels and at all stages of life.	This plan is based on a market study that identifies markets that can be served here. It provides for a range of housing opportunities – housing in mixed use buildings, condos, lofts, apartments, duplexes, patio homes, independent living and assisted care facilities – that meet the needs of many market segments and life stages.

NORTH TEXAS 2050 GUIDING PRINCIPLE	WEST SPRING VALLEY CORRIDOR
5. Activity Centers – Create mixed use developments that are centers of neighborhoods and community activities and serve as hubs of non-automobile transportation systems.	The District Plan provides opportunities for mixed use developments in areas A, B, C and G. The catalyst project concept that was created for area C in the Vision Plan provides an excellent example of this development concept. The design concepts described in the design guidelines and implemented through the PD requirements create people-oriented places.
6. Environmental Stewardship – Protect, retain or enhance the region's important natural assets (including its air, water, land and forests) and integrate these natural features and systems into the character of the region's communities and the experiences of its residents.	Cottonwood Creek and Hunt Branch have not been prominent in the past development pattern. In this District Plan, they are defined as important components of the region's character. New opportunities are identified to orient future development around lakes.
7. Quality Places – Strengthen the identities of the region's diverse communities through preservation of significant historic structures and natural assets, creation of new landmarks and gathering spaces, use of compatible architectural and landscape design, and support for the activities and institutions that make each community unique.	The District Plan's area B provides for creation of a signature commercial building, up to 8 stories in height, at the intersection of Central Expressway and Spring Valley. A gateway design is also included at this intersection. These components will create a new landmark to identify the entrance into Richardson. The design concepts suggested in the Vision Plan celebrate Richardson's historic role in technology and telecommunications. Throughout the corridor, design standards emphasize the creation of gathering places, the use of building designs that create visual interest, and other details that create distinctive, long-lasting places for people.

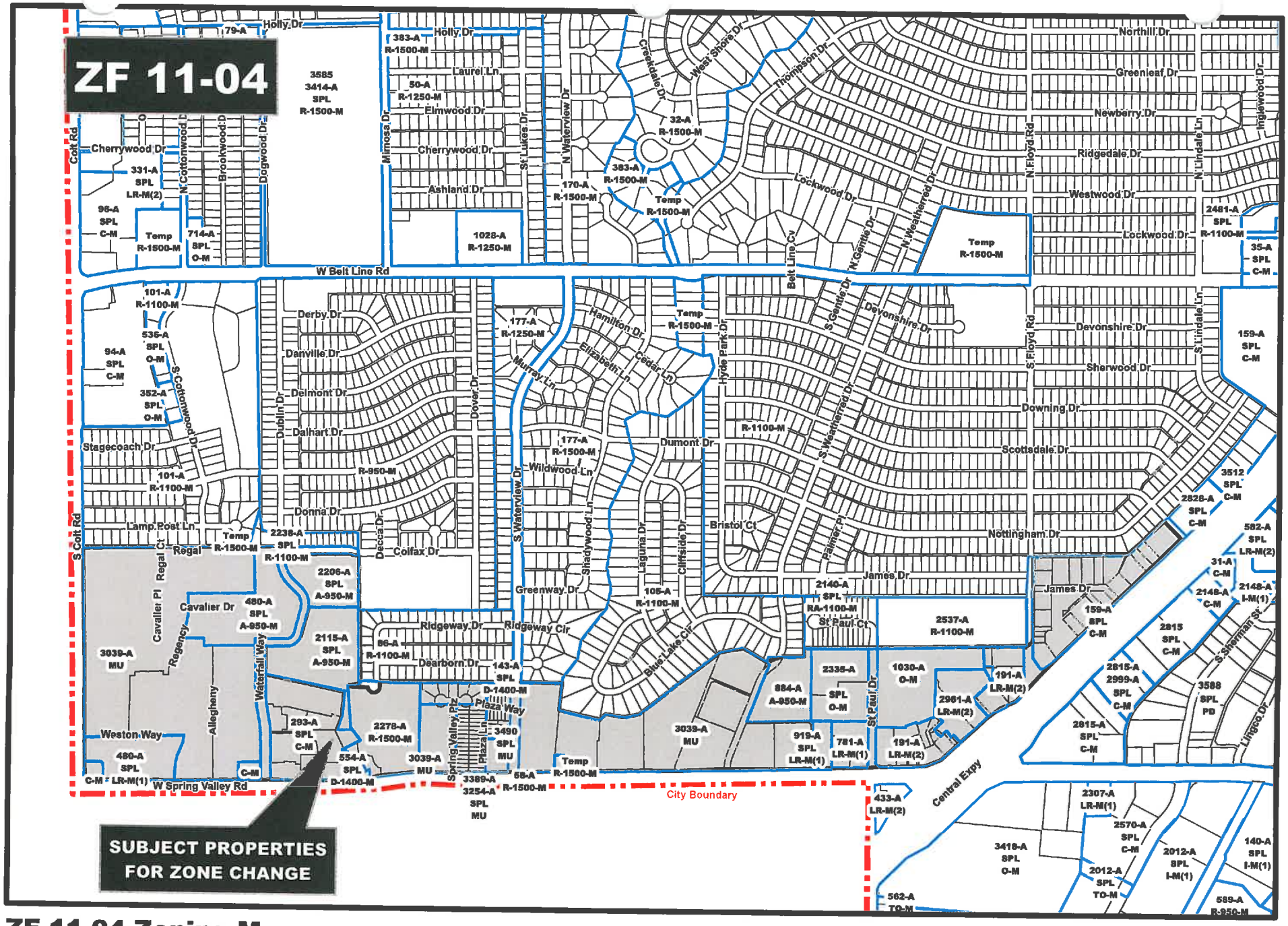
NORTH TEXAS 2050 GUIDING PRINCIPLE	WEST SPRING VALLEY CORRIDOR
8. Efficient Mobility Options – Invest in transportation systems, facilities and operations that provide multi-modal choices for the efficient and sustainable movement of people, goods, and services.	This plan meets the needs of auto, bike and pedestrian travel within the corridor. It creates new non-auto connections to the DART station to the east.
9. Resource Efficiency – Design buildings, sites, communities and regional systems to use water, energy, and renewable resources responsibly, effectively and efficiently, and to retain non-renewable resources for the use of future generations.	Design guidelines provide for shading of streets, sidewalks and other paved areas. Shading reduces the build-up of heat that in turn causes higher air conditioning demand in adjacent buildings. This energy-efficient design reduces demand on limited fossil fuel resources. Incentives provide higher development intensity for projects with LEED Silver construction. Green roofs and sustainable accessory uses and equipment are permitted in all parts of the corridor. Drought tolerant vegetation is specified.
10. Educational Opportunity – Provide opportunities for all North Texans to have access to the schools, people and technology they need for success in learning throughout their lives.	This guiding principle is not specifically addressed.

NORTH TEXAS 2050 GUIDING PRINCIPLE	WEST SPRING VALLEY CORRIDOR
11. Healthy Communities – Identify and support functional, sustainable infrastructure and institutions that offer North Texans access to affordable, nutritious foods, opportunities for physical activity, and access to wellness and primary care services.	The pedestrian and bicycle routes within the corridor will give West Spring Valley residents and people living in nearby single family neighborhoods new opportunities for exercise close to home. These residents will be able to reach the businesses in mixed use areas of the corridor by walking or biking. These businesses could include health clubs, medical offices, pharmacies and grocery stores. Residential developments within the corridor are required to provide open spaces and bicycle parking.
12. Implementation – Achieve the region's vision by adoption of compatible comprehensive plans and ordinances for cities and consistent investment plans for regional systems; involve citizens and stakeholders in all aspects of these planning processes.	The West Spring Valley Corridor's new planned development zoning ordinance will guide private investment that achieves this vision. Public investment in infrastructure, such as improvements along Spring Valley itself and the creation of a new street in areas B and C will support this mixed use, walkable community design. Residents, property owners and other stakeholders have been involved throughout the process to evaluation the West Spring Valley market, create a vision and establish design guidelines and ordinances for implementation.

SUSTAINABLE DESIGN ISSUES

This plan addresses sustainability in the design of buildings and places within the corridor. The design guidelines and planned development ordinance provide a framework for development based on sustainable principles of good design. This framework should guide revitalization that will be long-lasting because of its people-oriented, adaptable design. In particular:

- The mix of uses and the variety of residential options create a community that offers a wide range of choices for people and businesses.
- The quality of the buildings, parks, streets and trails should make them long-lasting assets for Richardson.
- Building designs provide flexibility and adaptability so the uses in this area can respond to changing markets over time. For example, the requirement that ground-floor commercial spaces be 'retail-ready' means that other uses can occupy these spaces now but the space will not need to be restructured when the demand for retail increases. The common parking requirements also support this adaptability.
- The plan provides multi-modal travel choices for people living, working or visiting in the Corridor. The destinations within this corridor are connected by walkways and trails. These connections extend to the DART station east of Central Expressway.
- The landscaping requirements include shading of paved areas. This design encourages walking during warm weather. It also reduces the urban heat island effect in this area, reducing stress on people with asthma and other health issues and conserving energy by lowering the air conditioning load on adjacent buildings.



ZF 11-04 Zoning Map

Updated By: shacklettc, Update Date: March 1, 2011
File: DS\Mapping\Cases\Z\2011\ZF1104\ZF1104 zoning.mxd

ZF 11-04 Aerial Map

Updated By: shackettc, Update Date: March 1, 2011
File: DS\Mapping\Cases\Z\2011\ZF1104\ZF1104 ortho.mxd

Explanation and Description of Request

The property under consideration consists of over 140 tracts of land totaling approximately 188 acres (plus 10 acres of right-of-way) along the southern boundary of Richardson, west of Central Expressway, known as the West Spring Valley Corridor. The property is zoned A-950-M, D-1400-M, R-1500-M, LR-M(1), LR-M(2), C-M, O-M and MU. Existing land uses include apartments, condominiums, duplexes, retail/commercial activities, offices, a motel, institutional activities, utilities and vacant land. The 2009 Comprehensive Plan designates the Corridor as an Enhancement/Redevelopment area worthy of "further study...to understand the full potential for (its) redevelopment..."

In mid-2009, the City of Richardson embarked upon a market study and visioning process, which culminated in a final report—the West Spring Valley Corridor Reinvestment Strategy. The report includes an introduction and overview of the Corridor, a summary of the market findings, an analysis of the barriers to investment in the Corridor, a framework plan and an implementation strategy. One of the implementation tools in the overall strategy is regulatory reform (revising zoning, subdivision and development codes).

The City is acting as the applicant in this case, a request to rezone the Corridor to PD Planned Development for a mix of uses including retail, residential, office and institutional activities reflecting the vision of the community put forth during a series of focus groups, community meetings, individual discussions and briefings to the City Council, City Plan Commission and various community groups. In general, the plan would create mixed use areas on either end of the Corridor and a residential zone in the middle. The Corridor would be divided into several subdistricts, each with a specific set of permitted building types and heights, uses, landscape requirements and other standards. Streetscape requirements would vary based on the adjacent roadway and land use, but all streets would be designed and constructed with an emphasis on pedestrian amenities, such as sidewalks, street trees and street furniture. A more flexible set of parking ratios is being proposed to allow leasing activity to be more responsive to changes in the marketplace and the suggested sign standards reflect the desire to create a unique and active district which will attract a variety of patrons and residents. In exchange for a higher and more specific set of development standards, a streamlined review process is being proposed, with Plan Commission and Council review required only in the case of appeals and Major Modifications, which are specified in the ordinance.

Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

ZONING CHANGE

File No./Name:	**ZF 11-04/West Spring Valley Corridor**
Property Owner:	Multiple owners
Applicant:	City of Richardson
Location:	North side of Spring Valley Road from Coit Road to Central Expressway, and north along Central Expressway to Dumont Drive, generally bounded on the north by single-family neighborhoods (see map on reverse side)
Current Zoning:	A-950-M Apartment, D-1400-M Duplex, R-1500-M Residential, LR-M(1) Local Retail, LR-M(2) Local Retail, C-M Commercial, O-M Office and MU Mixed Use
Request:	PD Planned Development zoning for a mixed use corridor to include retail/commercial, residential, office and institutional uses

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

TUESDAY, APRIL 5, 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.

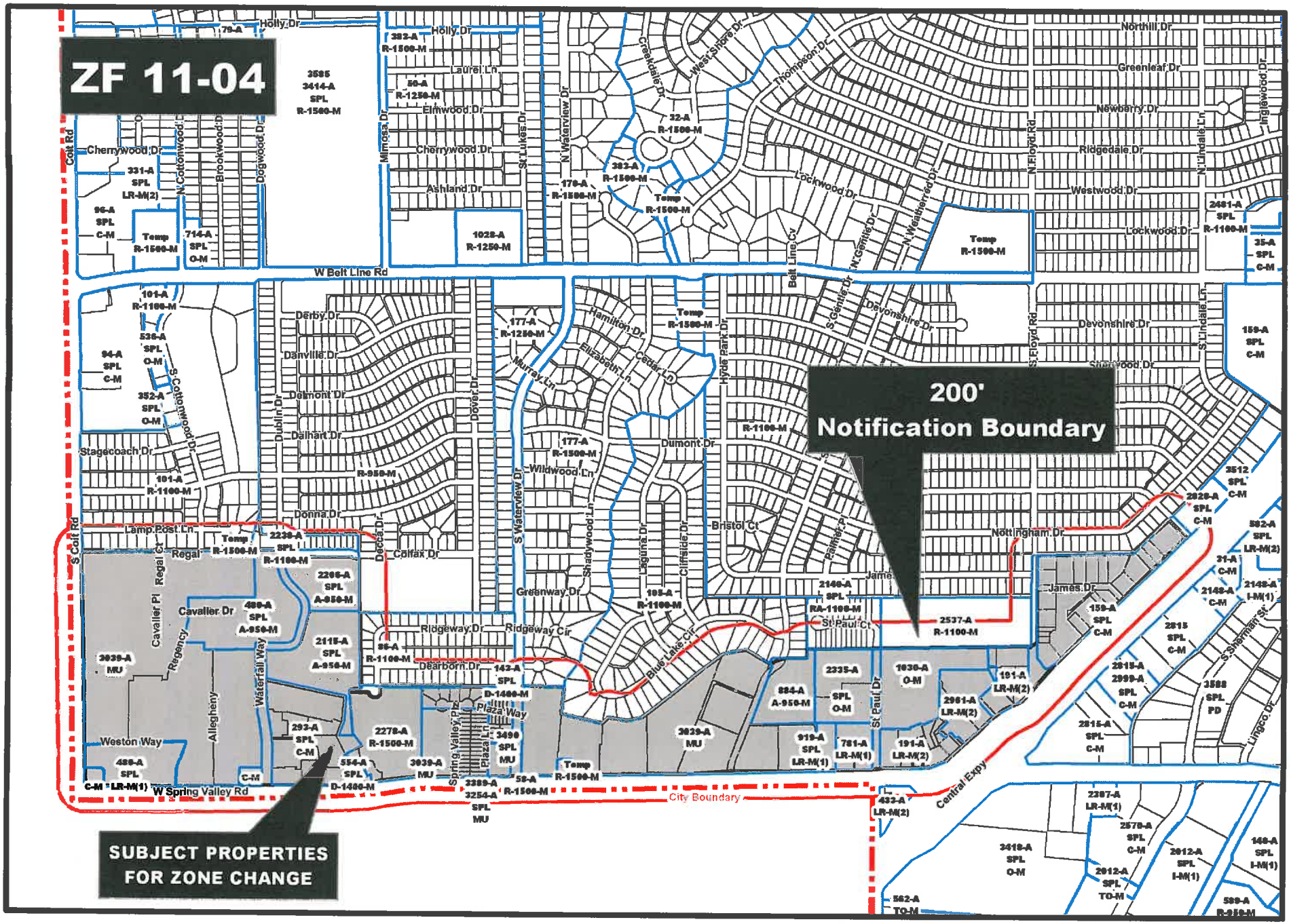
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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=11512.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-04.

Date Posted and Mailed: 03/25/11



ZF 11-04 Notification Map

Updated By: shacklettc, Update Date: March 1, 2011
File: DS\Mapping\Cases\Z\2011\ZF1104\ZF1104 notification.mxd

RUTLEDGE MICHAEL &
PATRICE
506 NOTTINGHAM DR
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VINES HEATHER MARIE
622 NOTTINGHAM DR
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MORRISON CORY L
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BROADHURST JAMES TRENT
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RICHARDSON, TX 75080-6109

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DAGMAR C
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PATRICIA MONKHOUSE
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HEITER ANGELA REVOCABLE LIV
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ORLIC MARCELLE
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FATIHA BENCHELLAL
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CATHY L PYLE-O'BERG
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SUSAN P ARSENEAU
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MUNGIOLI PHILIP
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MICHENER NICOLE L
704 JAMES DR
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PIT STOP TRIO, LP,
620 JAMES DR
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VICTORIA WEBB
4325 POMONA RD
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AUTO PRO SHOP
% DOUG SHACKELFORD
670 JAMES DR
RICHARDSON, TX 75080-7407

FREMONT CAPITAL LLC
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RICHARDSON, TX 75080-7404

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9319 LBJ FWY STE 220
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MCCOY KEVIN
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LENA LEVARIO
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KAREN SHEARRER
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ARGYLE, TX 76226-5069

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821 SAINT PAUL CT
RICHARDSON, TX 75080-7305

RODRIGUEZ ROBERT XAVIER &
DARLENE W
809 BLUE LAKE CIR
RICHARDSON, TX 75080-6910

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RICHARDSON, TX 75080-7305

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807 BLUE LAKE CIR
RICHARDSON, TX 75080-6910

BRANTLEY GARY C
733 S FLOYD RD
RICHARDSON, TX 75080-7417

NICKELL BRYAN L &
CANDICE E
901 S WEATHERRED DR
RICHARDSON, TX 75080-7207

MENDOZA BONIFACIA C &
JAVIER
802 RIDGEWAY DR
RICHARDSON, TX 75080-6711

SCARLATA CARRIE A
903 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

PLEASANT RUN LANCASTE LTD
4311 W LOVERS LN STE 200
DALLAS, TX 75209-2803

MITCHELL STEPHEN H &
KAREN
905 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

GARCIA PABLO
1110 DEARBORN CIR
RICHARDSON, TX 75080-6934

QUIROZ EDWARDO &
DORA ALICIA P
1204 DEARBORN DR
RICHARDSON, TX 75080-6703

JACKSON JACK W TR &
PAULA J JACKSON TR
1206 DEARBORN DR
RICHARDSON, TX 75080-6703

CORTEZ TONY A
1212 DEARBORN DR
RICHARDSON, TX 75080-6703

BRANICK GARY R & SANDRA G
1108 DEARBORN CIR
RICHARDSON, TX 75080-6934

PERKINS AARON
901 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

CPC SING TRUST
7005 CHASE OAKS BLVD STE 20
PLANO, TX 75025-5943

PEREZ PEDRO R & ANA C
903 S WEATHERRED DR
RICHARDSON, TX 75080-7207

BARGER JOHN EDWARD
780 S FLOYD RD
RICHARDSON, TX 750807403

CRAWFORD BLAKE & LINDA
1231 RIDGEWAY DR
RICHARDSON, TX 75080-6714

CENTRE SQUARE
JOINT VENTURE
1225 DUBLIN RD
COLUMBUS, OH 43215-1024

GARCIA NICK & SALLY
2108 LEANDER DR
DALLAS, TX 75211-1838

TONEY JAMES B LF ESTATE &
CONNIE B TONEY LF ESTATE
1208 DEARBORN DR
RICHARDSON, TX 75080-6703

GALANTER BRUCE
18728 EVERWOOD CT
DALLAS, TX 75252-2690

DANIELS TEMISHA NIKOLE
905 S WEATHERRED DR
RICHARDSON, TX 75080-7207

WILLIAMS STEPHEN R &
SHERRY L M
805 BLUE LAKE CIR
RICHARDSON, TX 75080-6910

MEYER JUSTIN T
803 BLUE LAKE CIR
RICHARDSON, TX 75080-6910

VIDES JUAN C & ANA A
804 RIDGEWAY DR
RICHARDSON, TX 75080-6711

POEN RONALD W & ANGELA
802 S CENTRAL EXPY
RICHARDSON, TX 75080-7413

BLANCAS EPIFANIO
1112 DEARBORN CIR
RICHARDSON, TX 75080-6934

CASTILLO ISABEL M &
FLORENTINO CASTILLO
1202 DEARBORN DR
RICHARDSON, TX 75080-6703

ROMAN CATH DIOCESE DALLAS
% BISHOP KEVIN FARRELL
3725 BLACKBURN ST
DALLAS, TX 75219-4404

NAVA ABDON
1210 DEARBORN DR
RICHARDSON, TX 75080-6703

RICHEY PATSY RUTH
1216 DEARBORN DR
RICHARDSON, TX 75080-6703

HENDERSON LORENA
1218 DEARBORN DR
RICHARDSON, TX 75080-6703

GOMEZ ANITA G
1220 DEARBORN DR
RICHARDSON, TX 75080-6703

FREDERICK SARA KATHRYN
1222 DEARBORN DR
RICHARDSON, TX 75080-6703

HIGGINS GENE R & GERENE F
1224 DEARBORN DR
RICHARDSON, TX 75080-6703

SOWERS WESLEY H JR
1315 CHESTERTON DR
RICHARDSON, TX 75080-2802

THATCHER J MICHAEL &
MICHELLE R THATCHER
1228 DEARBORN DR
RICHARDSON, TX 75080-6703

PALACIOS DAVID & ZOILA A
806 RIDGEWAY DR
RICHARDSON, TX 75080-6711

SHENANDOAH INVESTMENT INC
939 ALLEGHENY CT
RICHARDSON, TX 75080-6518

RAAMCO TEXCO PPTIES LP
270 SYLVAN AVE
ENGLEWOOD CLIFFS, NJ 07632-2523

KRUMVIEDA CLIFFORD DALE
122 PRIVATE ROAD 5177A
HUBBARD, TX 76648

DYCUS GAYLA
1106 DEARBORN CIR
RICHARDSON, TX 75080-6934

SIMONDS CHRIS W
801 BLUE LAKE CIR
RICHARDSON, TX 75080-6910

VIRANI AMIR INC TR
18108 PEPPY PL
DALLAS, TX 75252-2700

ARAUJO ANGELICA
808 RIDGEWAY DR
RICHARDSON, TX 75080-6711

MEJIAS IVAN & CAROLINE
909 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

ALVARADO ANTONIO M
1200 DEARBORN DR
RICHARDSON, TX 75080-6703

BELLER DAVID L & KELLY E
1230 DEARBORN DR
RICHARDSON, TX 75080-6703

ALLEGRO NANCY HUGHES TRUSTE
PO BOX 180712
DALLAS, TX 75218-0712

BAINS JASPREET S
804 S CENTRAL EXPY
RICHARDSON, TX 75080-7413

SERVICE KING PAINT & BODY
808 S CENTRAL EXPY
RICHARDSON, TX 75080-7413

WISKI MARLYS
900 RIDGEWAY DR
RICHARDSON, TX 75080-6712

HAYNES ED L
911 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

HERRICK RALPH A
920 BLUE LAKE CIR
RICHARDSON, TX 75080-6954

PRESIDADO ISRAEL
111 FULTON ST APT 508
NEW YORK, NY 10038-2760

COREAS ROSELY & JORGE
1217 DEARBORN DR
RICHARDSON, TX 75080-6704

DOMINGUEZ ALBERTO &
MARIA FELIX
1221 DEARBORN DR
RICHARDSON, TX 75080-6704

AGUIRRE MARIO & DOLORES
1223 DEARBORN DR
RICHARDSON, TX 75080-6704

SALHUANA JORGE & MONICA
PO BOX 250063
PLANO, TX 75025-0063

ACOSTA IGNACIO CABRERA &
DEURA RUANO
1225 DEARBORN DR
RICHARDSON, TX 75080-6704

VICENTE TEODORO &
LAURA RUIZ
1227 DEARBORN DR
RICHARDSON, TX 75080-6704

MARKS CAROL STEMMONS
1306 CHICKASAW DR
RICHARDSON, TX 75080-3721

GONZALES ADRIAN &
CATALINA
1229 DEARBORN DR
RICHARDSON, TX 75080-6704

SHELTON KENNETH E
PO BOX 601679
DALLAS, TX 75360-1679

SRIVATHANAKUL NUCHARIN
1104 DEARBORN CIR
RICHARDSON, TX 75080-6934

SYNHORST JAMES L & LAURA
7877 LA SOBRINA DR
DALLAS, TX 75248-3138

MENEFEE MICHAEL E
6420 EMERALDWOOD DR
DALLAS, TX 75254-7825

POEN RONALD A & ANGELA
802 S CENTRAL EXPY
RICHARDSON, TX 75080-7413

CHANGSUK CHANTHANA &
NAWAT KUNCHAETONG
1100 DEARBORN CIR
RICHARDSON, TX 75080-6934

NGUYEN QUYNH & MY
622 SUNSET HILL DR
ROCKWALL, TX 75087-3219

GERALDEZ JESUS & VIRGINIA
4300 WINGREN DR
PLANO, TX 75093-3247

DAVIS GARY W & CHRIS B
922 BLUE LAKE CIR
RICHARDSON, TX 75080-6954

MARTINEZ MARIA
1211 DEARBORN DR
RICHARDSON, TX 75080-6704

ARNOLD VIOLET
PO BOX 835144
RICHARDSON, TX 75083-5144

CERMENO GIOVANNI E &
EVELYN SUSANA DIAZ
1102 DEARBORN CIR
RICHARDSON, TX 75080-6934

MUNGUIA LORENA &
ARMANDO
902 RIDGEWAY DR
RICHARDSON, TX 75080-6712

KOMKOV ANDREA
915 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

CASILLAS MARIA &
GAD ORTA
1231 DEARBORN DR
RICHARDSON, TX 75080-6704

HAK HENG LTD
13165 VALLEY BLVD
LA PUENTE, CA 91746-2219

ROSENSHTEIN ANATOLY
900 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6726

TONG SIVLING
PO BOX 460023
GARLAND, TX 75046-0023

ZWEIACKER PAUL LEON &
JO ANN
929 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

CARRANZA CARMEN MARIA
1209 DEARBORN DR
RICHARDSON, TX 75080-6704

KURZIUS LAUREL
KURZIUS FAMILY LIV REV TR
1203 DEARBORN DR
RICHARDSON, TX 75080-6704

JOYCE ANGELA R
933 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

NOWAK JAMES E & CHERYL J
2406 CLUB CREEK BLVD
GARLAND, TX 75043-1467

TEXAS PERFORMING CHINESE
ARTS ASSOCIATION INC
5220 VILLAGE CREEK DR
PLANO, TX 75093-5066

HINSLEY BOBBY
1201 DEARBORN DR
RICHARDSON, TX 75080-6704

MARTIN DOROTHY DEAN
917 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

THAI TONG H & UYEN P
2000 CLUB LAKE CIR
ROCKWALL, TX 75087-3165

LAPLANT STEVEN J &
KATHLEEN C
919 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

ARCHER JAMES H
921 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

WOFFORD CLINTON J JR
6116 N CENTRAL EXPY STE 1070
DALLAS, TX 75206-5162

KARPENKO RUSSELL EARL
ESTATE OF
13711 STARDUST LN
DALLAS, TX 75234-4839

HATFIELD THOMAS A &
LINDY L
925 BLUE LAKE CIR
RICHARDSON, TX 75080-6912

HUNTINGTON DROWN LP
PO BOX 488
YOSEMITE NTPK, CA 95389-0488

INTERNATIONAL ASSOCIATION
OF ELECTRICAL INSPECTORS
901 WATERFALL WAY STE 602
RICHARDSON, TX 75080-7702

WHITE LOUIS H
1000 W SPRING VALLEY RD
RICHARDSON, TX 75080-7005

JJEMMA LLC
1502 E IRVING BLVD
IRVING, TX 75060-4412

WHITE LOUIS H
1000 W SPRING VALLEY RD
RICHARDSON, TX 75080-7005

CGB PROPERTIES LTD
800 W SPRING VALLEY RD
RICHARDSON, TX 750807-018

RIZOS DAVID GRANT&
4820 BELLERIVE DR
DALLAS, TX 75287-7201

CHENG REN
730 W SPRING VALLEY RD
RICHARDSON, TX 75080-7256

TAM & TAM ENTERPRISE INC
714 W SPRING VALLEY RD
RICHARDSON, TX 75080-7256

PGI ASHLEY PLACE LTD
%PARLIAMENT GROUP
4801 W LOVERS LN
DALLAS, TX 75209-3137

PARDUE OAKS AT
SPRING VALLEY LTD THE
11110 WOODMEADOW PKWY
DALLAS, TX 75228-1455

TPMH ENTERPRISES INC
PO BOX 763009
DALLAS, TX 75376-3009

KIM KWAN KYUN
818 S CENTRAL EXPY STE 5
RICHARDSON, TX 75080-7322

COLONY INV CO THE
125 N MARKET ST STE 1300
WICHITA, KS 67202-1713

JJEMMA LLC
1502 E IRVING BLVD
IRVING, TX 75060-4412

JACKSON M J
PO BOX 830068
RICHARDSON, TX 75083-0068

KILLICK GEORGE B
PO BOX 516005
DALLAS, TX 75251-6005

SPRING VALLEY PROPERTIES
3126 SAN JACINTO ST
DALLAS, TX 75204-5525

KILLICK GEORGE B
PO BOX 516005
DALLAS, TX 75251-6005

HIGH 5 TIRES INC
1913 UPLANDS DR
PLANO, TX 75025-3053

SPRING VALLEY SQUARE LTD
2828 E TRINTY MLS RD STE 100
CARROLLTON, TX 75006-3331

WILLINGHAM W W TR
8525 FERNDALE RD STE 204
DALLAS, TX 75238-4400

JOHNSON JACKSON
1625 BRENT CT
GRAND PRAIRIE, TX 75051-4321

GRABLOWSKY MAXINE M TR
% HERBERT D WEITZMAN
3901 LOVERS LANE CIR
DALLAS, TX 75225-7103

JOHNSON JACKSON
1625 BRENT CT
GRAND PRAIRIE, TX 75051-4321

ALHUSAYNI CORP
11430 REEDER RD
DALLAS, TX 75229-2108

NAYEBCORP INC
A TEXAS CORPORATION
8220 SPRING VALLEY RD
DALLAS, TX 75240-3831

SANDERS ILENE ROSENFELD
4836 SANDESTIN DR
DALLAS, TX 75287-7215

HIPPO BEVERAGE INC
10002 BRIDGEGATE LN
DALLAS, TX 75243-5016

NARMIN ENTERPRISES INC
1436 W SPRING VALLEY RD
RICHARDSON, TX 75080-6502

GOODLUCK CORPORATION
701 W SPRING VALLEY RD
RICHARDSON, TX 75080-7200

MEINEKE SAM W INVESTMENT
COMPANY INC
1234 CENTER ST
DEER PARK, TX 77536-3242

COWPERTHWAITE CLAUDIA K
914 S WATERVIEW DR
RICHARDSON, TX 75080-6728

STORY JAMES
909 PLAZA LN
RICHARDSON, TX 75080-6568

RESTREPO LUZ MARY &
EFRAIN ARANZAZU
913 PLAZA LN
RICHARDSON, TX 75080-6568

KALLUVILAYIL SONY K &
ELIZABETH R
917 PLAZA LN
RICHARDSON, TX 75080-6568

KESSE SABRINA G
921 PLAZA LN
RICHARDSON, TX 75080-6568

KNOLLS KIDS INC
14045 WATERFALL WAY
DALLAS, TX 75240-3841

ARANZAZU CESAR
1216 PLAZA WAY
RICHARDSON, TX 75080-6570

LEWIS ERIN C &
JONATHAN C FITT
1212 PLAZA WAY
RICHARDSON, TX 75080-6570

BOUDREAUX JOHNNY W
1208 PLAZA WAY
RICHARDSON, TX 75080-6570

CHEN WENHUA & WANG JIANMEI
1204 PLAZA WAY
RICHARDSON, TX 75080-6570

BOULOS CHRISTY
12110 WENDY ST
CERRITOS, CA 90703-7553

KING DIANA
1201 PLAZA WAY
RICHARDSON, TX 75080-6571

MAMONE DON G
1205 PLAZA WAY
RICHARDSON, TX 75080-6571

ONEAL CHRISTEN &
SHAWLESA T AMOS
1209 PLAZA WAY
RICHARDSON, TX 75080-6571

NOLAN DALYN
1213 PLAZA WAY
RICHARDSON, TX 75080-6571

ELLIS CRYSTAL L
1217 PLAZA WAY
RICHARDSON, TX 75080-6571

ORAM PPTIES LTD
4125 CENTURION WAY STE 200
ADDISON, TX 75001-4398

DAO DAVID Q
924 S WATERVIEW DR
RICHARDSON, TX 75080-6728

CLARK ROBIN D
928 S WATERVIEW DR
RICHARDSON, TX 75080-6728

BURNS RYAN
932 S WATERVIEW DR
RICHARDSON, TX 75080-6728

SONNIER MICHAEL SHANE
PO BOX 835573
RICHARDSON, TX 75083-5573

ISHAQUE AHMAD MUNEER
1221 PLAZA WAY
RICHARDSON, TX 75080-6571

NEGUSSE MUSSIE
939 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

RAHIMZADEH MAHYAR &
KIANI KIANDOKNT
930 PLAZA LN
RICHARDSON, TX 75080-6567

WAKEFIELD MAXINE D
924 PLAZA LN
RICHARDSON, TX 75080-6567

BOSS BRADLEY R
918 PLAZA LN
RICHARDSON, TX 75080-6567

RAJASEKARAN VIJAY
912 PLAZA LN
RICHARDSON, TX 75080-6567

GUNASEKERA NIPUNA H
906 PLAZA LN
RICHARDSON, TX 75080-6567

KIRK JAY B
900 PLAZA LN
RICHARDSON, TX 75080-6567

SHARMA UMESH
913 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

ZIEGLER WILLIAM
8318 COLUMBIA DR
ROWLETT, TX 75089-8679

RAHMAN MOHD K & SABINA YASM
925 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

YOHANNES RAHEL
931 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

OSUCHUKWU WINSTON
928 PLAZA LN
RICHARDSON, TX 75080-6567

VUONG HIEU C
922 PLAZA LN
RICHARDSON, TX 75080-6567

CHOWDHURY NAZMUL
14001 GOLDMARK DR STE 256
DALLAS, TX 75240-4266

GONDI ARUNA R
910 PLAZA LN
RICHARDSON, TX 75080-6567

MARTINEZ MICHAEL ALBERT
904 PLAZA LN
RICHARDSON, TX 75080-6567

SLAUGHTER CARRIE
1717 ARROW LN
GARLAND, TX 75042-8312

MATTOX MARCUS
915 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

HILL JEFFREY W
921 SPRING VALLEY PLZ
RICHARDSON, TX 75080--6727

SANCHEZ CARMELO NAJERA
927 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

BAUER ISTVAN & IULIANA
926 PLAZA LN
RICHARDSON, TX 75080-6567

BAUSLEY THOMAS JR
920 PLAZA LN
RICHARDSON, TX 75080-6567

CONFIDENTIAL OWNER
MELINDA
PO BOX 832563
RICHARDSON, TX 75083-2563

BANU KANEEZ E &
ZAINULABEDIN MIR A
908 PLAZA LN
RICHARDSON, TX 75080-6567

RAMOS JUAN JAVIER
5325 HYDE ST
LOS ANGELES, CA 90032-2325

PRINCE NATALEE
911 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

NAMASIVAYAM AARTHIE &
GIRIHARAN NAMASIVAYAM
917 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

MCGRUE MELVA
923 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

GOOLSBY JARED R & JUSTA E
929 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

GALDAMEZ JOSE FRANCISCO
2642 TUOLUMNE ST
VALLEJO, CA 94589-3502

NEGUSSE MUSSIE D
937 SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

OCHOA BAUDILIO N
2021 LORIENT DR
CARROLLTON, TX 75007-2321

PATE CONNIE &
KELLY GUTIERREZ
903A SPRING VALLEY PLZ
RICHARDSON, TX 75080-6727

CLARK LARRY DELL
824 SAINT PAUL CT
RICHARDSON, TX 75080-7305

WATERFALL WAY ASSOC LP
901 WATERFALL WAY STE 555
RICHARDSON, TX 75080-7706

LEAVES INC THE
1230 W SPRING VALLEY RD
RICHARDSON, TX 75080-7709

TEXAS UTILITIES ELEC CO
% STATE & LOCAL TAX DEPT
PO BOX 219071
DALLAS, TX 75221-9071

ZF 11-04 200' Notification List

PURDY SCOTT M
821 DUBLIN DR APT 185
RICHARDSON, TX 75080-6776

LIFESCAPE VILLAS ON DUBLIN HOA INC
821 DUBLIN DR APT 187
RICHARDSON, TX 75080-6789

PARRY CYNTHIA K
821 DUBLIN DR APT 177
RICHARDSON, TX 75080-6776

HSU WESLEY & RUTH HSU
821 DUBLIN DR APT 179B
RICHARDSON, TX 75080-6789

FOWLER DAVID B
821 DUBLIN DR APT 181
RICHARDSON, TX 75080-6789

JIANG HAO & YUJING PAN
5908 DEER RUN DR
MCKINNEY, TX 75070-9593

PORTER GERALD B
821 DUBLIN DR APT 169
RICHARDSON, TX 75080-6789

BAXTER RONALD CRAIG
821 DUBLIN DR APT 171
RICHARDSON, TX 75080-6789

GRAHAM SUSAN M
821 DUBLIN DR APT 175
RICHARDSON, TX 75080-6789

GEE TRACY
821 DUBLIN DR APT 161
RICHARDSON, TX 75080-6789

SENTER RONALD H & BARBARA
2909 WREN LN
RICHARDSON, TX 75082-3121

DIAZ HANA L
821 DUBLIN DR APT 165
RICHARDSON, TX 75080-6789

KEMP CHARLOTTE J
821 DUBLIN DR APT 167
RICHARDSON, TX 75080-6789

ZHENG QIHUA & HU ERJIAN
821 DUBLIN DR APT 153
RICHARDSON, TX 75080-6784

DARBY JACOB A
7263 BEAGLE ST
SAN DIEGO, CA 92111-4207

RODNICKSMITH ZANE
821 DUBLIN DR APT 159
RICHARDSON, TX 75080-6789

HAGELE ANNETTE M
821 DUBLIN DR APT 145
RICHARDSON, TX 75080-6721

SARGENT MARY S & BENJAMIN C III
187 DAWS EDGE DR
MONTGOMERY, TX 77356

SNYDER SHARON A
821 DUBLIN DR APT 149
RICHARDSON, TX 75080-6721

RICHARDSON ANN E
821 DUBLIN DR APT 151
RICHARDSON, TX 75080-6784

SIEGEL ERIC G
821 DUBLIN DR APT 137
RICHARDSON, TX 75080-6721

WALKER MARIA
821 DUBLIN DR APT 139
RICHARDSON, TX 75080-6721

LAXSON GERALDINE
821 DUBLIN DR APT 141
RICHARDSON, TX 75080-6721

DILLON KRYSTLE
821 DUBLIN DR APT 143
RICHARDSON, TX 75080-6721

ROMERO PAUL B
821 DUBLIN DR APT 129
RICHARDSON, TX 75080-6721

RAPHAEL SUNIL
821 DUBLIN DR APT 131
RICHARDSON, TX 75080-6721

JONES HOLLY DAY
821 DUBLIN DR APT 133
RICHARDSON, TX 75080-6721

DONG LIANG
821 DUBLIN DR APT 135
RICHARDSON, TX 75080-6721

CREASEY FLOYD E
135 ANCHORAGE DR
FLAGLER BEACH, FL 32136-2731

MAGILL GREG H
821 DUBLIN DR APT 121
RICHARDSON, TX 75080-6721

OCTOBER PROPERTIES LLC
PO BOX 836761
RICHARDSON, TX 75083-6761

KILPATRICK DONALD M
3917 BOBBIN LN
ADDISON, TX 75001-3102

KILPATRICK DONALD M
821 DUBLIN DR # L119
RICHARDSON, TX 75080-6776

MOTAKEF RAMIN & DEANNA
2804 SHASTA DR
PLANO, TX 75025-4100

WARDELL TAMMY E
821 DUBLIN DR APT 115
RICHARDSON, TX 75080-6776

ZIENKOSKY BEATRICE LF EST
REM:CYNTHIA S SMITH
821 DUBLIN DR APT 109
RICHARDSON, TX 75080-6721

DENG YONGZHAO & ZUOFENG ZHENG
821 DUBLIN DR APT 111
RICHARDSON, TX 75080-6721

CASWELL TIMOTHY D & MIRANDA L
821 DUBLIN DR APT 105
RICHARDSON, TX 75080-6721

CASTELEMAN BOBBY G &
KEREN L LENZER
425 FIELDWOOD DR
RICHARDSON, TX 75081-5533

KILPATRICK DONALD M
7152 FAIR OAKS AVE APT 1193
DALLAS, TX 75231-6107

OSTROFF ALAN M ETAL
821 DUBLIN DR APT 103
RICHARDSON, TX 75080-6721

ESPARZA ELVIA
821 DUBLIN DR APT 201
RICHARDSON, TX 75080-6789

DOUGHERTY KATHLEEN M
821 DUBLIN DR APT 203
RICHARDSON, TX 75080-6789

FANTA YESHIMEBET T
PO BOX 6676
NACOGDOCHES, TX 75963-0000

MOTAKEF MANSOUR & ZARRIN ATYABI
4517 WATERFORD DR
PLANO, TX 75024-5201

NELSON PATRICIA J
821 DUBLIN DR APT 211
RICHARDSON, TX 75080-6789

MOSS LINDA
821 DUBLIN DR APT 213
RICHARDSON, TX 75080-6789

ABURTO FABIAN T
821 DUBLIN DR APT 215
RICHARDSON, TX 75080-6776

MARTINEZ JUAN
821 DUBLIN DR APT 217
RICHARDSON, TX 75080-6776

ESCOBEDO MISTY M & KASON
821 DUBLIN DR APT 219
RICHARDSON, TX 75080-6776

KELSEY DERRICK
821 DUBLIN DR APT 223
RICHARDSON, TX 75080-6790

GRIMES JANET
13735 FAR HILLS LN
DALLAS, TX 75240-3734

HARPER KERRY A
821 DUBLIN DR APT 227
RICHARDSON, TX 75080-6776

MATTHEWS MARISOL
821 DUBLIN DR APT 229
RICHARDSON, TX 75080-6776

TRAN LIEM
821 DUBLIN DR APT 231
RICHARDSON, TX 75080-6790

VANDERHOOF JOHN W
821 DUBLIN DR APT 233
RICHARDSON, TX 75080-6776

MILLIGAN GEGAIL
821 DUBLIN DR APT 235
RICHARDSON, TX 75080-6790

NOVAK ELLA
821 DUBLIN DR APT 237
RICHARDSON, TX 75080-6776

D & J APARTMENTS INC % TYRUS S ISHII
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HONOLULU, HI 96821-1405

JONES KIMBERLY N
821 DUBLIN DR APT 241
RICHARDSON, TX 75080-6790

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6113 ALPHA RD
DALLAS, TX 75240-3532

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PO BOX 831328
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821 DUBLIN DR APT 249
RICHARDSON, TX 75080-6790

PALACIOZ JERRY T JR
821 DUBLIN DR APT 251
RICHARDSON, TX 75080-6790

LIBERIO KAREN S
821 DUBLIN DR APT 253
RICHARDSON, TX 75080-6790

GONZALEZ FREDDY
821 DUBLIN DR APT 255
RICHARDSON, TX 75080-6790

ANWAR MOHAMMAD A
821 DUBLIN DR APT 257
RICHARDSON, TX 75080-6790

MANDERSCHEID RICHARD M
821 DUBLIN DR APT 259
RICHARDSON, TX 75080-6790

NEWMAN LINDA
821 DUBLIN DR APT 261
RICHARDSON, TX 75080-6790

ILIEVA BORIANA V
831 DUBLIN DR APT A
RICHARDSON, TX 75080-6745

WANG PAO LIEN & CHIEN-I LIN
831 DUBLIN DR APT B
RICHARDSON, TX 75080-6745

KAO TINGYAO
5607 PECAN SPRINGS CT
DALLAS, TX 75252-2670

DIN NAZIR D & MIMI SK
831 DUBLIN DR APT D
RICHARDSON, TX 75080-6745

WOMACK RAMON L & MILLIGENE P
833 DUBLIN DR APT A
RICHARDSON, TX 75080-6795

TAYLOR ALETA K, INTER VIVOS TRUST
833 DUBLIN DR APT B
RICHARDSON, TX 75080-6795

SHEN FRANK & SUYUN
833 DUBLIN DR APT C
RICHARDSON, TX 75080-6795

CLARK ALICE F
833 DUBLIN DR APT D
RICHARDSON, TX 75080-6795

KOCHEVAR KELLY
835 DUBLIN DR APT A
RICHARDSON, TX 75080-6797

CARRILLO MARIA E
835 DUBLIN DR APT C
RICHARDSON, TX 75080-6797

CHEN EDWARD MAUCHI
9320 LONGVIEW DR
PLANO, TX 75025-5048

CONNER TRICIA DIANE
835 DUBLIN DR APT 4
RICHARDSON, TX 75080-6797

GODWIN GEORGE & JOYCE
837 DUBLIN DR APT A
RICHARDSON, TX 75080-6799

WATERFALL CROSSING INVESTMENT
JV ET AL
837 DUBLIN DR APT C
RICHARDSON, TX 75080-6719

BRUNER CONNIE
837 DUBLIN DR APT D
RICHARDSON, TX 75080-6799

ESPREE JOHN D
837 DUBLIN DR APT B
RICHARDSON, TX 75080-6799

TAYLOR ANGELA KAY
839 DUBLIN DR APT A
RICHARDSON, TX 75080-7711

CUBRA RADE & NEVENKA
839 DUBLIN DR APT B
RICHARDSON, TX 75080-7711

HALL ARTHUR
3106 ROLLING KNOLL DR
FARMERS BRANCH, TX 75234-3738

MYERS MARY MADELINE TR
1709 CHERBOURG DR
PLANO, TX 75075-2183

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841 DUBLIN DR APT A
RICHARDSON, TX 75080-7712

LIANG BAOJIN & DEYING HU
841 DUBLIN DR APT B
RICHARDSON, TX 75080-7712

LAUNCH INTERNATIONAL LP
15515 TRAILS END DR
DALLAS, TX 75248-4956

WILLS MARTIN ESTATE OF
841 DUBLIN DR APT D
RICHARDSON, TX 75080-7712

GILLARD GERALDINE
843 DUBLIN DR APT A
RICHARDSON, TX 75080-7713

HAUGEN VERA I
843 DUBLIN DR APT B
RICHARDSON, TX 75080-7713

JANICEK SCOTT
843 DUBLIN DR APT C
RICHARDSON, TX 75080-7713

BRIGHT ALLYSON M
843 DUBLIN DR APT D
RICHARDSON, TX 75080-7713

HUNDE MILKYAS D & SELAWIT TEGEN
845 DUBLIN DR APT A
RICHARDSON, TX 75080-7714

THOMPSON DIANE M
845 DUBLIN DR APT B
RICHARDSON, TX 75080-6719

DERRICK DELLA C
845 DUBLIN DR APT C
RICHARDSON, TX 75080-7714

FEREJA SAMUEL D &
SELAMAWIT L TSION
845 DUBLIN DR APT D
RICHARDSON, TX 75080-7714

CARWILE REBEKAH
847 DUBLIN DR APT A
RICHARDSON, TX 75080-7715

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KEEN TERESA ANN
849 DUBLIN DR APT A
RICHARDSON, TX 75080-7716

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849 DUBLIN DR APT B
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849 DUBLIN DR APT D
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851 DUBLIN DR APT A
RICHARDSON, TX 75080-7717

EBALLA MYLA
851 DUBLIN DR APT B
RICHARDSON, TX 75080-7717

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851 DUBLIN DR APT C
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851 DUBLIN DR APT D
RICHARDSON, TX 75080-7717

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1126 N ZANG BLVD
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855 DUBLIN DR APT B
RICHARDSON, TX 75080-7718

BRISCOE HAROLD R
855 DUBLIN DR APT C
RICHARDSON, TX 75080-7718

MARR FRANCIS & SIU
3324 SANDY TRAIL LN
PLANO, TX 75023-5656

TIE DA SHENG
857 DUBLIN DR APT A
RICHARDSON, TX 75080-7719

RAZA SARAH E
857 DUBLIN DR APT B
RICHARDSON, TX 75080-6719

SARBINSKI SIMEIN & SONYA
857 DUBLIN DR APT C
RICHARDSON, TX 75080-7719

WONG FUNG H
857 DUBLIN DR APT D
RICHARDSON, TX 75080-7719

MAJANO ELISEO
859 DUBLIN DR APT A
RICHARDSON, TX 75080-7720

KENDALL VITANYA
859 DUBLIN DR APT B
RICHARDSON, TX 75080-7720

MONZO MONICA
859 DUBLIN DR APT C
RICHARDSON, TX 75080-7720

HENERY DENYSE M
859 DUBLIN DR APT D
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41 HIDDEN VALLEY AIRPARK
SANDY SHORES, TX 76208-7321

MANARD JOAN
861 DUBLIN DR APT B
RICHARDSON, TX 75080-7721

REED RONALD L
861 DUBLIN DR APT C
RICHARDSON, TX 75080-7721

BONNER JAN ELISE
861 DUBLIN DR APT D
RICHARDSON, TX 75080-7721

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8020 FRANKFORD RD APT 312
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863 DUBLIN DR APT B
RICHARDSON, TX 75080-7722

ESTEP RICHARD D & MELISSA C
863 DUBLIN DR # 4
RICHARDSON, TX 75080-7722

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4509 HACKBERRY LN
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865 DUBLIN DR APT B
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& LARRY WILLIAMS
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6937 QUARTERWAY DR
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873 DUBLIN DR APT D
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ROWELL LEE
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877 DUBLIN DR APT C
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ROTHSCHILD PAMELA
877 DUBLIN DR APT D
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SEREDA SVITLANA
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RICHARDSON, TX 75080-7730

WANG MAY YUN
879 DUBLIN DR APT B
RICHARDSON, TX 75080-7730

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4451 MIRA VISTA DR
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GRAYSON CINDI M
881 DUBLIN DR APT B
RICHARDSON, TX 75080-7731

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881 DUBLIN DR APT D
RICHARDSON, TX 75080-7731

ORTEGA BARRY
883 DUBLIN DR APT A
RICHARDSON, TX 75080-7732

GEBREMESKEL TSEGAYE W
883 DUBLIN DR APT B
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RICHARDSON RITA
885 DUBLIN DR APT B
RICHARDSON, TX 75080-7733

CAUSEY KENNETH SCOTT
885 DUBLIN DR APT C
RICHARDSON, TX 75080-7733

WORSHAM WENDY M
885 DUBLIN DR APT D
RICHARDSON, TX 75080-7733

DEPUYDT NICOLE
887 DUBLIN DR APT A
RICHARDSON, TX 75080-7734

NOBLE MARTHA & JERRY
887 DUBLIN DR APT B
RICHARDSON, TX 75080-7734

MCGEEHORN SUE E
887 DUBLIN DR APT C
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KATY, TX 77494-4229

TIEN CHIEN WEN
889 DUBLIN DR APT D
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KEE JAMES
891 DUBLIN DR APT A
RICHARDSON, TX 75080-7736

BRUNER SHARON A
891 DUBLIN DR APT B
RICHARDSON, TX 75080-7736

WANG HSIU HUI
3922 SAN MATEO DR
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LIN LEI WENHUEI
891 DUBLIN DR APT D
RICHARDSON, TX 75080-7736

HOLLOWAY WILLIAM J & MARIA A
893 DUBLIN DR APT A
RICHARDSON, TX 75080-7737

BERNABE ARVIN
893 DUBLIN DR APT B
RICHARDSON, TX 75080-7737

GASPER JOANN P
893 DUBLIN DR APT C
RICHARDSON, TX 75080-7737

PUCKETT DEBRA G & HENRY
893 DUBLIN DR APT D
RICHARDSON, TX 75080-7737

ESQUIVEL LILIA A
895 DUBLIN DR APT A
RICHARDSON, TX 75080-7738

LIN WANG HUEI
895 DUBLIN DR APT B
RICHARDSON, TX 75080-7738

MARDARE VIRGIL
895 DUBLIN DR APT C
RICHARDSON, TX 75080-7738

SHAW ANNA M
895 DUBLIN DR APT D
RICHARDSON, TX 75080-7738

ISLAMOVIC SALKO
& ESMA G BELMA ISLAMOVIC
897 DUBLIN DR APT A
RICHARDSON, TX 75080-7739

ALBRIGHT JOSHUA
897 DUBLIN DR APT B
RICHARDSON, TX 75080-7739

OMENKEUKWU GREGORY ET AL
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MOORE JOHN H
900 S WEATHERRED DR APT C
RICHARDSON, TX 75080-7203

NOLACEA JOSE G & EVELIA PEREZ
900 S WEATHERRED DR APT D
RICHARDSON, TX 75080-7211

BLACKMAR ROGER III
900 S WEATHERRED DR APT E
RICHARDSON, TX 75080-7211

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2999 GREENFIELD DR
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DEHNE JAMES F & DONNA
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% PAULA BOONE PARROTT
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LOVELL I MURIEL
902 S WEATHERRED DR APT B
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902 S WEATHERRED DR APT C
RICHARDSON, TX 75080-7246

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DAVIS LINDA G
902 S WEATHERRED DR APT G
RICHARDSON, TX 75080-7209

BOX TERRI
9319 WATERVIEW RD
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904 S WEATHERRED DR APT A
RICHARDSON, TX 75080-7210

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6025 W ROSIE LN SE
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RICHARDSON, TX 75080-7210

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906 S WEATHERRED DR APT A
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CHOW KAI PING & CHENG HOI
906 S WEATHERRED DR APT B
RICHARDSON, TX 75080-7255

ASRAT MARTHA
906 S WEATHERRED DR APT C
RICHARDSON, TX 75080-7255

UGALDE ROLANDO
906 S WEATHERRED DR APT D
RICHARDSON, TX 75080-7255

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6302 KNOB HILL RD
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906 S WEATHERRED DR APT F
RICHARDSON, TX 75080-7237

KHAN AZIZ
906 S WEATHERRED DR APT G
RICHARDSON, TX 75080-7255

CHESTER ELOISE V
906 S WEATHERRED DR APT H
RICHARDSON, TX 75080-7239

HUGHES DAWN
908 S WEATHERRED DR # 908
RICHARDSON, TX 75080-7206

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1900 HAWKEN DR
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FATHULLAH JALIL
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908 S WEATHERRED DR APT D
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TRAN HARRY & THUY T T
912 S WEATHERRED DR
RICHARDSON, TX 75080-7206

HILL CLAUDE M JR
914 S WEATHERRED DR
RICHARDSON, TX 75080-7206

KUMSA YOHANNES D
916 S WEATHERRED DR
RICHARDSON, TX 75080-7206

DAI LI JUN
918 S WEATHERRED DR
RICHARDSON, TX 75080-7206

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919 S WEATHERRED DR APT 104
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BANU INSIA
919 S WEATHERRED DR APT 105
RICHARDSON, TX 75080-7259

WU JUN
919 S WEATHERRED DR APT 106
RICHARDSON, TX 75080-7240

AURELIO FRANCESCA
919 S WEATHERRED DR APT 107
RICHARDSON, TX 75080-7241

CORREIA BRANDON & BETTY
919 S WEATHERRED DR APT 108
RICHARDSON, TX 75080-7241

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5517 GLAXIE DR
GARLAND, TX 75044

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919 S WEATHERRED DR APT 204
RICHARDSON, TX 75080-7250

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919 S WEATHERRED DR APT 205
RICHARDSON, TX 75080-7250

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919 S WEATHERRED DR APT 207
RICHARDSON, TX 75080-7250

KOH STEPHANIE
919 S WEATHERRED DR APT 208
RICHARDSON, TX 75080-7250

GARCIA JAVIER
919 S WEATHERRED DR APT 110
RICHARDSON, TX 75080-7241

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919 S WEATHERRED DR APT 115
RICHARDSON, TX 75080-7242

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919 S WEATHERRED DR APT 115
RICHARDSON, TX 75080-7242

ABBAS ALI
919 S WEATHERRED DR APT 115
RICHARDSON, TX 75080-7242

LEI YANG
919 S WEATHERRED DR APT 212
RICHARDSON, TX 75080-7259

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919 S WEATHERRED DR APT 213
RICHARDSON, TX 75080-7251

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919 S WEATHERRED DR APT 214
RICHARDSON, TX 75080-7251

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919 S WEATHERRED DR APT 116
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919 S WEATHERRED DR APT 118
RICHARDSON, TX 75080-7259

HUSSAIN SYED GAZANFAR
919 S WEATHERRED DR APT 119
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BU YAN
919 S WEATHERRED DR APT 225
RICHARDSON, TX 75080-7259

SHEIKH HAMMADSARWAR
919 S WEATHERRED DR APT 227
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919 S WEATHERRED DR APT 132
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DALLAS, TX 75204-0360

CORTOPASSI ADOLFO
3416 WINTER OAK DR
GARLAND, TX 75044-7344

HIMES MICHAEL
1901 W SPRING CREEK APT 306
PLANO, TX 75023-4219

ABIDI MIR
919 S WEATHERRED DR APT 149
RICHARDSON, TX 75080-7259

ELSWARD FARHAT A
919 S WEATHERRED DR APT 151
RICHARDSON, TX 75080-7259

XING SHERRY
919 S WEATHERRED DR APT 152
RICHARDSON, TX 75080-7245

ALMAZO PABLO
919 S WEATHERRED DR APT 154
RICHARDSON, TX 75080-7245

HASTY CHARLES E
7350 N HIWAY 1
LITTLE RIVER, CA 95456-0000

HUOI ADAMS NGU
920 S WEATHERRED DR
RICHARDSON, TX 75080-7206

SHIFERAW ZEMED AGEGNEHU
922 S WEATHERRED DR
RICHARDSON, TX 75080-7206

DAVIS JOHN B JR
924 S WEATHERRED DR
RICHARDSON, TX 75080-7206

CHE THOA THI &
QUANG THANH NGUYEN
926 S WEATHERRED DR
RICHARDSON, TX 75080-7206

CHEN SHUN DI
928 S WEATHERRED DR
RICHARDSON, TX 75080-7206

KLINE JEFFREY CARLTON
930 S WEATHERRED DR
RICHARDSON, TX 75080-7206

XU HONG
932 S WEATHERRED DR
RICHARDSON, TX 75080-7206

TAM WING HOI
934 S WEATHERRED DR
RICHARDSON, TX 75080-7206

JIANG XIAO LI
936 S WEATHERRED DR
RICHARDSON, TX 75080-7206

IBARRA FRANCISCO JAVIER
938 S WEATHERRED DR
RICHARDSON, TX 75080-7206

LI QIAO & HONG XU
932 S WEATHERRED DR
RICHARDSON, TX 75080-7206

SINGH JASMEETI
942 S WEATHERRED DR
RICHARDSON, TX 75080-7206

WEGAYEHU DEMENA
& AYNALEM ASSEGD
944 S WEATHERRED DR
RICHARDSON, TX 75080-7206

RIOS EUSTACIO & CHARLES MARTINA
946 S WEATHERRED DR
RICHARDSON, TX 75080-7206

GU YUQI
1722 E BRANCH HOLLOW DR
CARROLLTON, TX 75007-1445

SACHNIK FRANCIS L
1502 CHEYENNE DR
RICHARDSON, TX 75080-2901

THOMSEN THORNE MARK
& GLORIA Y
834 CHADWICK PL
RICHARDSON, TX 75080-4905

HUA QUYEN TU
3810 STAR TREK LN
GARLAND, TX 75044-6142

WANG MIN
950 S WEATHERRED DR
RICHARDSON, TX 75080-7206

XU LANZHEN
952 S WEATHERRED DR
RICHARDSON, TX 75080-7206

ETHERIDGE ERIC ARTHUR
954 S WEATHERRED DR
RICHARDSON, TX 75080-7206

STRIBLING SHERION
PO BOX 833045
RICHARDSON, TX 75083-3045

HERNANDEZ GABRIELA
958 S WEATHERRED DR
RICHARDSON, TX 75080-7206

CAMERON CORY DANIEL
960 S WEATHERRED DR
RICHARDSON, TX 75080-7206

SHARROCK SUSAN M
962 S WEATHERRED DR
RICHARDSON, TX 75080-7206

HUA QUYEN TU
964 S WEATHERRED DR
RICHARDSON, TX 75080-7206

RABINOVITCH DORIT
966 S WEATHERRED DR
RICHARDSON, TX 75080-7206

SLEE DAVID
PO BOX 701676
DALLAS, TX 75370-1676

IBARRA MELISSA & MARTIN IBARRA
970 S WEATHERRED DR
RICHARDSON, TX 75080-7206

WONDIMU GENET
532 CLEARWOOD DR
RICHARDSON, TX 75081-6524

MARIAM ZELEKA T & MAIDEL M
974 S WEATHERRED DR
RICHARDSON, TX 75080-7206

TAM WING HOI
13216 COPENHILL RD
DALLAS, TX 75240-5306

DUTIA KRISHNA G
7111 LEAMEADOW DR
DALLAS, TX 75248-5503

NGO DIANNA
2501 WALNUT ST
GARLAND, TX 75042-6440

900 WEST SPRING VALLEY LP
5910 N CENTRAL EXPWY # 1355
DALLAS, TX 75204-5735

OUELLETTE ROLAND I
4016 HANOVER ST
DALLAS, TX 75225-7009

RAABE R W
901 WATERFALL WAY STE 107
RICHARDSON, TX 75080-6753

DATABASE ENHANCEMENT
901 WATERFALL WAY STE 201
RICHARDSON, TX 75080-6791

WRIGHT CHARLES L JR
901 WATERFALL WAY STE 405
RICHARDSON, TX 75080-6793

WATERFALL WAY ASSOC LP
901 WATERFALL WAY STE 555
RICHARDSON, TX 75080-7706

RIOS IGNACIO & FRANCO PATRICIA
976 S WEATHERRED DR
RICHARDSON, TX 75080-7206

DEMISSEW ALEMPSEHAY
980 S WEATHERRED DR APT B
RICHARDSON, TX 75080-7214

TIEW MINH & THI KIM ANH
982 S WEATHERRED DR APT A
RICHARDSON, TX 75080-7215

SAAVEDRAROSSEY SUSANA
982 S WEATHERRED DR APT D
RICHARDSON, TX 75080-7215

TASHAKKOR SHAHLA
881 WATERFALL WAY # 881
RICHARDSON, TX 75080-7701

HUANG GUO LAN
887 WATERFALL WAY
RICHARDSON, TX 75080-7701

SQUIRE PROPERTIES LLC
901 WATERFALL WAY STE 401
RICHARDSON, TX 75080-6793

DATABASE ENHANCEMENT PS
901 WATERFALL WAY STE 201
RICHARDSON, TX 75080-6791

INTERN'L ASSOC OF ELECTRICAL INSPECTORS
901 WATERFALL WAY STE 602
RICHARDSON, TX 75080-7702

TAM WING HOI
978 S WEATHERRED DR
RICHARDSON, TX 75080-7206

ALMAZO PABLO
980 S WEATHERRED DR APT C
RICHARDSON, TX 75080-7214

HUNTER ERROL
982 S WEATHERRED DR APT B
RICHARDSON, TX 75080-7211

GEBREHANA TESFU
984 S WEATHERRED DR
RICHARDSON, TX 75080-7206

PEDERSEN ROBERT D & JEANNETTE
7808 GLENNEAGLE DR
DALLAS, TX 75248-2336

ST STEPHENS ANGLICAN CATHOLIC CHURCH INC
901 WATERFALL WAY STE 403
RICHARDSON, TX 75080-6793

BRUNKER GERALD P
901 WATERFALL WAY STE 407
RICHARDSON, TX 75080-6793

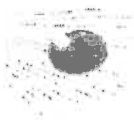
EDJ LLC
901 WATERFALL WAY STE 205
RICHARDSON, TX 75080-6791

RIZOS DAVID GRANT &
4820 BELLERIVE DR
DALLAS, TX 75287-7201

ZF 11-04 Condo Notification List

IN FAVOR

ZONING FILE 11-04



To:
Cc:
Bcc:
Subject: Fw: Spring Valley Redevelopment, ZF 11-04

---- Forwarded by Pamela Schmidt/CH/Cor on 04/12/2011 11:19 AM ----

From:	Bill Sime <bill@billsime.com>
To:	gary.slagel@cor.gov
Cc:	Pamela.Schmidt@cor.gov, president@richardsonheights.org
Date:	04/08/2011 05:59 PM
Subject:	Spring Valley Redevelopment

The Honorable Mayor Gary Slagel:

I am a resident in the Richardson Heights neighborhood. On the evening of April 5, I attended the CPC public hearing at which the rezoning plan for the West Spring Valley corridor was outlined.

It is the first time I have been briefed on the plan and I was very impressed with the level of detail and well-conceived plan for the 7 zones.

I grew up in this area and recently moved back to Richardson. The reason I moved here (as opposed to Dallas or another suburb) is that I continue to be impressed with the way the city is managed. I am proud to live here.

Because I live near the Spring Valley corridor, I have a very strong interest in the long-term sustainability of the area of RIchardson bordered by Coit, 75, Belt Line, and Spring Valley. I strongly believe that the viability of the neighborhoods in this section of Richardson depends heavily on the direction that is taken with this development plan. I do not feel that the status quo (existing zoning ordinance) is an acceptable long-term strategy. What I saw in the development plan is very encouraging to me and I feel that it is a step in the right direction for Richardson.

As a citizen of this great little city, I am humbly asking for your support of the rezoning plan when it comes up for consideration by the City of Richardson.

Thank you,

Bill Sime
813 Dumont Drive

To:
Cc:
Bcc:
Subject: Fw: Spring Valley Planned Development Ordinance, ZF 11-04

---- Forwarded by Pamela Schmidt/CH/Cor on 04/12/2011 11:19 AM ----

From: Sarah Gipson <sarahgipson@gmail.com>
To: gary.slagel@cor.gov
Cc: Richardson Heights Neighborhood Association <president@richardsonheights.org>, Pamela.Schmidt@cor.gov, Gipper <iamgipper@gmail.com>
Date: 04/07/2011 09:59 AM
Subject: Spring Valley Planned Development Ordinance

The Honorable Mayor Gary Slagel,

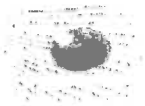
My husband and I live at 734 Nottingham Drive in Richardson Heights. On Tuesday, we attended the City Planning Commission's public hearing addressing the Spring Valley planned development ordinance. We have attended several meetings on the topic of the Spring Valley Corridor prior to this.

We would like to voice our support in favor of the proposed ordinance. A cohesive vision and set of standards for the area surrounding our neighborhood, as the ordinance achieves, will be vital in bringing new investment to the City, protecting home values, and elevating the perception of Richardson as an attractive place to live, work, and play. We appreciate the ordinance's intent to create inviting, walkable areas. As a young couple who plans to raise a family here, this is very important.

We understand the deterioration that has occurred along Spring Valley and the service road happened over a number of years and there is no quick fix. However, speaking as a homeowner in Richardson Heights, the City's ability to move towards sustainable revitalization will affect the longevity of our residence here. In addition, we will be more likely to make improvements to our own home if the area surrounding it is improving rather than declining. Revitalization to the Spring Valley Corridor will be a positive catalyst for improvement to a much greater area.

Thank you for considering our input and for all of the work you have put into this effort.

Sincerely,
Sarah & David Gipson
734 Nottingham Drive



To:
Cc:
Bcc:
Subject: Fw: Citizen in support of the Spring Valley Redevelopment LOPEZ, ZF 11-04

---- Forwarded by Pamela Schmidt/CH/Cor on 04/05/2011 10:33 AM -----

From: John Lopez <jlopeziv@hotmail.com>
To: <gary.slagel@cor.gov>, <bob.townsend@cor.gov>, <mark.solomon@cor.gov>, <john.murphy@cor.gov>, <bob.macy@cor.gov>, <steve.mitchell@cor.gov>, <amir.omar@cor.gov>, <pamela.schmidt@cor.gov>, <president@richardsonheights.org>, <jlopeziv@hotmai.com>
Date: 04/05/2011 10:32 AM
Subject: Citizen in support of the Spring Valley Redevelopment LOPEZ

Good Morning Everyone,

I am in support of the City's plan to redevelop the Spring Valley area.
Value must be added to the City of Richardson.
I regret not being able to attend this evenings public hearing.

Thank you,

John Lopez IV
806 Bristol Court
Richardson, Texas 75080

To:
Cc:
Bcc:
Subject: Fw: West Spring Valley Public Hearings, ZF 11-04

---- Forwarded by Pamela Schmidt/CH/Cor on 04/05/2011 08:29 AM -----

From: "Wallace, Alan" <cnbl@ti.com>
To: "gary.slagel@cor.gov" <gary.slagel@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "mark.solomon@cor.gov" <mark.solomon@cor.gov>, "john.murphy@cor.gov" <john.murphy@cor.gov>, "bob.macy@cor.gov" <bob.macy@cor.gov>, "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>, "amir.omar@cor.gov" <amir.omar@cor.gov>
Cc: "Schmidt@cor.gov" <Schmidt@cor.gov>, "president@richardsonheights.org" <president@richardsonheights.org>
Date: 04/04/2011 08:37 PM
Subject: West Spring Valley Public Hearings

Dear Sirs,

My name is Alan Wallace and I live in the 700 block of Devonshire Dr. I will be unable to attend this important meeting, but would like to share my thoughts with you.

It would be nice to have a neighborhood that has restaurants, shops and art galleries all within walking distance of my home. I have long been an admirer of such planned neighborhoods as Uptown, Eastside, Legacy in Plano and Mockingbird Station. Which is why I am a great supporter of the planned Spring Valley Project. I firmly believe that such a far reaching plan will benefit both the neighborhoods and the city of Richardson in the long run. If Spring Valley is not redeveloped, then it will fall into unsustainable decay. That will have tremendous negative impact on our neighborhood and Richardson as a whole.

The planning of a great future starts today.

Thank you for your time and please pass my comments to the City Council AND the City Plan Commission.,

Alan Wallace

RECEIVED
MAR 31 2011
DEVELOPMENT SERVICES

March 31, 2011

RE: ZF 11-04/West Spring Valley Corridor

Good Morning,

I am writing concerning the Proposed Zoning Changed to the West Spring Valley Corridor. I am a homeowner at 877 Dublin Drive – which is part of the proposed zoning change. I STRONGLY support this project. Unfortunately, I am unable to attend your meeting. I have watched this neighborhood go downhill very quickly over the past few years. We constantly have break-ins. Last weekend, someone was wandering the neighborhood with a shotgun. We also have to deal with a lot of traffic in and out of the local apartment complexes which seem to be housing the majority of the problem. My neighbor is trying to sell his home but is unable to do so because everyone first asks about the crime rate in the neighborhood.

We desperately need this. I think you know where this neighborhood is headed without this zoning change.

Thank you,

Lee Rowell

877 Dublin Drive

Richardson, TX 75080

469-865-4984

03/31/2011 THU 07:12 [TX/RX NO 9946] 001

IN FAVOR

CONDITIONS AND CONCERNS

ZONING FILE 11-04

PGI ASHLEY PLACE, LTD.
4801 W. Lovers Lane, Dallas, Texas 75209
214-739-5553 Phone 214-739-8858 Facsimile

MEMORANDUM

Date: April 25, 2011

Re: Zoning File 11-04

To: Pamela Schmidt via email: Pamela.schmidt@cor.gov
City of Richardson City Council
Monica Heid via email: monica.heid@cor.gov
Cliff Miller via email: cliff.miller@cor.gov
Bill Keffler via email: bill.feffler@cor.gov

RECEIVED
APR 25 2011
DEVELOPMENT SERVICES

Re: Spring Valley PD Ordinance

Ladies and Gentlemen:

On behalf of PGI Ashley Place, LLC, owner of a 2.5-acre tract of land in Zone C of the proposed Spring Valley Improvement District, we want to compliment the work of Monica Heid and the City of Richardson staff. We endorse the vision of this plan. We do, however, want to address a few of our concerns, as it relates to some of the detailed items in the ordinance.

Throughout the public meetings held over the past year, we have continually endorsed the overall vision of this plan, but have also continually urged the authors of this ordinance not to be too restrictive in allowed uses, and/or mandating certain desires of the City. Rather than city mandates, we feel it is more prudent that the market demand dictate these uses. This will prompt redevelopment opportunities that private developers will see as financially viable.

Relative to our specific site, we are concerned the mandate of the entire first floor to be "retail ready" and to only allow retail/commercial uses and no residential uses could be a redevelopment issue. This concern is magnified by the restrictive parking to support these commercial uses. We think it would allow wider flexibility to require the first floor to be "retail ready" but to allow residential uses if the market is unable to support retail/commercial space that the PD requires. Allowing surface parking on both Spring Valley and the new "east/west" street on our north property line would also increase the marketability of this space for commercial uses.

Additionally, if we have to front our development on the new east/west street to the north boundary of our property, where will the right-of-way come from and when will it be constructed? If we had a mixed-use developer today, we could not develop our property because this proposed road does not exist.

It also might be beneficial to allow a height of five stories in Zone C instead of just four stories. Any amortization of costs over more square footage (more density) will help make the economics work for private developers. Furthermore, this should help attain the critical mass of people that is one of the primary goals of this type of development.

In summary, we purchased this property several years ago and immediately demolished an "eye-sore" apartment complex in the City of Richardson. Therefore, we totally understand the vision to improve this corridor, however, we are very concerned this proposed PD is too restrictive and will not promote timely redevelopment as is the primary goal of the City.

Thank you for your service to the City of Richardson and your leadership on these very difficult issues. Again, we are supportive of the overall vision, but wanted to take this opportunity to express these thoughts.

Sincerely,

Jim Wills

Sam Swanson

Andrew Lucas
04/05/11 CPC PH
(Handout)

1) The PD is weak in encouraging aggregation of parcels: If the PD allows oddly shaped or small parcels to independently redevelop AS IS then we are back into the cycle of patchwork uses except that the buildings are merely new.

2) Architectural guidelines, as we have seen, might lead to sameness or discourage creativity: We are concerned that the regulatory framework for design standards might lead to a perceived barrier which makes the corridor lack boldness.

For example, things such as bold architecture with non-masonry or use of power generation on property such as solar or wind should not be discouraged but encouraged.

3) We have concerns that a single building type could theoretically dominate an entire area. If mix of uses is the goal what prevents a single use building from dominating an entire zone.

4) No encouragement of trading height for open/public/plaza space. We have said consistently throughout this process that the surrounding neighborhoods are willing to trade height for open space within reason. For example in area C mixed use is limited to 4 stories. It is fair to encourage, perhaps, 5 stories if there is a trade off to publicly usable open space. In this case, the draft ordinance utterly fails to meet this Goal which was presented throughout the process.

✳ **5) Potentially no residential in Area C.** Area C presents the biggest opportunity for mixed use in the corridor. Area C is perhaps the key zone to success in achieving the Goals and without residential development in Area C it is unlikely the vision for the corridor can be achieved.

Most likely this area would support a rental mix above retail; it is closer to US-75. It is closer to the Spring Valley DART rail station. Its proximity to the noise of US-75 would make condo units more difficult to sustain. Nonetheless, bike routes, easy access to US-75 and the rail line would help ensure that this area would be a vital and thriving part of the PD.

7) Specific use changes. We believe the use changes are a good start.

We believe the jewelers and smoke shops should be moved to major modification. The quality of these businesses in these uses that could move into West Spring Valley NOW would likely be a detriment. If redevelopment has begun than this can be revisited.

We believe churches should be a major modification in Areas A, B, C, D, and E. The development nature and scale of these institutions as has been seen in North Texas recently could create an impediment to achieving the Goals especially if this were to occur on the most valuable land.

✳ **8) Duplexes problematic.** As the staff, consultants, and attendees will attest duplexes proved to be a problematic building type. While the consultants might tell you that this was a design issue with objections to the visual examples presented, we disagree. **We suggest duplexes be moved to be major modification in the current draft permitted zones.** This eliminates any conflict because they remain possible and yet they go through an oversight process.

a Lake
2 of 6

10) Concerns about streets and alleys. We have concerns that alley requirements and street to driveway requirements might be too representative of suburban thinking

11) What prevents developments from being created that are the same nature as they are now but only bigger?

12) Concerns with townhome verbiage. We believe townhome might suggest suburbanism. We would prefer to add verbiage in some way to suggest urban styles like brownstones or rowhouse.

A Locke
376

Mr. Magner, Ms Heid, and other staff members from Community Services,

We are writing today to express our views on the upcoming adoption of the Planned Development ordinance for the West Spring Valley Corridor. While we believe it is necessary to adopt a planned development ordinance, we believe various changes are necessary to what is currently proposed in the planned development ordinance.

In order to address specific changes to the proposed PD, it is necessary for us to discuss what we saw as some goals of the Spring Valley redevelopment from before the beginning of the Spring Valley redevelopment process and throughout it.

Such a missive is too long for this letter but generally speaking we believed that the area must be a gateway to the city which is bold, and melds with the existing neighborhoods. We have stated from the beginning that we are willing to be patient. The corridor must have, as some of us say, "A Big Idea." Walkibility, connectivity, and mixes of uses and income are essential components to success. We are not interested in replacing blight for the sake of replacing it.

Besides staff and consultants, we have spent more time on the West Spring Valley redevelopment issue than anyone else. These requests do not come off the cuff or without having been intimately involved with the issues in the corridor. We proposed many of the steps that have been taken so far by the City in our Heights Plan for Excellence presented to the City Council in 2009.

Our concerns with the draft ordinance do not amount to an objection per say, but point out shortcomings in certain goals of the West Spring Valley Corridor Reinvestment Strategy (aka WSVCRS) as presented to City Council on November 15. Those goals remain partially unmet and goals which we alluded to in the previous paragraph remain partially unmet in the draft PD. (Some of these are discussed on pages 46 through 50 of the WSVCRS and throughout the catalyst project descriptions. Others were repeated by ourselves consistently through the process. In this discussion we will refer to these combined goals as "Goals" for short.)

That the PD be aimed at achieving the Goals is a critical point. If the PD simply encourages or allows "by right" redevelopment which does not meet the Goals, the stakeholders work is wasted or worse we dive into a cycle of economic insustainability in the corridor once again.

We will divide this discussion into several sections from general to more specific.

1) The PD is weak in encouraging aggregation of parcels: There is very little land on WSV that, if developed to the standards in the proposed PD, would meet the Goals. If the PD allows oddly shaped or small parcels to independently redevelop AS IS then we are back into the cycle of patchwork uses except that the buildings are merely new. What prevents the Continental Inn site from being developed as a parcel in its current form and

A Lake
4076

what prevents someone from building one single patio home in the allowed area? If this were to occur we would almost certainly fall back into unadaptable properties and a new blight cycle decades down the road. Aggregation of parcels is essential.

2) Architectural guidelines, as we have seen, might lead to sameness or discourage creativity: We are concerned that the regulatory framework for design standards might lead to a perceived barrier which makes the corridor lack boldness. We do not think it is in the City's, the neighborhoods', and the corridor's best long term interests to have standards that mostly encourage historicist references in architecture and design. It is not in anyone's best interest to have "ordinary mixed use" for example. The "major modification" process should not be perceived as a barrier that discourages a developer from proposing bold or outstanding design.

For example, things such as bold architecture with non-masonry or use of power generation on property such as solar or wind should not be discouraged but encouraged. Two high scoring visual examples in public meetings had significant greenery above the second story. Is this being accommodated or encouraged? If not, why not?

Mockingbird Station, for example, is often cited as having many of the qualities that one might see in new mixed use for WSV but we believe it would not fit the design standards as we have seen them. There are many examples of developments in Dallas which are excellent but might not fit the standards. (We can provide pictures if needed.) One picture given during a public session received high marks but we believe it might not be allowable under the proposed standards.

One proposal to correct this might be a set of guiding principles or intentions that are out front so future developers know that political will from all sides will not prevent good design from being brought forward.

3) We have concerns that a single building type could theoretically dominate an entire area. In some areas with some building types this might not be inappropriate such as if area B was entirely commercial. Thought needs to be given so that entitlement does not become a quick fix for blight without long term thought about how the redevelopment changes affect the city over the long term.

4) No encouragement of trading height for open/public/plaza space. We have said consistently throughout this process that the surrounding neighborhoods are willing to trade height for open space within reason. For example in area C mixed use is limited to 4 stories. It is fair to encourage, perhaps, 5 stories if there is a trade off to publically usable open space. In this case, the draft ordinance utterly fails to meet this Goal which was presented throughout the process.

5) Potentially no residential in Area C. Area C presents the biggest opportunity for mixed use in the corridor. Area C is perhaps the key zone to success in achieving the Goals and without residential development in Area C it is unlikely the vision for the corridor can be

achieved. It presents the biggest opportunity to bring the rooftops in the phrase "retail follows rooftops."

Area C is the key to rearranging density in the corridor. Housing density in the corridor is not distributed well in its current state. However, the WSVCRS and this draft PD clearly suggest a rearrangement of that density. Some areas would necessarily lower density if redeveloped and others could gain density. Area C remains one of the few spots that could be used to absorb housing density in a positive way.

Most likely this area would support a rental mix above retail; it is closer to US-75. It is closer to the Spring Valley DART rail station. Its proximity to the noise of US-75 would make condo units more difficult to sustain. Nonetheless, bike routes, easy access to US-75 and the rail line would help ensure that this area would be a vital and thriving part of the PD.

As the draft stands Area C could be entirely commercial, as we understand it, even with retail ready on the ground floor. Without a proper density mix throughout the corridor it seems unlikely that new sustainable retail spaces could be created. Since other parts of the corridor in the draft involve lower density types such as townhomes and patio homes, overall density could drop and again we would drop to the problem of lack of rooftops. If Area C becomes primarily commercial it could stunt redevelopment in other areas. For example, the economic viability of replacing aging apartments outside of area C with lower density townhomes or patio homes may not be made to work if new services and amenities are not available nearby. Where would and could those new services be located? A: Most likely in Area C. It is critical that Area C become residential if the Goals are to succeed. This is a critical and problematic issue in the draft PD as presented.

7) Specific use changes. We believe the use changes are a good start. However, there are several use requirements that need to be changed from the permitted to major modification category. We do not object to any of these uses. However, we believe that these uses may damage potential in the corridor if they are allowed by right as the corridor STANDS NOW or in the near future. As time passes, and some redevelopment occurs these uses could be rezoned as permitted uses if the council at that time sees fit. We believe shops selling primarily tobacco and smoking accessories should be moved to major modification. We believe jewelers should be moved to a major modification. Again we must emphasize that quality of businesses that would even consider space on WSV as it stands now would likely be detrimental and as the corridor changes these requirements can change.

We believe churches should be a major modification in Areas A, B, C, D, and E. The development nature and scale of these institutions as has been seen in North Texas recently could create an impediment to achieving the Goals especially if this were to occur on the most valuable land. Richardson has a history with church properties encroaching on other properties and in most cases these issues were solved with relocation and through cooperative means. We emphasize that these should not be eliminated outright but moved to the major modification category so that if proposed they

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go through a normal oversight process. If a good proposal comes along in any of these categories that meet the Goals the nearby neighborhoods and hopefully the City would support these projects.

8) Duplexes problematic. As the staff, consultants, and attendees will attest duplexes proved to be a problematic building type. While the consultants might tell you that this was a design issue with objections to the visual examples presented, we disagree. We believe it is because of the nature of duplexes themselves. In many cases, duplexes are often too low density and do not provide enough value. Further there are usually alternatives (such as patio homes) that provide the same buffer between single family and commercial zones but at a greater value. We suggest duplexes be moved to be major modification in the current draft permitted zones. This eliminates any conflict because they remain possible and yet they go through an oversight process.

10) Concerns about streets and alleys. If new proposals come along not much has been discussed about alley requirements. Are alleys necessary in all developments such as townhome developments? Richardson's alleys requirements were created in a time when the primary motive was suburban development. Since we do not know the specific state of alley requirements in the PD we have no suggestion other than to ask whether or not they are necessary and that this be reviewed.

11) What prevents developments from being created that are the same nature as they are now but only bigger? This applies mostly to areas B and G but could apply in other places. Part of the problem with the corridor now is not just its age but its nature. Separated commercial uses created an automobile dependent situation. What prevents this from occurring again in those areas specifically with commercial development? One of the concerns of the residents – both condo and single family owners – was that the commercial areas of the corridor do not really serve them. If the nature of automobile dependent separated uses remains, then this nature does not change, and therefore, we are back to separated suburban uses.

12) Concerns with townhome verbiage. We believe the word "townhome" might be too narrow and suggest only a suburban attached housing model. We suggest saying "townhome or brownstone." While this is a small and cosmetic change, we believe it emphasizes the more urban nature of the corridor and its Goals.

In short, we think these proposed changes bring the draft closer inline to achieving the Goals as stated not only by the stakeholders but stated explicitly in the WSVCRS.

We are willing to sit down with City staff to discuss these issues.

OPPOSED

ZONING FILE 11-04

April 26, 2011

Monica Heid, AICP
Community Projects Manager
City of Richardson
PO Box 830309
Richardson, TX 75083-0309

RECEIVED
APR 27 2011
DEVELOPMENT SERVICES

Dear Ms. Heid,

I am the owner of Royal Catering located at 800 S. Central Expressway in Richardson. Please log this letter as my opposition to the Spring Valley Re-Development plan as it has been drafted. Add/include my business square footage to the lands in **opposition**. If this plan is implemented it will make it very difficult for my business to expand and hire additional employees.

This plan as currently proposed is not supportive of individual family owned businesses and the unique and important role that we hold in the local community.

Respectfully,

Alan Sweitzer
President
Royal Catering, Inc.

800 S. Central Expressway* Richardson, Texas 75080
972.437.1466 * Fax 972.437.1546 * email: alan@royalcateringdfw.com

mohammed habib
<ezshop2@sbcglobal.net>
04/26/2011 03:46 PM

To monica.heid@cor.gov
cc
bcc
Subject SPRING VALLEY CORRIDOR PROJECT.

Monica Heid, AICP
Community Projects Manager
City of Richardson
PO Box 830309
Richardson,TX 75083-0309

DATED 4.26.11

RECEIVED
APR 2 6 2011
DEVELOPMENT SERVICES

Dear Ms. Heid,

We are the owners of the property located at 818 S.Central Expwy #21. This letter will serve as notification of my opposition to the Spring Valley re-development plan as it is currently designed, Please include the square footage of my property in your calculation of lands in opposition. If accepted, this plan will make it difficult for my business to expand in the future.

Please accept that I am not opposed to redevelopment of the Spring Valley Corridor, but the proposed plan fails to allow for the individual business owner to redevelop and expand, and leans towards the national franchise operations. A balance between both types of business would be beneficial to Richardson. I would request that accetance of this postpond unit the business community in the effected area has an opportunity to offer comments and suggestions.
Sincerely,

EZ SHOP #2
818 S.CENTRAL EXPWY #21
RICHARDSON,TX 75080
972-2380528

OWNERS

AKBAR ALI AND MUHAMMED MUSHTAQ HABIB

EZ SHOP#2
818 SOUTH CENTRAL EXPRESS WAY SUITE #21
RICHARDSON, TX 75080
972-238-0528
972-238-0245 FAX

Five Point Five Ranch
Allan & Sandra Garonzik
7190 F. M. 1830
Argyle, Texas 76226
940-241-3483
bunkyg5@verizon.net

April 25, 2011

RECEIVED
APR 25 2011
DEVELOPMENT SERVICES

RE: Zoning file 11-4 Rezoning Spring Valley Corridor

Richardson City Council:

For the record –Public Hearing May 2, 2011

As with all zoning changes, there are some who will benefit and some who will suffer. The big winner, of course, is the City of Richardson—a shiny new segment in the City will replace the old run down and worn out section.

The losers will be include all those who are currently living and working in the area-- along with all the property owners. Logic would dictate that a person living in a $140,000 house can not afford one of the new $300,000+ houses as shown on the various slide presentations—so out with the current home owners. Even if he doesn't sell, the new property tax (based on how much other homes sell in the area) will drive him away.

Based on how the zoning laws are drawn up, most of the current commercial property owners will take a hit as well. In my case, I currently rent to three separate tenants—a church, a print shop, and an auto repair. Of course, if any of my tenants leave, the zoning and the codes will all but eliminate any chance of replacing that tenant. I have had to lower the rent on all tenants just to keep them, and the loss of even one with no replacement would be devastating. In the case of the Auto Repair shop, the PD zoning prohibits that use. Know anybody who wants to open a barber shop that has two bays and a lift? How about a book store that needs a compressor?

I don't have a million dollars to invest in a new building, nor the 2 years to build it and lease it---especially in this market of high unemployment and the economy in the toilet. And the loss of income with even one tenant leaving, and no replacement, is a problem.

Sure, I could sell the property---just like that old filling station across the street that has been vacant for 5 years, or any other commercial property which hasn't sold because all of the City's restrictions. So, the commercial property owners also line up on the loser side.

No question the developers, builders, and bankers are winners in the equation—none who currently have a dog in the hunt.

All this community input, forums, meetings, studies, etc are simply foreplay to the big shaft that the current residents and owners are about to get. And all orchestrated by a lame duck council which has no one living in the corridor and one council member who's property will be enhanced because of the better view when all the homes across his lake are leveled.

The timing of all this could not have been worse.

Allan Garonzik Owner 709 S. Floyd Rd

Angela Poen
<angelapoen@sbcglobal.net>

04/25/2011 01:51 PM

To monica.heid@cor.gov
cc
bcc
Subject Opposition to Redevelopment Plan

April 25, 2011
Monica Heid, AICP
Community Projects Manager
City of Richardson
PO Box 830309
Richardson, TX 75083-0309

RECEIVED
APR 25 2011
DEVELOPMENT SERVICES

Dear Ms. Heid,

As the owner of the properties located at 788 South Floyd, and 802 S. Central Expressway, I wish to express my deep disappointment in the acceptance of the re-development plan which will negatively effect the business which is currently leasing my property.

This letter will serve as notification of my opposition to the Spring Valley re-development plan as it is currently designed. Please include the square footage of these properties in your calculation of lands in opposition. If accepted, this plan will prevent Richardson Saw and Lawnmower, the occupant of these properties, a company which has been operating in Richardson since 1966, from its planned future expansion in the area.

As I understand the proposed plan as written, as owner, if I were to lose this occupant, I would have six months to procure another occupant in basically the same type of business, otherwise I would fall into non-compliance. If that were to come about, I would like you to outline the options then left available to me as a property owner.

Please accept that I am not opposed to redevelopment in general of the Spring Valley corridor, but the proposed plan fails to allow for the individual business owner to redevelop and expand, and leans toward the national franchise operations. A balance between both enities would be beneficial to Richardson.

Sincerely,
Angela Poen
972-727-1689

Zoning File 11-04 (West Spring Valley Rezoning)
Dickey, Bill (GE Capital) to: monica.heid, kathy.welp 04/18/2011 03:30 PM

From: "Dickey, Bill (GE Capital)" <Bill.Dickey@gecapital.com>
To: <monica.heid@cor.gov>, <kathy.welp@cor.gov>

Dear Monica,
On behalf of LRRP Mirada LLC, a Delaware limited liability company, whose mailing address is c/o GE capital real estate, 901 Main Avenue, Norwalk, Connecticut, 06851 I am notifying you of our opposition to the subject rezoning effort.
Respectfully,

Bill Dickey
Senior Asset Manager
GE Real Estate
America's Equity
T 972 728 7619
C 972 953 9916
F 972 447 3125
Bill.Dickey@ge.com
16479 Dallas Parkway #400
Addison, Texas 75001
GE imagination at work

*flex*Capital Properties, Ltd.

Autoflex

April 20, 2011

Monica Heid, AICP
Community Projects Manager
City of Richardson
PO Box 830309
Richardson, TX 75083-0309

Re: Zoning File 11-04

To Whom It May Concern:

Flex Capital Properties, Ltd. is the owner of 3.2425 acres of land located at 558 & 600 S. Central Expressway respectively. Approximately one-third of this property (1.0848 acres) is included in the above-referenced rezoning effort by the City of Richardson. Per the City Plan Commission's information disseminated at the Public Hearing on April 5, 2011, this plan, under Zoning File 11-04, will preclude us from making exterior improvements or expanding our facilities at this property without complying with the new proposed design and use guidelines. These guidelines will eventually prevent us from operating our business as we have been for more than fifteen years.

Please let this correspondence be notification of our opposition to the subject rezoning campaign.

Sincerely,

Andrew L. Adams
President
Flex Capital Properties, Ltd.
Autoflex Leasing

558 S. Central Expressway, Richardson, Texas 75080
972.234.1234 office | **972.238.4343** facsimile
www.autoflex.com

Autoflex
LEASING

April 19, 2011

To: Richardson City Planning Commission

Re: Zoning File 11-04

Ladies and gentlemen of the Commission,

I'm writing to ask that the portion of our property that has been included in the proposed zoning change be excluded.

Background:

Autoflex Leasing moved from Dallas to Richardson in January of 1990. We purchased the property at 212 W. Spring Valley. We operated successfully there for 10 years. Our business grew and we found ourselves in need of more space. We purchased the property at 600 S. Central Expressway in Richardson for additional office space and to remarket our lease return and trade-ins. This property is at SW corner of Dumont and Central Expressway. By 2009 we had outgrown the building on Spring Valley. We needed more office space and employee parking. We considered purchasing the old Richardson Savings and Loan building at 558 S. Central Expressway. The building had been vacant for many years and was in bad shape. Because it was across the street from our Clearance Center, we thought the proximity made it worth the considerable investment necessary to make the needed renovations. We purchased and renovated the building and it now serves as our national headquarters.

Currently:

The Autoflex Leasing Clearance Center is now included in the property being considered for rezoning. It is the last property at the North end of area A. The proposal to rezone it would effectively cut our usable property in half by changing the allowable usage of our property. Right now about one half of our overall business is the sale of our lease returns and trade-ins. The Clearance Center is therefore crucial to the success of Autoflex Leasing.

558 S. Central Expressway
Richardson, Texas 75080

972-234-1234
FAX: 972-238-4300
www.autoflex.com

The ability to continue using our property without making changes to the current Clearance Center building is also not a workable solution. Because of the age, appearance, and necessary upgrades to systems of the building, we had planned to replace it with a structure that would compliment our headquarters building at 558. We received a plaque and certificate of appreciation from this very Commission for the renovation of that building in 2000.

Consideration:

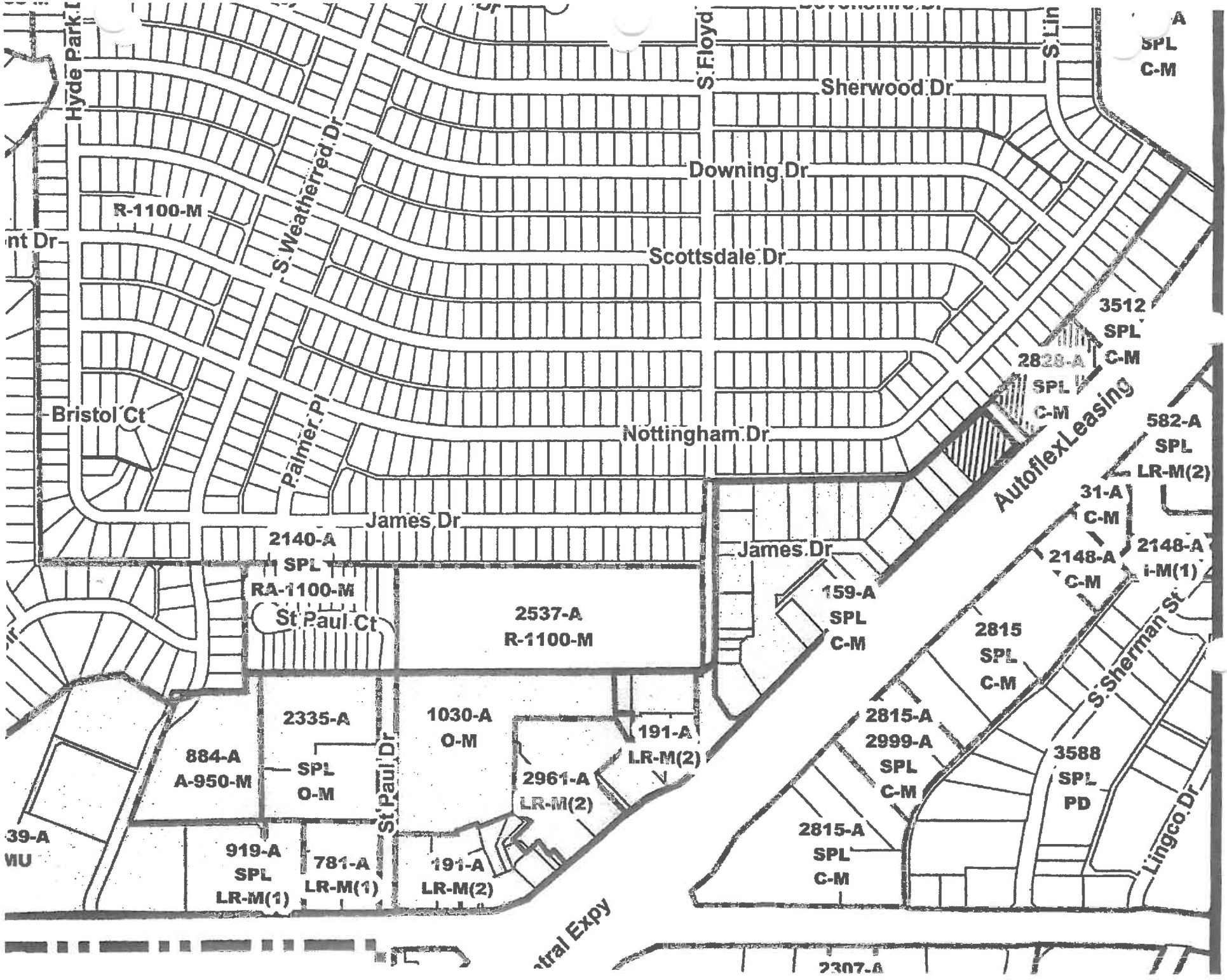
We propose that the Northern boundary of the proposed rezoning start at the Southern property line of the Autoflex Leasing Property. We wholeheartedly support the rezoning of the majority of property the Commission is considering. Given the monumental size and granular detail of the zoning proposal, we're not sure that the fact that it would divide Autoflex' property was considered when the map was drawn.

We have enjoyed having our business located in Richardson. We have always worked at improving both the community and our image in the community. While based in Richardson, Autoflex has become a nationally recognized leader in the automotive industry. Our business draws clients from all over Texas and other States to Richardson on a daily basis.

Please consider our proposal to move the Northern boundary and leave our property and business in one piece.

Sincerely,

David Blassingame, CVLE
Managing Partner
Autoflex Leasing Inc.



Hyde Park
S Floyd
Sherwood Dr
Downing Dr
Scottsdale Dr
Nottingham Dr
James Dr
S Weatherred Dr
Palmer Pl
Bristol Ct
St Paul Ct
St Paul Dr
S Sherman St
Lingco Dr
AutoflexLeasing
R-1100-M
2140-A
SPL
RA-1100-M
2537-A
R-1100-M
2335-A
SPL
O-M
884-A
A-950-M
1030-A
O-M
191-A
LR-M(2)
2961-A
LR-M(2)
919-A
SPL
LR-M(1)
781-A
LR-M(1)
191-A
LR-M(2)
159-A
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2828-A
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SPL
LR-M(2)
31-A
C-M
2148-A
C-M
2148-A
I-M(1)
2815
SPL
C-M
2815-A
2999-A
SPL
C-M
3588
SPL
PD
2815-A
SPL
C-M
2307-A

"Mann, Tommy"
<tmann@winstead.com>
04/20/2011 10:32 AM

To "'monica.heid@cor.gov'" <monica.heid@cor.gov>

cc 'Viva Dental' <viva.dentalpa@gmail.com>, diep truong <dtruong11@yahoo.com>, Trinh Vo <tvo22@yahoo.com>, "Williams, Kirk" <kwilliams@winstead.com>

bcc

Subject Opposition to Zoning File 11-04 (West Spring Valley Rezoning)

Monica,

As you are aware, I represent Spring Valley Properties LLC (dba Viva Dental), the owner of the 0.8788 acre tract located at 722 W. Spring Valley. Please accept this message as our written opposition to the rezoning.

I know you have already received written opposition from the 36.761 acre tract owned by LRRP Mirada LLC. I believe you have also received some other written opposition. Could you confirm whether a 75% majority vote of city council will be required to approve this item?

Thanks,
Tommy

Tommy Mann, Attorney
Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
214.745.5724 *direct* | 214.745.5390 *fax* | tmann@winstead.com | www.winstead.com

---

IRS Circular 230 Required Notice--IRS regulations require that we inform you as follows: Any U.S. federal tax advice contained in this communication (including any attachments) is not intended to be used and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or tax-related matter[s].

Information contained in this transmission is attorney privileged and confidential. It is intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

Spring Valley Rezoning
Mann, Tommy to: 'kathy.welp@cor.gov', 'monica.heid@cor.gov' 04/19/2011 10:20 AM
Cc: "Williams, Kirk"

From: "Mann, Tommy" <tmann@winstead.com>
To: "'kathy.welp@cor.gov'" <kathy.welp@cor.gov>, "'monica.heid@cor.gov'" <monica.heid@cor.gov>
Cc: "Williams, Kirk" <kwilliams@winstead.com>

As you may recall, I represent Dr. Diep Truong, the owner of the fast food restaurant at 722 W. Spring Valley. Although the public hearing is closed, I am requesting that this message be forwarded to the plan commissioners for consideration in tonight's open meeting.

At the last meeting, I expressed the concerns with having an existing building rendered non-conforming by this ordinance. In the revised version of the PD ordinance being considered tonight, several provisions regarding non-conforming structures and uses have been added. However, I do not believe they address any of the concerns expressed by me or several others at the previous hearing on this matter.

Specifically, it has been stated that the ordinance as drafted would not allow any business or property owner to make alterations to any existing structure that will extend its useful life. Such a requirement may not allow my client to finance a several hundred thousand dollar interior and exterior conversion of a drive-through restaurant building to a dental clinic. It will have similar effects on many small business owners.

If this ordinance is passed as written, I fear that we will be back before you requesting a major modification in a matter of weeks. The major modification process is identical to rezoning, with all of the same risks and costs associated with such a process.

I gleaned from the last meeting that the plan commission wanted to have some further discussion and consideration of this impact. With the public hearing closed, I will be unable to address the plan commission from the microphone. Given the many concerns expressed by my client, other business owners and members of the plan commission, it would be greatly appreciated if you gave this issue some further discussion and consideration in tonight's meeting.

One means of addressing our concerns would be to add a provision that renovations to existing structures are allowed for any permitted use. You can limit or not allow floor area expansion if you deem it an appropriate, additional safeguard. Such a requirement would be very similar to the way many other north Texas municipalities deal with non-conforming structures.

Thanks,
Tommy

Tommy Mann, Attorney
Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
214.745.5724 direct | 214.745.5390 fax | tmann@winstead.com | www.winstead.com

IRS Circular 230 Required Notice--IRS regulations require that we inform you as follows: Any U.S. federal tax advice contained in this communication (including any attachments) is not intended to be used and cannot be used, for the purpose of (i) avoiding

Robert Xavier Rodríguez
809 Blue Lake Circle
Richardson, Texas 75080
Phone/Fax: 972/238-8703

RECEIVED
APR 01 2011
DEVELOPMENT SERVICES

30/III/11

City Plan Commission
Dept. of Development Services
P.O. Box 830309
Richardson, TX 75083

Re: File No. ZF11-04/West Spring Valley Corridor

Dear Ladies and Gentlemen of the Commission,

This is a heartfelt plea to protest in the strongest possible terms the proposed rezoning request. I have lived on Blue Lake Circle for over fifteen years, and I treasure the view of the lake and the quiet of the neighborhood. I believe it would be a grave mistake for the City of Richardson to allow any buildings on the South side of the lake that would obscure the view from the North side and to permit businesses which could generate noise and smells, thus permanently ruining this idyllic setting. In addition to those of us who are fortunate enough to live on the lake, other members of the community also enjoy walking along Blue Lake Circle. New commercial development would not only be catastrophic for those of us who live on the immediate firing line; the blight would affect the entire neighborhood. I can see how there would be some businesses which would stand to profit financially from such a building project, but it is unconscionable to allow a few greedy developers to destroy the beauty and well-being of a whole community.

Sincerely,

Robert Xavier Rodríguez
Endowed Chair of Arts & Humanities
University Professor of Music
University of Texas at Dallas

RXR/mme

April 28, 2011

Monica Heid, AICP
Community Projects Manager
City of Richardson
PO Box 830309
Richardson, TX 75083-0309

Dear Ms. Heid,

I am the owner of the property located at 800 S. Central Expressway in Richardson. Please log this letter as my opposition to the Spring Valley Re-Development plan as it has been drafted. Include my property in the lands in **opposition**.

Respectfully,

Jim Nowak
Property Owner
800 S. Central Expressway
Richardson TX 75080

RECEIVED
APR 28 2011
DEVELOPMENT SERVICES

800 S. Central Expressway* Richardson, Texas 75080
972.437.1466 * Fax 972.437.1546 * email: alan@royalcateringdfw.com

5400 Renaissance Tower
1201 Elm Street
Dallas, Texas 75270

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

Ms. Monica Heid, AICP
Community Projects Manager
City of Richardson
PO Box 830309
Richardson, TX 75083

RECEIVED
APR 28 2011
DEVELOPMENT SERVICES

Re: Zoning File 11-04 (West Spring Valley Corridor Rezoning)

Dear Ms. Heid:

Our firm represents 900 West Spring Valley, LP, the owner of the 5.877 acre tract located at 900 W. Spring Valley Road, which is located within the area being considered for rezoning as part of the referenced zoning file. The purpose of this letter is to express our client's written opposition to the rezoning of its property without its consent.

While there are numerous objections to the proposed ordinance, of particular importance to our client is a change made to the ordinance after the close of the public hearing at the city plan commission. On pages 24 and 25 of the draft ordinance, a notation was added requiring a major modification for any mixed residential building within 200 feet of an area zoned single family, which encompasses a large portion of the tract. Because the public hearing was closed, our client was unable to offer input on this significant change.

The major modification process is identical to rezoning, with all of the same risks, uncertainty and costs. As such, it does not provide our client with any assurance that its existing development would ever be able to shed its non-conforming status or redevelop as new apartments or condominiums. We view this change as a significant deprivation of the existing development rights on the property and a violation of our client's procedural and substantive due process rights. The request should be remanded to the planning commission to allow public testimony on this issue.

This last-minute change has an especially draconian impact on our client's tract because a lake already separates it from the single-family lots to the north. The purpose of the buffer requirement is already met by the physical separation caused by the lake, and the additional buffer constraint being imposed by the city is arbitrary and capricious.

Please include this letter in the May council agenda packet on this item.

Sincerely,

Arthur J. Anderson

Dallas_1\5671441\1
999993-1 4/28/2011

5400 Renaissance Tower
1201 Elm Street
Dallas, Texas 75270

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

Ms. Monica Heid, AICP
Community Projects Manager
City of Richardson
PO Box 830309
Richardson, TX 75083

RECEIVED
APR 28 2011
DEVELOPMENT SERVICES

Re: Zoning File 11-04 (West Spring Valley Corridor Rezoning)

Dear Ms. Heid:

Our firm represents 900 West Spring Valley, LP, the owner of the 5.877 acre tract located at 900 W. Spring Valley Road, which is located within the area being considered for rezoning as part of the referenced zoning file. The purpose of this letter is to express our client's written opposition to the rezoning of its property without its consent.

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This last-minute change has an especially draconian impact on our client's tract because a lake already separates it from the single-family lots to the north. The purpose of the buffer requirement is already met by the physical separation caused by the lake, and the additional buffer constraint being imposed by the city is arbitrary and capricious.

Please include this letter in the May council agenda packet on this item.

Sincerely,

Arthur J. Anderson

Dallas_1\5671441\1
999993-1 4/28/2011

"J P Bains"
<jbains@4sunrooms.com>
04/28/2011 03:41 PM

To <monica.heid@cor.gov>
cc
bcc
Subject Re-Development of Spring Valley Corridor

April 28,2011

Monica Heid, AICP
Community Projects Manager
City Of Richardson
PO Box 830309
Richardson , Texas 75083-0309

RECEIVED
APR 2 8 2011
DEVELOPMENT SERVICES

Dear Ms. Heid,

I am the owner of the property located at 804 (810) South Central Expressway.
This e-mail will serve as notification of my opposition to the Spring Valley re-development plan as it is currently designed. Please include the square footage of my property in your calculation of lands in opposition. If accepted, this plan will make it difficult for my business to expand in the future and have a very negative effect on its property value due to limited marketability.

Please accept that I am not opposed to re-development of the Spring Valley corridor, but the proposed plan fails to allow for the individual business owner to re-develop and expand by making the exiting buildings non-conforming, and leans toward the national franchise operations.

By making the buildings non-conforming, I as a property owner would not be able to enhance my property to keep up with the look and feel of the neighborhood down the road. It also narrows down the list of prospective buyers of my property as they would find that restriction as a hindrance and thereby reduce the value of my property. A balance between both types of business would be beneficial to the business owners and Richardson. I would request that acceptance of this be postponed until the business community in the effected area has an opportunity to offer comments and suggestions.

Sincerely,

J P Bains
214-794-1394 Cell

RICHARDSON SAW & LAWNMOWER

April 28, 2011

Monica Heid, AICP
Community Projects Manager
City of Richardson
PO Box 830309
Richardson , TX 75083-0309

Dear Ms. Heid,

This letter will serve as notification of my opposition to the Spring Valley re-development plan as it is currently designed. Please include the square footage of my property in your calculation of lands in opposition. If accepted, this plan will make it difficult for my business to expand in the future.

Please accept that I am not opposed to redevelopment of the Spring Valley corridor, but the proposed plan limits future opportunities. I would request that acceptance of this be postponed until the business community in the affected area has an opportunity to offer comments and suggestions.

Sincerely,

James Poen

James Poen

Owner, Richardson Saw & Lawnmower Company

802 South Central Expressway • Richardson, Texas 75080 • (214) 235-2086 • Fax (214) 907-1310

Real Estate

16479 Dallas Parkway, Suite 600
Addison, TX 75001
USA

T+1 972 728 7500
F+1 972 728 7628

April 21, 2011

Monica Heid, AICP
Community Projects Manager
City of Richardson
Richardson, Texas 75083-0309

RECEIVED
APR 29 2011
DEVELOPMENT SERVICES

RE: Zoning File 11-04

To Whom It May Concern,

On behalf of LRRP Mirada LLC, a Delaware limited liability company, who own 36.761 acres of land located off the intersection of Spring Valley and Coit Road (1400 Cavalier Drive, Richardson, TX), I am notifying you of our opposition to the referenced rezoning effort.

To designate our property "Non-Conforming" would make it virtually impossible to refinance when our loan matures. It would also make it impossible to sell for the same reason.

We fear that this zoning ordinance, as it is written, will make the area extremely unattractive if improvements that might be defined as "extending the life" of non-conforming properties are not allowed.

Please register this opposition and count it for determination of voting requirements at the Council level.

Respectfully submitted,

Bill Dickey
Senior Asset Manager

cc: Joe Elsener
Cindy Bell

Daniel H. Drown
Huntington Townhomes-Office
910 Spring Valley Plaza
Richardson, TX 75080

RECEIVED
APR 29 2011
DEVELOPMENT SERVICES

Pamela Schmidt
City Secretary
City of Richardson
Richardson, Texas

April 29, 2011

Re: Spring Valley Corridor
Rezoning, Zoning File # 11-04

Dear Members of the City Council:

I am the owner of Huntington-Drown, LP dba Huntington Townhomes Apartments located at 910 Spring Valley Plaza (73 units).

I have been informed by council that the proposed rezoning of my property would make my property "non-conforming" and therefore impossible to refinance or sell.

I am opposed to this rezoning.

Please consider my opposition in your voting and for your voting requirements.

Very Truly Yours,

Daniel H. Drown
Owner of Huntington Drown, LP dba Huntington Drown Apartments

Hand Delivered

STUART MARGOL COMPANIES

RECEIVED
MAY 0 2 2011
DEVELOPMENT SERVICES

April 25, 2011

Monica Heid, AICP
Community Projects Manager
City of Richardson
P.O. Box 830309
Richardson, TX 75083-0309

VIA E-MAIL TO MONICA.HEID@COR.GOV

RE: Spring Valley re-development plan - opposition

Dear Ms. Heid,

I am the owner of the property located at **630 S. Central Expressway – Richardson, TX.** This e-mail/letter will serve as notification of my opposition to the Spring Valley re-development plan as it is currently designed. Please include the square footage of my property in your calculation of lands in opposition. If accepted, this plan will make it difficult for my business to expand in the future.

Please accept that I am not opposed to re-development of the Spring Valley corridor, but the proposed plan fails to allow for the individual business owner to redevelop and expand, and leans toward the national franchise operations. A balance between both types of business would be beneficial to Richardson. I would request that acceptance of this be postponed until the business community in the effected area has an opportunity to offer comments and suggestions.

Sincerely,

Stuart Margol
Stuart Margol Properties

"J.P. Kernan"
<jp@readyprint.net>
05/02/2011 12:30 PM

To monica.heid@cor.gov
cc
bcc
Subject Fw: Spring Valley Corridor

RECEIVED
MAY 02 2011
DEVELOPMENT SERVICES

Monica,

FYI, below is the email I wrote to every Council member and the Mayor last Monday. I just wanted to be sure you knew and this is on the record. As of today I have only received a reply and a phone call from Councilman Amir Omar?

See you tonight at the meeting.

Regards,

J.P. Kernan
Owner/Ready Print
Member/Richardson Heights Neighborhood Assoc.
972.231.6666 (work)
972.437-5638 (home)

----- Forwarded Message ----
From: J.P. Kernan <jp@readyprint.net>
To: gary.slagel@cor.gov
Sent: Mon, April 25, 2011 11:59:38 AM
Subject: Spring Valley Corridor

The Honorable Mayor Gary Slagel,

My name is J.P. Kernan and I own a printing company named Ready Print located on the corner of Floyd Rd. and James Drive where we have been doing business in the City of Richardson for over 30 years. I also own a home located at 807 Sherwood Drive in the Richardson Heights Neighborhood Association of which I am a member. I am also a member of St. Paul Church located directly accross the street from my business Ready Print. As you can see based on the locations of my business, home and church I have CHOSEN to work, raise my family and attend my church in a 1/2 mile radius by design.

I started working here at Ready Print in the summer of 1984. After working in Richardson at this location for 12 plus years my wife and I decided it was the perfect place to buy a house and raise our son that attended St. Paul School for 9 plus years and is now enrolled at John Paul II High School. Everything was going really well until I heard about the Spring Valley Corridor project. My first reaction after working next door to the Continnential Inn for 27 years was YEA, they are finally going to clean up all the problems that have going on at the hotel for all these years! Having attended MOST but NOT ALL of the meetings the City of Richardson has had as well as my Homeowners

Association meetings I have come to the conclusion this project will NOT benefit my business here at Ready Print but will in FACT reduce the value of the business I own. Its a shame that I have put over 27 years of my life into serving the community I work and live and it appears the future of Ready Print is now in the hands of our City Council and the decisions they make for me "the business owner".

I want to be very clear that I am NOT against re-development in Richardson, it is well overdue in some areas. What I am against is the process the City has taken to get this redevelopment done. I want to be sure you and everyone on the City Council realizes that the decisions ALL OF YOU make will directly affect ALL the business owners and property owners located in the area of the Spring Valley Corridor. The value of MY business will be reduced the minute the City Council votes in favor of the ordinances of this project (as it is written now) and puts the new ordinance into effect. I would like to commend the Richardson City Council for their visions for the future of Richardson but personally believe the City Council is working way too fast on this project and not considering all the ramifications to all the property and business owners located in the area that will be affected. I have heard Monica and Council members state at recent meetings that this project may take up to 20 years to complete? If that is the case why is our City Council rushing to get the new ordinances in place? I urge you and the City Council to please make sure due diligence is done before the Council approves these changes. Its better to error on the cautious side than to step on any rights of property or business owners.

Based on the information I have gathered over the last six or so months I see NO REASON for the Council to pass these changes through without considering ALL the issues involved with the project. If given more time I believe the City of Richardson along with its diverse community and wealth of resources and knowledge can come up with workable solutions that would not only benefit the developers and the City but would help the community as a whole.

Once again, I implore the City Council to not rush to decisions that could negatively affect the business owners in the Spring Valley Corridor redevelopment area.

Regards,

J.P. Kernan
Owner - Ready Print
Member - RHNA
Citizen - City of Richardson

"Alden E. Wagner Jr." <Alde@swbell.net>
05/02/2011 04:36 PM

To <monica.heid@cor.gov>
cc
bcc
Subject FW: RE:724 South Central Expressway

Monica,

I was advised to send you a copy of this e-mail. Congratulations on a job well done coming up with the West Spring Valley Corridor Zoning Restrictions. I don't support the West Spring Valley Corridor Zoning Restrictions, but I do admire and respect the job that you have done throughout the last several years getting the Zoning restrictions to Council for a vote.

Thank You,

Alden Wagner Jr.

From: Alden E. Wagner Jr. [mailto:Alde@swbell.net]
Sent: Monday, May 02, 2011 1:49 PM
To: 'gary.slagel@cor.gov'
Subject: FW: RE:724 South Central Expressway

Sir,

I am opposed to the West Spring Valley Corridor Zoning Restrictions. The unintended consequence of the additional zoning restrictions renders my property located at 724 Central unsellable or financeable as a stand alone property. How would you like it if your home became un-sellable by itself and could no longer qualify for a home loan.

"Do unto others as to yourself." Would you rezone your home so that it became un-sellable and could no longer qualify for a home loan?

I suggest that voting to approve this rezoning project be postponed for six months to allow time for the business owners to develop suggestions and proposals that could be included in the final draft.

Alden E Wagner Jr.
724 Central Expressway
972-503-0303

amiromar01@gmail.com bob.townsend@cor.gov john.murphy@cor.gov

REVISED DRAFT

WEST SPRING VALLEY CORRIDOR PD ORDINANCE – 05/02/2011

NONCONFORMING PROVISIONS

IX. ADMINISTRATION

...

I. NONCONFORMING USES

Intent. It is the intent of this Ordinance that, except as otherwise allowed in this Ordinance, nonconforming uses and structures shall not be enlarged upon, expanded or extended, and shall not be used as a basis for adding other structures or uses prohibited by this District. Nonconforming uses and structures are hereby declared to be incompatible with the permitted uses in this District.

1. **Generally.** For purposes of this Ordinance, a nonconforming use is any land use, structure, lot of record, or other situation related to the use or development of land within the District that was legally established prior to the effective date of this Ordinance or subsequent amendment hereto, and that does not fully conform to the requirements of this Ordinance, as amended, on the effective date of such amendment.

   a. For purposes of this Ordinance, a "nonconforming use" is a use of land, building, or other structure or combination thereof, that is legally nonconforming as a result of the circumstances described in this Subsection (1).

   b. For purposes of this Ordinance, a "nonconforming structure" is any building or structure which does not fully conform to the development standards and regulations set forth in this Ordinance, but which is legally nonconforming as a result of the circumstances described in this Subsection (1).

   c. For purposes of this Ordinance, a "nonconforming sign" is a sign that does not fully conform to the standards of the sign regulations of this Ordinance and/or the Code of Ordinances and that is legally nonconforming as a result of the circumstances described in this Subsection (1).

2. **Continuation of Nonconforming Use.** A nonconforming use, sign or structure occurring or existing on property within the District may continue, although such do not conform to the provisions of this Ordinance, subject to the following:

   a. A nonconforming use may be changed only to a use conforming to the requirements of the Subdistrict in which it is located and not another nonconforming use;

   b. A nonconforming use may not be expanded within an existing building, nor may the building be expanded or structurally altered to accommodate the nonconforming use;

   c. No nonconforming use of land or building shall be enlarged, increased, or extended to occupy a greater area of land than was occupied at the time the use of the land or building became a nonconforming use;

   d. A nonconforming use within a building may not be expanded to occupy any land outside the building;

e. A nonconforming use, if changed to a conforming use, may not thereafter be changed back to any nonconforming use;

f. A nonconforming structure may be used for any permitted use in the applicable Subdistrict or for any nonconforming use using the nonconforming structure prior to the date the use or the structure became nonconforming;

g. Maintenance and repair of a nonconforming structure is expressly permitted to the extent necessary to comply with applicable health and safety regulations or minimum building standards or to otherwise prevent injury to person or property.

3. **Discontinuance of Nonconforming Use.** A nonconforming use of property within the District, if abandoned or discontinued for a period exceeding six months, shall be deemed to be an abandonment of such use, regardless of intent. Such use shall not thereafter be reestablished, and any subsequent use shall conform to the requirements of the Subdistrict in which it is located. Discontinuance of a nonconforming use shall commence on the actual date of discontinuance.

4. **Restoration of Nonconforming Structure, Use, or Sign.**

a. In the event that a nonconforming structure or use is partially destroyed by fire, flood, windstorm, or other casualty to an extent exceeding fifty percent (50%) of its total appraised value as determined by the appraisal district, or its successor, said structure or use shall not be rebuilt, restored, reestablished or reoccupied except in conformance with the applicable requirements of this Ordinance, including those of the zoning district and Subdistrict in which it is located. ~~A nonconforming structure or use that is damaged or destroyed by the intentional acts or omissions of the owner, or by the occupants thereof, may not be rebuilt, restored, replaced or repaired if the structure is destroyed by the intentional act of the owner or the owner's agent.~~

b. If a nonconforming structure or use is partially damaged or destroyed by fire, flood, windstorm, or other casualty to an extent not exceeding fifty percent (50%) of its total appraised value as determined by the appraisal district, or its successor, such structure or use, such structure or use may be rebuilt, restored, reestablished or reoccupied to the extent it existed prior to the damage or destruction, provided that in no case shall the size or function of a non-conforming use located in the structure prior to damage or destruction be expanded beyond its size or function prior to the date of the damage or destruction. ~~A nonconforming structure or use that is damaged or destroyed by the intentional acts or omissions of the owner, or by the occupants thereof, may not be rebuilt, restored, replaced or repaired if the structure is destroyed by the intentional act of the owner or the owner's agent.~~

c. Notwithstanding Paragraphs 4.a. and 4.b., above, regardless of the extent of the damage or destruction, a nonconforming structure or use that is damaged or destroyed by the intentional acts or omissions of the owner, owner's agent, or by the occupants thereof, may not be rebuilt, restored, replaced or repaired except in conformance with the applicable requirements of this Ordinance, including those of the zoning district and Subdistrict in which it is located,

d. The repair, restoration, or replacement of a nonconforming sign damaged or destroyed by fire, flood, windstorm, or other cause beyond the control of the owner

of the nonconforming sign shall be subject to the provisions of the City's sign regulations set forth in the Code of Ordinances.

5. **Relationship to Code of Ordinances and CZO.** This Section I regarding nonconforming uses, structures, and signs is applicable only to property located within the District. The provisions regarding nonconforming uses, structures, and signs contained in the Code of Ordinances and the Comprehensive Zoning Ordinance are not amended hereby and continue to control property located outside of the District.

ZF 11-04 position

Owner	Address	Square Footage (per DCAD)	Acreage	
ALLAN GARONZIK	709 S FLOYD RD	22,498	0.52	
POEN RONALD W & ANGELA	788 S FLOYD RD	10,542	0.24	
POEN RONALD W & ANGELA	802 S CENTRAL EXPY	33,824	0.78	
LRRP MIRADA LLC	1319 CAVALIER DR	1,601,309	36.76	
FLEX CAPITAL PROPERTIES	600 S CENTRAL EXPY	47,253	1.08	
SPRING VALLEY PROPERTIES LLC	722 W SPRING VALLEY RD	38,281	0.88	
NOWAK JAMES E & CHERYL J	800 S CENTRAL EXPY	17,424	0.40	
900 WEST SPRING VALLEY, LP	900 W SPRING VALLEY RD	256,002	5.88	
BAINS JASPREET S	804 S CENTRAL EXPY	28,706	0.66	
MARGOL STUART	630 S CENTRAL EXPY	30,672	0.70	
HUNTINGTON DROWN LP	910 SPRING VALLEY PLZ	131,520	3.02	
WAGNER ALDEN E JR	724 S CENTRAL EXPY	10,454	0.24	
		Total Square Footage	**Total Acreage**	**% Opposed**
		2,228,485	51.16	25.84%

ORDINANCE NO. 3821

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS AUTHORIZING THE CITY MANAGER OF THE CITY OF RICHARDSON TO EXECUTE THE NECESSARY AGREEMENTS AND INSTRUMENTS FOR THE SALE OF THE REAL PROPERTY DEPICTED IN EXHIBIT "A" (THE "PROPERTY") TO THE RICHARDSON IMPROVEMENT CORPORATION FOR THE SUBSEQUENT RESALE OF THE PROPERTY BY THE RICHARDSON IMPROVEMENT CORPORATION TO ENGLISH COLOR AND SUPPLY, INC.; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Richardson previously acquired approximately 6.79 acres of land and improvements from the Richardson Independent School District in an exchange of real property (the "Exchange Property"); and

WHEREAS, the City of Richardson desires to transfer, convey and sell approximately 2.28 acres of the Exchange Property as generally depicted in Exhibit "A" (the "Property") to English Color and Supply, Inc. to be developed for the expansion of the existing business operated by English Color and Supply, Inc. of certain commercial, retail and other uses subject to certain restrictions, and on the adjoining property; and

WHEREAS, the actual legal description of the Property is be determined by a survey; and

WHEREAS, state law requires the Exchange Property be re-platted prior to the closing of the sale of the Property; and

WHEREAS, the City of Richardson and English Color and Supply Inc. have or intend to agree on a concept for the development of the Property; and

WHEREAS, the City of Richardson has requested that the Richardson Improvement Corporation, acting as an independent foundation pursuant to Texas Local Government Code, Section 272.001 (b) (4) purchase the Property from the City of Richardson for the subsequent re-sale to English Color and Supply Inc.; and

WHEREAS, the City of Richardson, subject to certain limited exceptions, may only sell real property by public auction, or pursuant to notice and competitive bidding and for fair market value, however, the Texas Local Government Code, Section 272.001(b) (4) authorizes the City of Richardson to sell real property it wants developed by contract with an independent foundation without public auction, or pursuant to competitive bidding; and

WHEREAS, the City of Richardson has obtained an appraisal that establishes the current fair market value for the Property; and

WHEREAS, the Richardson Improvement Corporation qualifies as an independent foundation for purposes of Texas Local Government Code, Section 272.001(b)(4) and State law allows the City of Richardson to sell the Property to the Richardson Improvement Corporation for resale to English Color and Supply Inc. for the stated purposes supported by the City of Richardson; and

WHEREAS, the sales price for the Property is equal to or greater than the fair market value of the Property as determined by the appraisal obtained by the City; and

WHEREAS, the Richardson Improvement Corporation intends to enter into an agreement with the City of Richardson acting as an independent foundation for the purchase of the Property for the subsequent resale of the Property to English Color and Supply Inc., and acting as an independent foundation, intends to enter into an agreement with English Color and Supply Inc. for the sale of the Property to English Color and Supply Inc.

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

SECTION 1. That the City Manager, or designee, is authorized to negotiate and execute on behalf of the City of Richardson, Texas, an agreement for the sale of the Property to the Richardson Improvement Corporation for the subsequent resale of the Property to English Color and Supply Inc., and to execute any amendments thereto, and any related deeds, agreements, instruments and consents necessary to accomplish the transfer of the Property.

SECTION 2. That the terms of the sale authorized herein shall include the following: sales price of $4.75 per square foot; a restriction agreement that requires English Color and Supply, Inc. shall submit to the City Manager, or designee, for approval, elevation plans for the improvements to be constructed on the Property; and any other restrictions required by the exchange agreement between the City of Richardson, Texas, and the Richardson Improvement Corporation; and the closing costs allocated among the parties as such costs are normally allocated for the sale of real property in Dallas County, Texas.

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be invalid, void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance which shall remain in full force and effect.

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

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

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

APPROVED:

_____
MAYOR

CORRECTLY ENROLLED:

_____
CITY SECRETARY

APPROVED AS TO FORM:

Peter G. Smith
CITY ATTORNEY
(PGS:05-03-11:49028)

Exhibit A

RESOLUTION NO. 11-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPOINTING KIMBERLY LAY TO THE AGGREGATED POSITION OF REPRESENTATIVE TO THE REGIONAL TRANSPORTATION COUNCIL OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, WHICH FRACTIONAL ALLOCATION MEMBERSHIP IS SHARED WITH THE TOWN OF ADDISON, AND THE CITIES OF MURPHY, SACHSE, AND WYLIE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, regional transportation planning and improved mobility are goals of the City of Richardson; and

WHEREAS, the City of Richardson desires to have a representative on the Regional Transportation Council; and

WHEREAS, Councilmember John Murphy is presently representing the City of Richardson on the Regional Transportation Council.

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

SECTION 1. That Kimberly Lay, Deputy Mayor Pro Tem for the Town of Addison, is hereby appointed to the Regional Transportation Council of the North Central Texas Council of Governments.

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 25th day of April 2011.

CITY OF RICHARDSON, TEXAS

_____
MAYOR

APPROVED AS TO FORM:

_____
CITY ATTORNEY
(PGS:tlo:4-22-11:48965)

ATTEST:

_____
CITY SECRETARY

RESOLUTION NO. 11-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ECONOMIC DEVELOPMENT AGREEMENT(S) PURSUANT TO CHAPTER 380, TEXAS LOCAL GOVERNMENT CODE, BY AND BETWEEN THE CITY OF RICHARDSON AND FOSSIL, INC., A DELAWARE CORPORATION ("FOSSIL"); PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Fossil is engaged in the design, development, marketing and distribution of consumer products predicated on fashion and value, and intends to consolidate its operations within the City to a single location consisting of a 26-acre, 536,000 square feet, two-building campus at 901 South Central Expressway, Richardson, Texas (hereinafter defined as the "Leased Premises"), for a period of at least ten (10) years (hereinafter defined as the "Lease"), to serve as its new design, brand management, marketing, and technology support central operations; and

WHEREAS, the Fossil consolidation to the Leased Premises will provide a progressive campus setting for approximately 800 employees, and the cost of enhancement and reorientation of the Leased Premises is estimated to be at least $15 Million Dollars ($15,000,000.00); and

WHEREAS, the relocation of Fossil to the Leased Premises will result in a capital investment of at least $15 Million Dollars of tenant finish-out, equipment, tangible personal proeprty and fixtures for Fossil; and

WHEREAS, Fossil has advised the City that a contributing factor that would induce Fossil to execute the Lease and relocate, expand, and consolidate its operations at the Leased Premises would be an agreement by the City to provide an economic development grant to Fossil; and

WHEREAS, the City has adopted programs for promoting economic development, and this Agreement and the economic development incentives set forth herein are given and provided by the City pursuant to and in accordance with those programs; and

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has determined that making an economic development grant to Fossil in accordance with this Agreement is in accordance with the City Economic Development Program and will: (i) further the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) will promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, City desires to authorize the City Manager to negotiate and enter into an Economic Development Agreement with Fossil pursuant to Chapter 380 of the Texas Local Government Code.

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

SECTION 1. That the City Manager, or designee, is hereby authorized to negotiate and execute one or more Economic Development Agreements pursuant to Chapter 380 of the Texas Local Government Code (and any amendments thereto, including any related instruments), on behalf of the City of Richardson, Texas, with Fossil. Inc. (and its affiliated and related entities), contingent upon Fossil's consolidation of its operations within the City to a single location consisting of a 26-acre, 536,000 square feet, two-building campus at 901 South Central Expressway, Richardson, Texas, for a period of at least ten (10) years, to serve as its new design, brand management, marketing, and technology support central operations to provide (i) five (5) annual economic development grants, each in the amount of One Hundred Seventy-Five Thousand Dollars ($175,000.00); (ii) ten (10) annual economic development grants for the improvements, each in an amount equal to fifty percent (50%) of the ad valorem tax assessed by the City against the improvements, and collected by the City for the applicable tax year; and (iii) ten (10) annual economic development grants for the tangible personal property to be located at the improvements, each in an amount equal to fifty percent (50%) of the ad valorem tax assessed by the City against the tangible personal property (owned or leased by Fossil and located at the improvements) and collected by the City for the applicable tax year.

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

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution which shall remain in full force and effect.

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

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

CITY OF RICHARDSON, TEXAS

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

APPROVED AS TO FORM:

_____
PETER G. SMITH, CITY ATTORNEY
(PGS:04-22-11:48992)

City of Richardson
Community Gardens Partnership Program Application

Name of Organization: Richardson East Church of Christ Date: 2/21/11

Primary Contact: Jennifer Anderson

Phone Number: 972-495-0903 Email Address: davidandjennifer2@tx.rr.co

Address of the Community Garden: 1600 E. Campbell Road
Richardson, Tx 75081

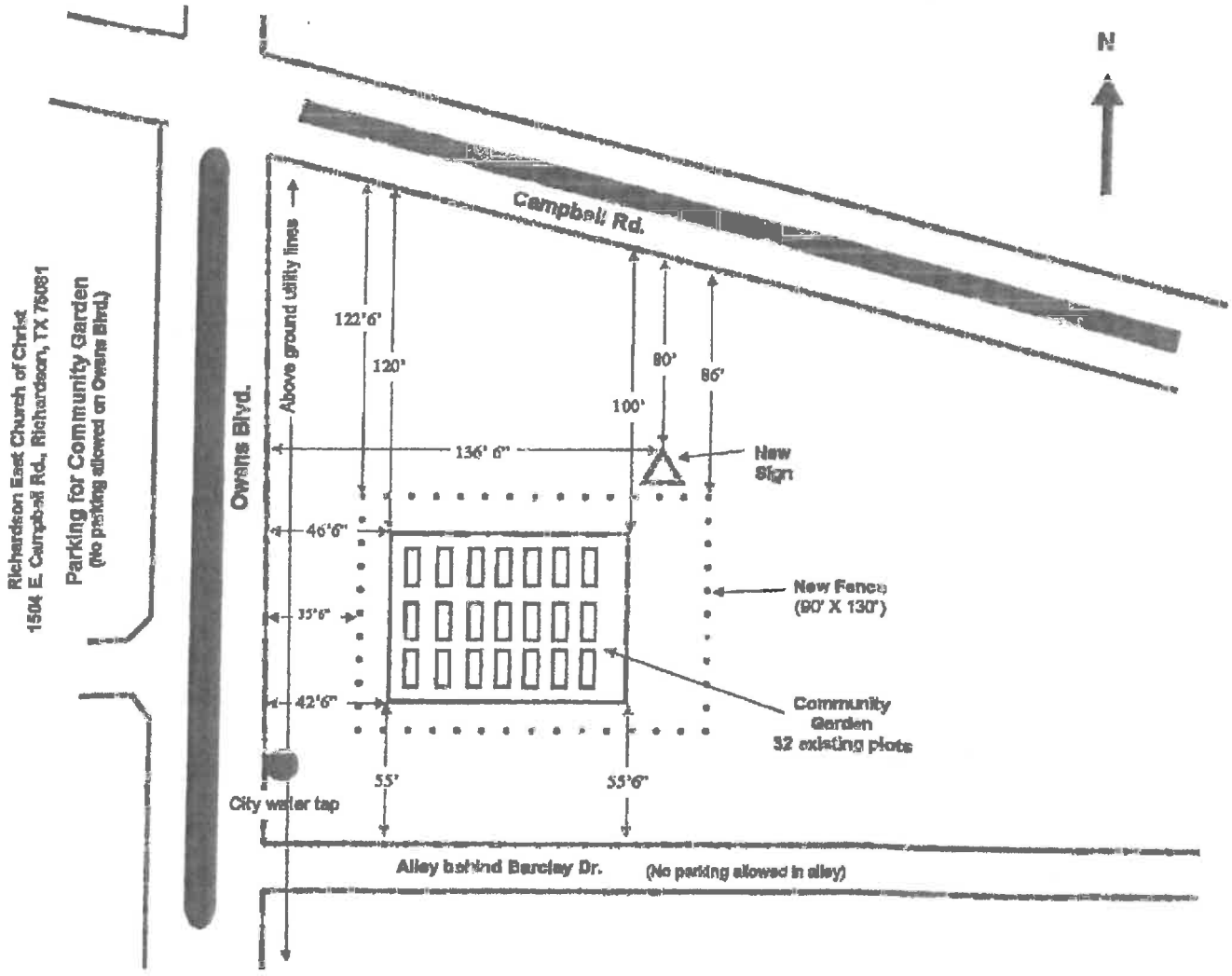
Answer the following questions regarding your proposed Community Garden:

1. Do you have an adopted Garden Plot Contact, to be signed by each participant in your program, to help manage your garden?
   ☑ Yes ☐ No
2. Is your property located on at least one non-local street, with adequate off-street parking?
   ☑ Yes ☐ No
3. Does your property contain adequate space for eight (8) usable garden beds with a minimum of 32 square feet each?
   ☑ Yes ☐ No
4. Does your community garden allow for City of Richardson Residents to use 50% of the available plots?
   ☑ Yes ☐ No
5. Will your community garden donate 25% of usable produce to those in charitable need?
   ☑ Yes ☐ No
6. Does your community garden have a collection and distribution plan for produce to be donated?
   ☑ Yes ☐ No

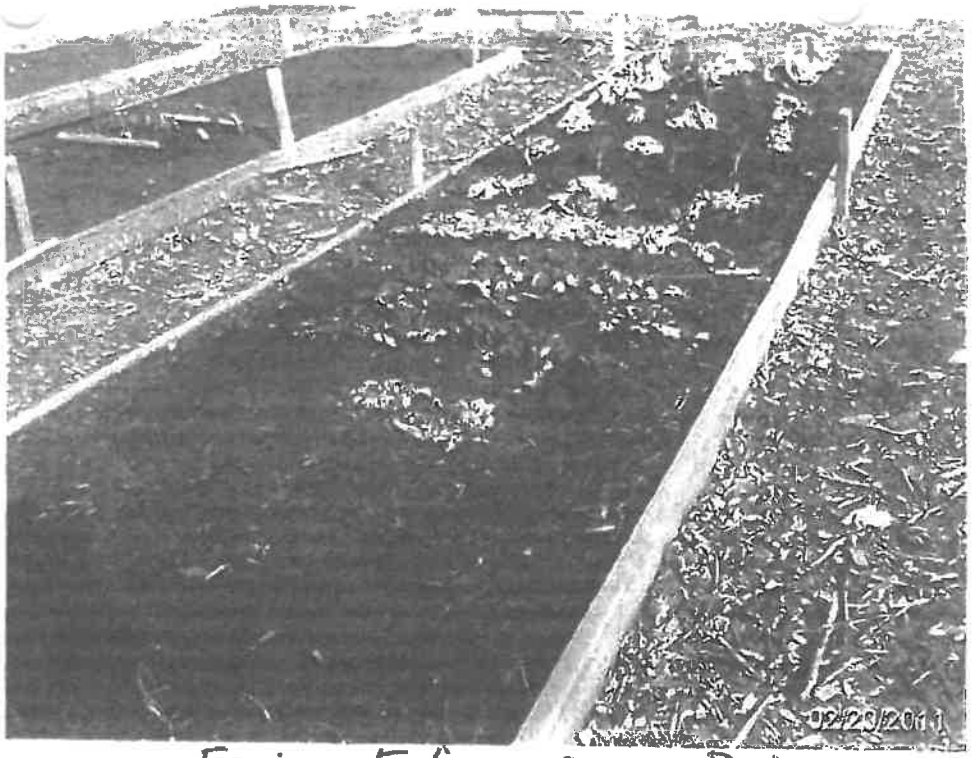
Please attach the supporting documentation to this application for review:
- ☐ Written Description of the Community Garden
- ☐ Adopted Community Garden Plot Contract
- ☐ Garden Location Map (aerial view) including proposed bed sites and parking availability
- ☐ Site Photographs

Submit your applications to the City of Richardson in person, by mail or by fax. Thank you.

City of Richardson, City Manager's Office
Attention: Environmental Policy Coordinators
411 W. Arapaho Road
Richardson, TX 75080
Phone: 972-744-4024 | Fax: 972-744-5803
Visit us online at www.greencor.net


N
Campbell Rd.
Owens Blvd.
Above ground utility lines
Richardson East Church of Christ
1504 E. Campbell Rd., Richardson, TX 75081
Parking for Community Garden
(No parking allowed on Owens Blvd.)
122'6"
120'
100'
80'
86'
136' 6"
New Sign
46'6"
35'6"
42'6"
New Fence
(90' X 130')
Community
Garden
32 existing plots
55'
55'6"
City water tap
Alley behind Barclay Dr.
(No parking allowed in alley)

Facing NW towards Owens Dr



Facing NE toward Barclay alley

Facing E from Owens Drive

City of Richardson
Community Gardens Partnership Program Application

Name of Organization: Creekside Baptist Church Date: 9 Mar 11

Primary Contact: Stephen H. Bryan - Pastor

Phone Number: 214-803-2496 Email Address: stephenhbryan7@yahoo.com

Address of the Community Garden: 1105 N. Waterview Dr. Richardson, TX 75080

Answer the following questions regarding your proposed Community Garden:

1. Do you have an adopted Garden Plot Contact, to be signed by each participant in your program, to help manage your garden?
   ☑ Yes ☐ No
2. Is your property located on at least one non-local street, with adequate off-street parking?
   ☑ Yes ☐ No
3. Does your property contain adequate space for eight (8) usable garden beds with a minimum of 32 square feet each?
   ☑ Yes ☐ No
4. Does your community garden allow for City of Richardson Residents to use 50% of the available plots?
   ☑ Yes ☐ No
5. Will your community garden donate 25% of the edible produce to those in charitable need?
   ☑ Yes ☐ No
6. Does your community garden have a collection and distribution plan for produce to be donated?
   ☑ Yes ☐ No

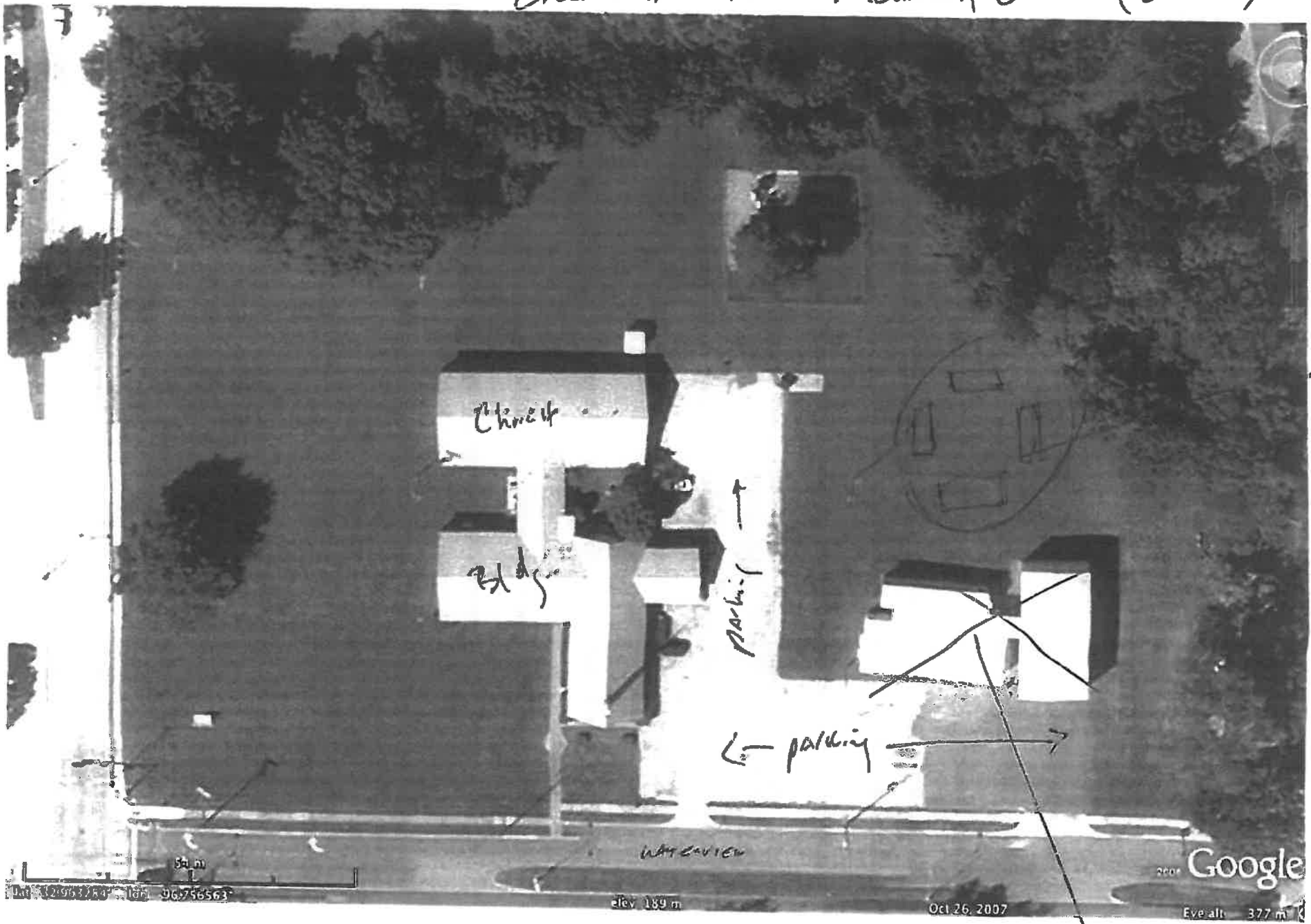
Please attach the supporting documentation to this application for review:
☑ Written Description of the Community Garden
☑ Adopted Community Garden Plot Contract
☑ Garden Location Map (aerial view) including proposed bed sites and parking availability
☑ Site Photographs

Submit your applications to the City of Richardson in person, by mail or by fax. Thank you.

City of Richardson, City Manager's Office
Attention: Environmental Policy Coordinators
411 W. Arapaho Road
Richardson, TX 75080
Phone: 972-744-4024 | Fax: 972-744-5803
Visit us online at www.greencor.net

1105 N. WATERVIEW DR.
RICHARDSON, TX 75080

CREEKSIDE BAPTIST CHURCH
GREENWOOD HILLS FELLOWSHIP COMMUNITY GARDEN (GCF-CG)



Proposed Garden location Area

- Arrange for someone to take care of my plot if I am ill or on vacation, notifying the Garden Manager as to who that person is. I understand that no person is responsible for the upkeep of my plot but me.
- Clean and return garden-owned tools to their proper place in the storage shed when I am done with them.
- Keep the Garden Manager notified of my current address, telephone number and email. Any correspondence mailed to the current address or email address on file is considered delivered.
- Sign a GCF-CG contract agreeing to abide by the current By-laws, Rules and Regulations.
- Keep any pet I bring into the Garden on a leash at all times and either tethered by my plot or in close proximity to me. I understand it is my sole and mandatoty responsibility to clean up after the animal. Only pets that are "socialized" will be allowed and the individual owner's privilege to bring a particular animal onto the premises may be revoked after consideration by the Garden Manager should a complaint be lodged.

I WILL NOT

- Bring undocumented workers into the gardens.
- Bring contractors into the garden unless approved by the GCF-CG Garden Manager.
- Drink alcoholic beverages or use illegal drugs in the garden.
- Deface or destroy any property, buildings, fences or signs in the garden.
- Leave any personal furniture at the garden when I am not present.
- Sell or use my garden produce for profit. I affirm that my produce is intended for home use and charitable organization use.
- Skateboard, bicycle or roller skate in the garden or engage in activity that would be considered illegal or inherently dangerous.
- Threaten or harass the GCF-CG members, any other Garden member or his/her guest.
- Remove anything but my own produce and flowers from my own assigned plot. I understand that harvesting or removing anything from another garden plot without permission is stealing and will result in the permanent loss of my membership.

Paths

I WILL

- Keep the paths adjacent to my plot at their original widths and free of weeds at all times.
- Keep my crop trimmed out of all pathways. I understand that if any plants extend into the pathway they will be cut back.

Water Irrigation Systems

A designated water meter for member-gardeners is provided. No water timers, soaker hoses, or irrigation systems are permitted.

I WILL

- Conserve water at all times, by mulching, watering mornings and evenings instead of afternoons, and not allowing the water to run unattended.
- Turn off the water completely when finished.

- Report problems with the water to the Garden Manager.
- Test my irrigation systems weekly to insure there is no overwatering or leakage.
- Maintain my irrigation system
- Turn off the water to my plot when a leak occurs in my watering system.

I WILL NOT

- Over-water my garden. Over-watering will result in a violation.
- Allow my sprinklers to spray outside my plot.
- Have any irrigation pipes, controls or timers outside my plot for sprinkler systems in my plot.

Hoses

I WILL

- Coil the hose on the storage rack in a neat mannet when not in use.
- Take care to straighten all kinks while coiling the hose.
- Report problems with hoses to the Garden Manager.
- I WILL NOT cut or damage any hose.

Trash and Garden Waste

There is trash service to the garden where an appropriate container is located..

I WILL

- Put trash in the appropriate container.
- Remove from the garden any trash or garden debris that does not fit in one of the Garden's trash containers.

I WILL NOT

- Bring or dump trash from home or from outside the garden.
- Store excess/unused tomato cages, trellises and/or stakes in my plot or leave them in the common areas of the garden.

Garden Plots

Plots measure 5 feet by 10 feet. Each plot under one gardener's care will carry the same responsibilities, including financial.

I WILL

- Begin work on my garden plot within three weeks of the date I am assigned the plot.

- Keep my garden plot at least 75% planted between February 28th and November 15th.
- Keep my plot free of weeds and dead plants when lying fallow.
- Keep my plot free of Bermuda grass, morning glory and all other weeds.
- Plant all plants in the ground.
- Plant crops that grow over four feet in height in the center of my plot.
- Keep my garden plot free of overripe, rotting and spoiled fruit and vegetables.
- Use only metal fencing around the plot or other fencing that has been approved by the Garden Manager.
- Refrain from token plantings or planting a cover crop, unless specifically approved by the Garden Manager.

I WILL NOT

- Use pressure treated wood in my plot.
- Construct a fence in excess of 46 inches in height from path level around the plot, including vegetable fences.
- Allow the soil height to exceed the boundary board on my plot.
- Have trellises, supports or cages that exceed five feet in height and will not let them shade neighboring plots.
- Construct any shade structures or greenhouses or use black shade cloth as a fencing material.
- Erect any statues, flags, or banners in my plot.
- Use synthetic chemical fertilizers, pesticides, herbicides, or rodenticides. If I have a question on what is considered organic, I shall check with the Garden Manager.
- Let plants over four feet in height shade my neighbors plot
- Bring grass clippings to the garden.
- Leave any dead plants in my plot.
- I will not plant any illegal or poisonous plants, plants that spread through underground runners, canes or other such means, or any plants deemed by the Board to be unsuitable, some of which are:

Bamboo	Mint
Cactus	Morning glory (flower or weed)
Cane berries	Passion fruit
Castor bean	Plumeria trees
Chaote squash	Sorghum
4 O'clock (the flower)	Sugar cane
Jerusalum artichoke	Wisteria

Any perennial over 4 feet tall, except for one five-foot tall grapevine**

Rose types that spread through underground runners

**One grapevine may be grown in the center of the plot with vines extending east-west. The grapevine must be properly maintained and no more than five feet tall.

Effective January 1, 2011, no paint, stain, varnish or other finishing product shall be applied to any permanent fixture in a plot, including fences, gates, and dividers.

If I am in doubt as to whether a specific plant is allowed or have a question, I will ask the Garden Manager.

Responsibilities

Every member-gardener is expected to keep his or her own plot orderly and attractive.

No discrimination will be allowed based on race, religion, ethnic or national origin, gender, disability, or economic status. Such practices will exclude anyone who engages in them. This organization abides by The Americans with Disabilities Act.

A new member-gardener MUST review and SIGN the attached form before he/she can work on his/her plot. A new set of rules must be signed at the beginning of each year.

Member-gardeners must sign an Assumption of Liability form each year for existing irrigation systems in their plot.

Violations / Termination of Membership

When a member-gardener is not in compliance with any of the Operating Rules and Regulations, he/she will be issued a letter of Non-Compliance and will be given three weeks to correct the situation. If the issue is not rectified, a second letter of Non-Compliance will be issued and the member-gardener will be given one week to remedy the situation. If the problem has not been corrected by the end of that week, a Notice of Non-Compliance and Eviction will be sent and the member-gardener will have one week to relinquish the plot back to the GCF-CG. Anything in the garden plot that has not been removed by that time will be subject to disposition by the Garden Manager.

- Issuance of 3 letters of Non-Compliance to any one member-gardener in a 12 month period will result in termination of membership. Correction of a problem identified in a notice will not cancel the notice and the notice will be counted. Verbal notices are not counted in the three notice rule.
- New member-gardeners will be on probation for four months, during which time his/her membership may be terminated for cause by the Garden Manager. Such cause may include any one violation of the Rules and Regulations.
- A failure of a member's watering system will be considered a violation.
- Membership in the Garden may be terminated if false information is given.
- A gardener whose membership has been terminated may re-apply after one year. Termination for drinking alcohol, using drugs, or stealing will result in the permanent loss of membership.

Fees and Payments

There is no annual plot rental fees, however to help with the cost of water gardener member-gardeners are allowed to donate monetarily if they so desire.

Information

In case of an emergency within the garden, such as the presence of bee swarms, flooding, uncontrolled watering, fire, unauthorized entry, or other such events, any member-gardener on site may take appropriate corrective action in consideration of the welfare of the gardens and/or its member-gardeners as a whole. The incident and any action taken should be reported immediately to the Garden Manager.

An unforeseen situation might arise that would prevent adherence to these agreed-upon responsibilities. If such an incident does occur, please notify the Garden manager or Creekside Baptist Church Pastor.

Each member-gardener is required by the City of Richardson to agree to additional specific requirements as follows:

1. I agree to abide by all City of Richardson ordinances and policies, including those regarding the use of community gardens.
2. I understand that I will grow edible items and will donate 25% of my produce, based on weight or count to al local food bank or those in charitable need.
3. I will park in the designated area when tending to the community garden, not on the street.
4. I understand that GCF-CG, Creekside Baptist Church and the City of Richardson are not responsible for my actions. I therefore agree to hold harmless those Entities for any and all liabilities, damages, losses or claims that occur in connection with the use of the community garden either by me or any of my guests.

Garden Manager, Co-Manager and Volunteers Meetings

The Garden Manager, Co-Manager and volunteers of the GCF-CG will meet once each month. Member-Gardeners may attend meetings. To bring any concerns or questions before the Garden Manager or Co-Manager in person, call the pastor of Creekside Baptist Church at 972-231-4493. Letters may be sent to:

Creekside Baptist Church – GCF-CG
1105 N. Waterview Dr.
Richardson, Texas 75080

Member-gardeners are invited to call Pastor to express concerns or comments.

Name:_____ Phone:_____ **Date:**_____
Address:_____
Email: _____

STATE OF TEXAS	§	**Interlocal Cooperation and License Agreement**
	§	**by and between City of Richardson and**
	§	**the Richardson Independent School District**
COUNTY OF DALLAS	§	

This Interlocal Cooperation and License Agreement (the "Agreement") is made and entered into by and between Richardson Independent School District ("RISD"), an independent school district established pursuant to Chapter 11 of the Texas Education Code, and the City of Richardson ("City"), a Texas home rule municipality, acting by and through their authorized representatives.

RECITALS

WHEREAS, City and RISD have determined that the construction of the Fire Station on property located adjacent to RISD's Apollo Junior High School ("the School") is in the best interest of the citizens of the City and the inhabitants of the RISD; and

WHEREAS, the redesign of driveways and the addition of parking to the School will benefit the School as well as operation and use of the Fire Station by the City and the public; and

WHEREAS, City has offered to construct the Improvements on the School campus in exchange for RISD's agreement to allow the public to use the Improvements in association with the use and operation of the Fire Station; and

WHEREAS, RISD agrees that City's offer is in the best interest of RISD and its constituencies; and

WHEREAS, the Interlocal Cooperation Act, Texas Government Code, Chapter 791 (the "Act") authorizes units of local governments to contract with one or more units of local governments to perform governmental functions and services under the terms of the Act; and

WHEREAS, this Agreement and the activities described herein are authorized by the Act; and

WHEREAS, the Parties agree that any financial obligations of the Parties under this Agreement shall be paid from current revenue or other lawful available funds;

NOW THEREFORE, in consideration of the premises, mutual promises, and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

Article I
Purpose

The purpose of this Agreement is to evidence the Parties' agreement regarding: (a) the construction, ownership, and maintenance of the Improvements on the School campus; (b) the

license to be granted to City by RISD to use the Improvements following completion of construction; and (c) the granting of a Temporary Construction Easement for construction of the Improvements.

Article II
Definitions

When used in this Agreement, the following words, unless the context indicates a different meaning, shall have the following meanings:

"City" means the City of Richardson, acting by and through its City Manager, or designee.

"Commencement of Construction" means the date the City's contractor enters on the School campus with supplies, materials, and/or equipment in preparation for construction of the Improvements.

"Completion of Construction" shall mean: (i) the City has issued a certificate of substantial completion to the City's contractor; (ii) City and RISD have completed any applicable final inspection of the Improvements; and (iii) the City and RISD have accepted the Improvements.

"Construction Easement" means a temporary construction easement located on the property described in Exhibit "A", to be used by City and its contractors in the construction of the Improvements.

"Effective Date" means the date of execution of this Agreement by all of the Parties.

"Expiration Date" means the date the Parties have fully satisfied their respective obligations herein.

"Fire Station" means the Richardson Fire Department's new Fire Station to be built on property adjacent to the Apollo Junior High School, described in Exhibit "A" attached hereto.

"Force Majeure" means any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war, terrorist act, riot, civil commotion, insurrection, government action or inaction (unless caused by the intentionally wrongful acts or omissions of the party), fires, earthquake, tornado, hurricane, explosions, floods, strikes, slowdowns or work stoppages.

"Improvements" means the parking lot(s), driveway, sidewalks, and all related improvements and appurtenances to be designed and constructed by the City and constructed on the School campus at the locations substantially as shown on Exhibit "A".

"Parties" means RISD and City, acting by and through their authorized representatives.

"Plans" means the plans, specifications, and other contract documents to be prepared by or under the direction of City relating to construction of the Improvements.

"RISD" means the Richardson Independent School District, acting by and through its Superintendent or other authorized representative.

"School" shall mean Apollo Junior High School of the RISD located at 1600 Apollo Road, Richardson, Texas.

Article III
Term

The term of this Agreement commences on the Effective Date and will continue until the Expiration Date, unless sooner terminated, as provided herein.

Article IV
Project Construction, Ownership, and Maintenance

4.1 **Improvements Design and Construction.** City agrees to cause the Plans to be prepared at City's cost. Prior to advertising for bids for construction of the Improvements, City shall provide RISD an opportunity to review and comment on the Plans, which approval shall not be unreasonably withheld or delayed. In the event RISD fails to provide comments on the Plans on or before the fifteenth (15th) day following delivery of the Plans to RISD, RISD shall have waived it rights to comment on the Plans. City agrees that the specifications for the Improvements shall be such that the Improvements shall be at least the same quality of construction and materials as would be achieved by using the specifications for paved parking lots, driveways, and sidewalks generally used by RISD for similar projects on other school campuses.

4.2 **Construction Schedule.** City and RISD agree to reasonably cooperate in coordinating the schedule for construction of the Improvements in such a manner as to not unreasonably interfere with the operations at the School. City agrees that Commencement of Construction shall not occur less than ten (10) days prior to delivery of notice of the date of Commencement of Construction.

4.3 **Ownership and Maintenance.** Subject to such rights as may be granted by this Agreement to City to use the Improvements, upon Completion of Construction of the Improvements and acceptance of the Improvements by City and RISD, the Improvements shall constitute a fixture attached to RISD's real property and title to the Improvements shall belong to RISD. City agrees to execute a Bill of Sale or other similar document as RISD may reasonably request conveying all right, title, and interest that City may have in the Improvements to RISD subject to the rights granted to City in this Agreement. City further agrees to assign to RISD all contractors and/or manufacturer warranties and guarantees that City may obtain pursuant to the Plans any related contract documents to the extent such warranties and guarantees relate to the Improvements.

4.4 **Entry into School Buildings; Compliance with RISD Regulations.** City's contractors, subcontractors, and employees of the City performing the construction work shall at no time be permitted to enter into any building located on the School's campus. Furthermore, City shall require its contractors and subcontractors at all times to comply with all rules and regulations relating to personal conduct while performing work on the RISD property that the RISD applies to the conduct of its own contractors and subcontractors. The RISD shall provide to the City copies of any applicable rules and regulations with which the contractors and subcontractors of the City shall be required to comply pursuant to this Section 4.4.

4.5 **Insurance and Indemnification.** City agrees to require its contractors to obtain prior to the Commencement of Construction and maintain in full force and effect, until Completion of Construction, commercial general liability and other types and amounts of insurance that City normally requires of contractors engaged by City for other City public works projects. City shall further require that such insurance be endorsed to include RISD as an additional insured and waivers of subrogation be obtained in favor of RISD to the same extent as City requires such endorsements in favor of City. Furthermore, City agrees to require its contractors to indemnify, defend, and hold RISD, its trustees, officers, and employees harmless to the same extent that City requires its contractors to indemnify, defend, and hold the City, its officers and employees harmless with respect to the negligent acts or omissions of the contractors, its officers, employees, agents, and subcontractors related to the construction of the Improvements or while otherwise on the School campus.

Article V
Temporary Construction Easement

RISD agrees, not later than five (5) business days after the Effective Date, to execute a temporary construction easement in favor of City related to construction of the Improvements substantially in the form set forth in Exhibit "B".

Article VI
License

6.1 **Grant.** Effective upon the Completion of Construction, RISD hereby grants to the City on behalf of the public a non-exclusive, perpetual license to use the Improvements in conjunction with the use of City's property adjacent to the School (the "License"). The License does not extend to use of any other areas of the School campus or RISD's property.

6.2 **Termination.** Notwithstanding anything herein to the contrary, the License shall be subject to termination only as follows:

(a) upon mutual written agreement of the Parties; or

(b) when the City sells all of City's property located between the School campus to Plano Road.

6.3 **RISD Use of the Improvements.** The Parties understand, acknowledge, and agree that the License is non-exclusive and that RISD and those authorized by RISD to enter onto the School campus shall have the right to use the Improvements concurrently with the City.

Article VII
Miscellaneous

7.1 **Assignment.** This Agreement may not be assigned by any Party without the prior written consent of the other party.

7.2 **Notices.** Any notice required or permitted to be delivered hereunder shall be provided for in this Agreement, except for emergency related notices, and must be given in writing and may be delivered personally or by the United States mail service, first class and certified mail, return receipt requested, with postage prepaid and addressed as follows:

If intended for City:

City of Richardson
Attn: Bill Keffler, City Manager
411 W. Arapaho Road
P. O. Box 830309
Richardson, Texas 75080

With copy to:

City of Richardson
Attn: Alan Palomba, Fire Chief
136 N. Greenville Avenue
Richardson, Texas 75081

Peter G. Smith
Nichols, Jackson, Dillard, Hager
& Smith, L.L.P.
500 N. Akard, Suite 1800
Dallas, Texas 75201

If intended for RISD:

Richardson ISD
Attn: Kay Waggoner, Ph.D.
Superintendent
400 S. Greenville Avenue
Richardson, Texas 75081

With copy to:

Mia M. Martin
General Counsel
400 S. Greenville Avenue
Richardson, Texas 75081

Any party may, at any time, by written notice to the other party, designate different or additional persons or different addresses for the getting of notices hereunder.

7.3 **Amendment.** This Agreement may be amended by the mutual written agreement of both parties hereto.

7.4 **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect,

such invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

7.5 **Governing Law.** The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the parties shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The parties agree to submit to the jurisdiction of said court.

7.6 **Entire Agreement.** This Agreement represents the entire agreement among the parties with respect to the subject matter covered by this Agreement. There is no other collateral, oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

7.7 **Recitals.** The recitals to this Agreement are incorporated herein.

7.8 **Exhibits.** The exhibits to this Agreement are incorporated herein by reference.

7.9 **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

7.10 **Survival of Covenants.** Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

7.11 **Consents.** Whenever the consent or the approval of a party is required herein, such party shall not unreasonably withhold, delay or deny such consent or approval.

7.12 **Good Faith Negotiation; Dispute Mediation.** Whenever a dispute or disagreement arises under the terms of this Agreement the Parties agree to enter into good faith negotiations to resolve such disputes. If the matter continues to remain unresolved, the parties may refer the matter to outside mediation prior to engaging in litigation.

(signature page to follow)

EXECUTED this _____ day of _____, 2011.

CITY OF RICHARDSON, TEXAS

By: _____
Bill Keffler, City Manager

Attest:

By: _____
Pamela Schmidt, City Secretary

Approved As To Form:

By: Peter G Smith
Peter G. Smith, City Attorney
(PGS/03-04-11/47598)

EXECUTED this ____ day of _____, 2011.

RICHARDSON INDEPENDENT SCHOOL DISTRICT

By: _____
Kay Waggoner, Superintendent

Approved As To Form:

By: _____
Mia M. Martin, RISD General Counsel

Exhibit A

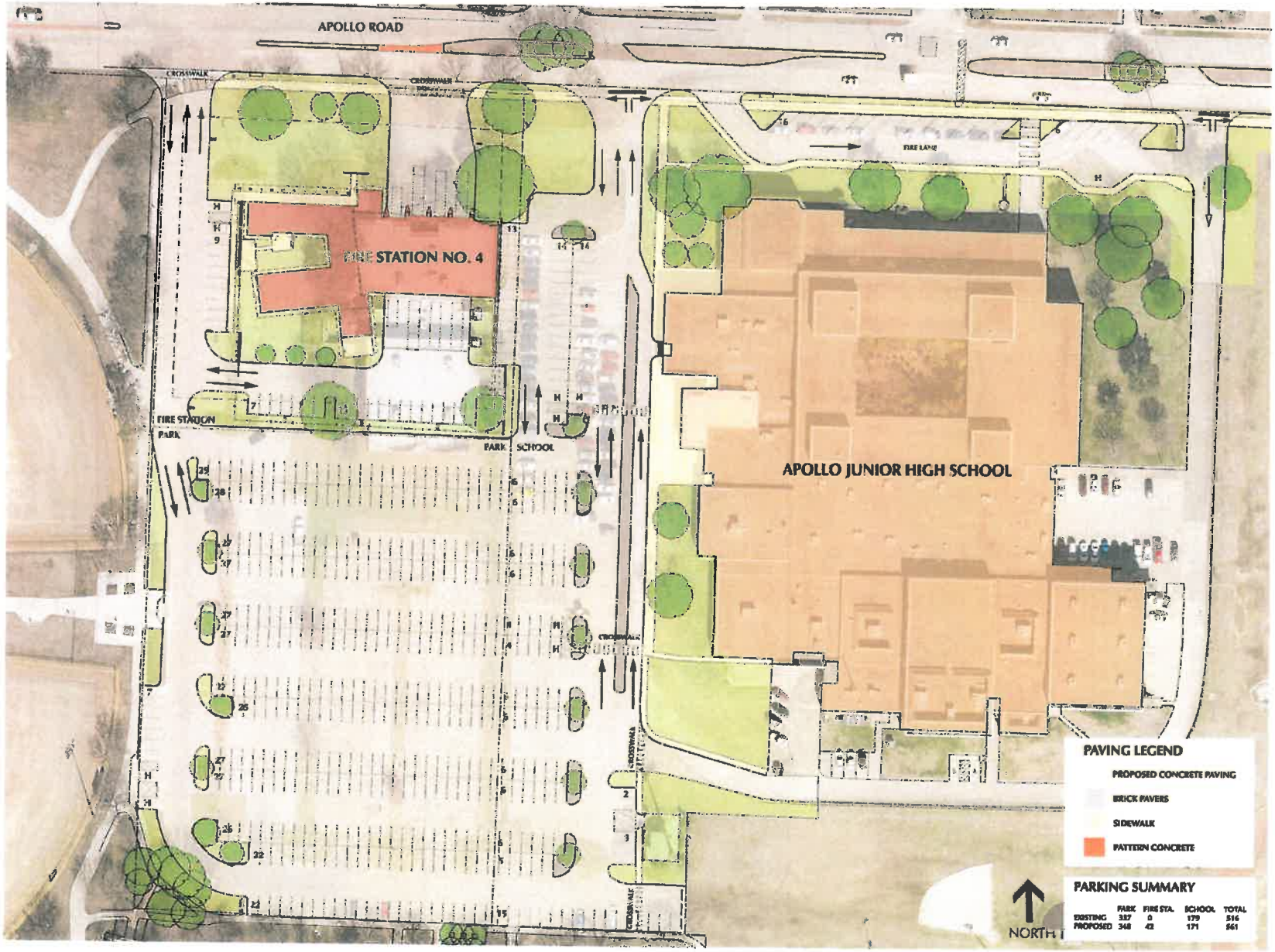

APOLLO ROAD
CROSSWALK
CROSSWALK
FIRE LANE
FIRE STATION NO. 4
FIRE STATION PARK
PARK
SCHOOL
APOLLO JUNIOR HIGH SCHOOL
CROSSWALK
CROSSWALK
PAVING LEGEND
PROPOSED CONCRETE PAVING
BRICK PAVERS
SIDEWALK
PATTERN CONCRETE
PARKING SUMMARY
PARK FIRE STA. SCHOOL TOTAL
EXISTING 337 0 179 516
PROPOSED 348 42 171 561
NORTH

EXHIBIT "B"
Temporary Construction Easement

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

That **RICHARDSON INDEPENDENT SCHOOL DISTRICT** ("Grantor"), an independent school district organized pursuant to Chapter 11 of the Texas Education Code, whose address is 400 S. Greenville Avenue, Richardson, Dallas County, Texas 75081, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid by the **CITY OF RICHARDSON, TEXAS**, ("Grantee"), a Texas home rule municipality, whose mailing address is P. O. Box 830309, Richardson, Dallas County, Texas, 75080, the receipt and sufficiency of which is hereby acknowledged, has **DEDICATED, GRANTED, SOLD AND CONVEYED,** and by these presents does **DEDICATE, GRANT, SELL AND CONVEY** unto Grantee, a non-exclusive **TEMPORARY CONSTRUCTION EASEMENT** over, along, across and under the Grantor's property located in Dallas County, Texas, as depicted on Exhibit "A," attached hereto and incorporated herein by reference (the "Easement Area") for the purpose of providing access to and staging area for the construction, installation, replacement, repair, inspection, modification, of a driveways, sidewalks, parking lots, and related fixtures, equipment and appurtenances ("the Project"), to be constructed within the Easement Area.

Grantee and Grantee's contractors will at all times, after doing any work in connection with the Project, except to the extent that the Easement Area has been altered by the Project itself, repair and/or restore the surface of the Easement Area as reasonably close to the condition in which it was found before such work was undertaken. THIS TEMPORARY CONSTRUCTION EASEMENT will expire at such a time that the Project is completed and accepted by the Grantee.

To have and to hold the above described property for temporary construction purposes as deemed necessary by the Grantee, with the right of ingress, egress, and regress therein, together with all and singular the usual rights thereto in anywise belonging, unto the said Grantee, its successors and assigns, for the purposes set forth herein.

Grantor may use the Easement Area for any and all purposes that do not unreasonably interfere with or prevent the use by Grantee or Grantee's contractors of the Easement Area for

the purpose set forth herein. The temporary construction easement described herein is conveyed without warranty of title.

SIGNED AND AGREED this _____ day of _____ 2011.

GRANTOR:
Richardson Independent School District

By: _____
Kay Waggoner, Ph.D., Superintendent

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me, the undersigned authority on the _____ day of _____, 2011, by Kay Waggoner, Ph.D., Superintendent, Richardson Independent School District, a Texas independent school district, for and on behalf of said district.

_____
Notary Public, State of Texas

My commission expires: _____

EXHIBIT A
Depiction of Easement Area

CITY OF RICHARDSON

TO: Bill Keffler - City Manager

THRU: Kent Pfeil - Director of Finance

FROM: Pam Kirkland - Purchasing Manager

SUBJECT: Competitive Sealed Proposal Initiation Request #903-11

DATE: May 3, 2011

Request Council approval to initiate competitive sealed proposals for the following:

Fire Station No. 4

Proposed Council approval date:	May 9, 2011
Proposed advertising dates:	May 11, 2011 & May 18, 2011
Proposed CSP due date:	June 7, 2011 – 2:00 p.m.
Proposed CSP opening date:	June 7, 2011 – 2:30 p.m.
Engineer's estimated total cost:	$3,800,000
Account:	378-8701-585-7524, Project #PB-1002

Pam Kirkland

Pam Kirkland, CPPO, CPPB
Purchasing Manager

Kent Pfeil

Kent Pfeil
Director of Finance

5/4/11
Date

Approved: _____
Bill Keffler
City Manager

_____
Date

MEMO

TO: Bill Keffler, City Manager

THROUGH: Cliff Miller, Assistant City Manager CM

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

SUBJECT: Permission to Advertise CSP #903-11
Fire Station No. 4

DATE: April 29, 2011

BACKGROUND INFORMATION:
Fire Station No. 4 is being relocated from Collins at Plano to the location of the former Huffhines Rec Center next to Apollo Junior High School. The project consists of the construction of a new fire station approximately 14,000 GSF. The new building will involve steel frame and masonry construction. Additionally, limited site development including utilities, new parking, sidewalks, masonry fencing, steel fencing with motorized gates, site lighting, landscaping, irrigation and other necessary appurtenances which were not included in the previously bid site improvements project, are included in this proposal.

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

SCHEDULE:
Capital Projects plans to begin construction early August 2011 and be completed Summer 2012.

Cc: Jim Dulac, P.E., Senior Project Engineer
Office\Agenda\Executive\Adv\FS#4CSP903-11.doc

NOTICE TO CONTRACTORS
CITY OF RICHARDSON

FIRE STATION NO. 4

CSP NO. 903-11

Competitive Sealed Proposals addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Tuesday at 2:00 p.m. on June 7, 2011**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all design, labor, materials, tools and equipment, and performing all work required including all appurtenances for this project:

Fire Station No. 4 will consist of approximately 14,000 GSF fire station constructed of a steel frame, masonry, metal studs, brick, stone, stucco, wood, and metal roofing, along with associated site development, including site utilities, new parking and sidewalks, masonry fencing, steel fencing with motorized gates, site lighting, landscaping, irrigation and other necessary appurtenances.

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

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

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

A compact disc (CD) containing digital copies of the plans, specifications and proposal documents may be obtained from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, May 10, 2011** upon receipt of a non-refundable fee of **Twenty-Five Dollars** ($25.00) per CD, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A Pre-proposal meeting will be held Tuesday, May 24, 2011, at 10:00 a.m., in the Richardson Room, Richardson Civic Center/City Hall.

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

PROPOSED PROJECT SCHEDULE

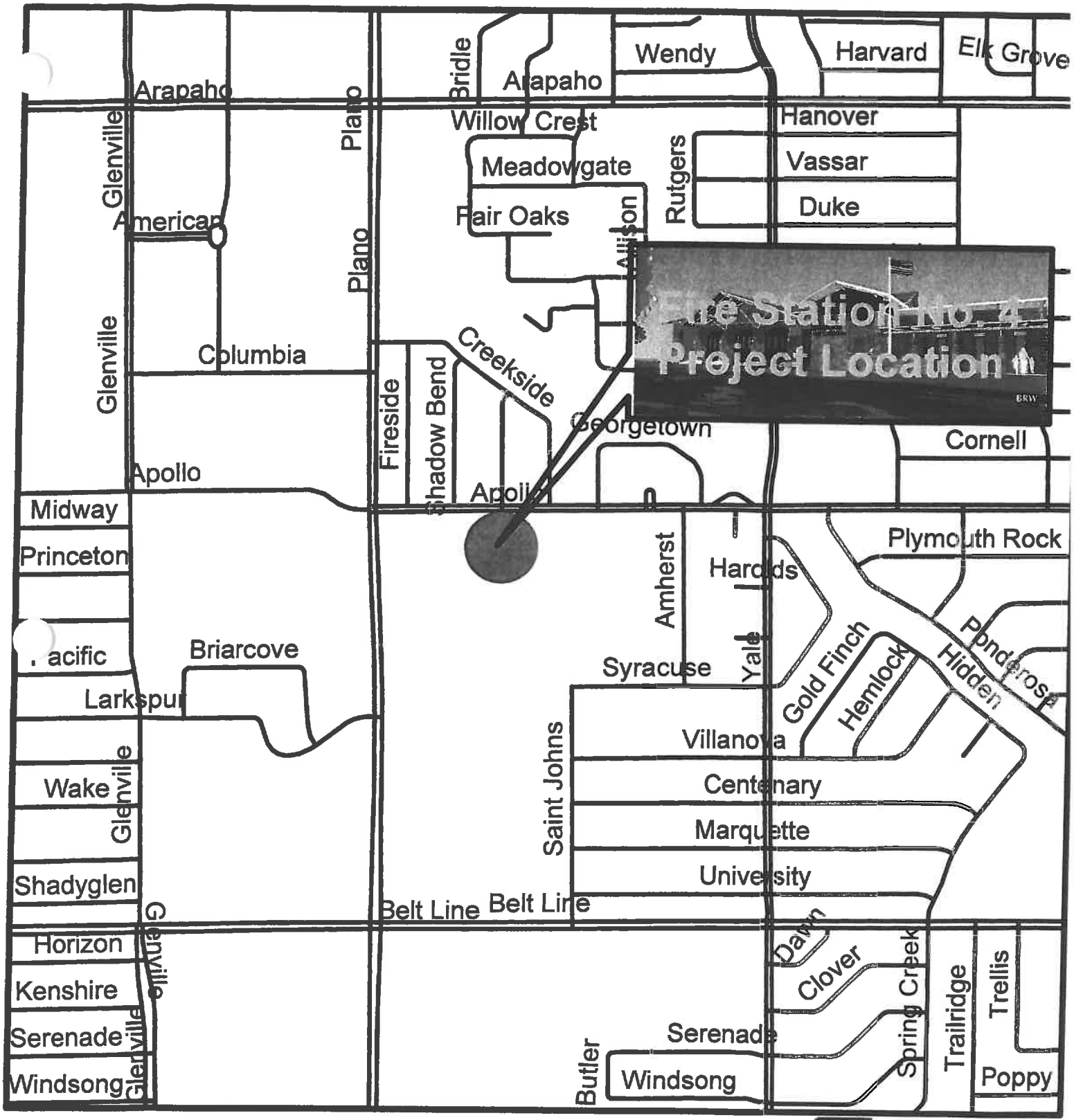
FIRE STATION NO. 4

CSP NO. 903-11

Agenda Paperwork to Advertise	Friday, April 29, 2011
Council Authorization to Advertise	Monday, May 9 2011
Compact Disk (CD) Available for Contractors (12:00pm)	Tuesday, May 10, 2011
Advertise in Daily Commercial Record	Wednesday, May 11, 2011
Advertise in Daily Commercial Record	Wednesday, May 18, 2011
Pre-CSP Meeting (Richardson Room - 10:00 a.m.)	Tuesday, May 24, 2011
CSP Received & Opened (2:00 open @ 2:30 Room 206)	Tuesday, June 7, 2011
Agenda Paperwork to Award Contract	Friday, June 17, 2011
Council to Award Contract	Monday, June 27, 2011
Project Start	Early August 2011

Project Manager: Jim Dulac, P.E.
Consulting Engineers Estimate: $3.8M
Account #378-8701-585-7524 Project #PB-1002

Fire Station No. 4



2010 RICHARDSON CITY BOND PROGRAM

MEMO

DATE: May 3, 2011

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager

SUBJECT: **Award of Bid #19-11 for an Annual Requirements Contract for Medical Supplies to Bound Tree Medical, LLC. pursuant to unit prices**

Proposed Date of Award: May 9, 2011

I concur with the recommendation of Curtis Poovey – Battalion Chief for Support Services, and request permission to issue an annual requirements contract to Bound Tree Medical, LLC. for medical supplies for the Fire Department.

Bidders were requested to bid on a total of 174 items; however, Items 53 – 57 were removed (leaving a total of 169 items) from consideration from all bidders (and will not be awarded at this time) because those items were found to be sole source items through Bound Tree Medical. None of the sixteen bidders bid all items as outlined in the bid specifications. It is our recommendation to award the contract to Bound Tree Medical, LLC, who bid 168 out of 169 items, and had the lowest total bid of $117,664.

This is a one-year contract with an option to renew for up to four (4) additional one-year periods, if acceptable to both parties. Quantities shown on the attached tabulation sheet are estimates of our annual usage and pricing for the various medical supply items are based on unit prices. Also, a percentage of discount from list price was secured from each vendor for items not specified in the bid, which are a small percentage of items ordered. The award of this contract allows the city to use the products as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum amount of product, payment will be rendered pursuant to the unit prices bid.

Funding is available in account 011-1410-522-6197 for this expenditure. A prebid conference was held on March 23, 2011 and three vendors and four staff members were in attendance. Two thousand one hundred eighty-nine bidders were electronically notified of the bid; eighty-four viewed the bid; and sixteen responsive bids were received.

Concur:

Kent Pfeil

ATTACHMENTS

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

Richardson Fire Department

Inter-Office Memorandum

Date: 4/28/11

To: Pam Kirkland

From: Battalion Chief Curtis Poovey

Subject: E.M.S. Medical Supply Bid 19-11

I recommend that we award the EMS Medical Supply Bid, not to exceed $117,664.00, to Bound Tree Medical. After reviewing the bids submitted, Bound Tree was found to have the overall lowest price and can supply the largest number of items utilized by the Richardson Fire Department. Bound Tree also has a shorter shipping time, the availability to deliver within 48 hours without additional cost and has a higher percent discount on non-contract items than the next vender that was considered.

We have budgeted for this in account 011-1410-522-6197.

PAGE

BID NUMBER: 19-11

DATE OPENED: MARCH 31, 2011

BID TABULATION FOR ANNUAL C[illegible]RACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Alert Services		Alliance Medical		Alpha Scientific Medical		Bound Tree Medical	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	Group I										
1	beck airway-airflow monitor, BAAM	50	ea	NO	BID	7.35	$367.50	NO	BID	7.25	$362.50
2	nebulizing mask	200	ea	NO	BID	1.22	$244.00	NO	BID	1.42	$284.00
3	bag/mask resuscitator, disposable adult size	120	ea	NO	BID	8.99	$1,078.80	NO	BID	8.71	$1,045.20
4	bag/mask resuscitator, disposable child size	20	ea	NO	BID	12.28	$245.60	NO	BID	9.53	$190.60
5	bag/mask resuscitator, disposable infant size	20	ea	NO	BID	12.28	$245.60	NO	BID	10.25	$205.00
6	pocket face mask for CPR disposable	200	ea	8.96	$1,792.00	3.48	$696.00	NO	BID	4.33	$866.00
7	oxygen mask, non-rebreathing , disposable	1200	ea	NO	BID	0.67	$804.00	NO	BID	0.96	$1,152.00
8	nasal cannula, adult	300	ea	NO	BID	0.25	$75.00	NO	BID	0.35	$105.00
9	regulator, oxygen, constant flow	10	ea	NO	BID	39.53	$395.30	NO	BID	58.44	$584.40
10	regulator, demand valve	10	ea	NO	BID	62.50	$625.00	NO	BID	67.33	$673.30
11	nasal airway kit, w/lubricant 22FR - 32FR	48	ea	NO	BID	14.63	$702.24	NO	BID	19.06	$914.88
12	endotracheal tube 2.0 uncuffed	20	ea	NO	BID	0.76	$15.20	NO	BID	1.38	$27.60
13	endotracheal tube 2.5 uncuffed	20	ea	NO	BID	0.76	$15.20	NO	BID	1.12	$22.40
14	endotracheal tube, 3.0 uncuffed	20	ea	NO	BID	0.58	$11.60	NO	BID	1.12	$22.40
15	endotracheal tube, 3.5 uncuffed	20	ea	NO	BID	0.58	$11.60	NO	BID	1.12	$22.40
16	endotracheal tube, 4.0 uncuffed	20	ea	NO	BID	0.58	$11.60	NO	BID	1.12	$22.40
17	endotracheal tube, 4.5 uncuffed	20	ea	NO	BID	0.58	$11.60	NO	BID	1.12	$22.40
18	endotracheal tube, 5.0 cuffed	20	ea	NO	BID	0.72	$14.40	NO	BID	1.19	$23.80
19	endotracheal tuber, 5.5 cuffed	30	ea	NO	BID	0.72	$21.60	NO	BID	1.19	$35.70
20	endotracheal tube, 6.0 cuffed	30	ea	NO	BID	0.72	$21.60	NO	BID	1.19	$35.70
21	endotracheal tube, 6.5 cuffed	50	ea	NO	BID	0.72	$36.00	NO	BID	1.19	$59.50
22	endotracheal tube, 7.0 cuffed	50	ea	NO	BID	0.72	$36.00	NO	BID	1.19	$59.50
23	endotracheal tube, 7.5 cuffed	75	ea	NO	BID	0.72	$54.00	NO	BID	1.19	$89.25
24	endotracheal tube, 8.0 cuffed	75	ea	NO	BID	0.72	$54.00	NO	BID	1.19	$89.25
25	endotracheal tube, 8.5 cuffed	75	ea	NO	BID	0.72	$54.00	NO	BID	1.19	$89.25
26	endotracheal tube, 9.0 cuffed	30	ea	NO	BID	0.72	$21.60	NO	BID	1.19	$35.70
27	endotracheal tube , 9.5 cuffed	30	ea	NO	BID	0.96	$28.80	NO	BID	1.19	$35.70
28	endo tube holder - adult	100	ea	NO	BID	2.65	$265.00	NO	BID	2.69	$269.00
29	endo tube holder - pediatric	50	ea	NO	BID	2.65	$132.50	NO	BID	2.65	$132.50
30	intubating stylette adult 14 Fr	100	ea	NO	BID	1.91	$191.00	NO	BID	1.80	$180.00
31	intubating stylette child 10 Fr	24	ea	NO	BID	1.91	$45.84	NO	BID	1.77	$42.48
32	intubating stylette infant 6 Fr	24	ea	NO	BID	1.91	$45.84	NO	BID	1.77	$42.48

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Alert Services UNIT PRICE	Alert Services AMOUNT	Alliance Medical UNIT PRICE	Alliance Medical AMOUNT	Alpha Scientific Medical UNIT PRICE	Alpha Scientific Medical AMOUNT	Bound Tree Medical UNIT PRICE	Bound Tree Medical AMOUNT
33	laryngoscope blade Mac #2	24	ea	NO	BID	4.32	$103.68	NO	BID	4.38	$105.12
34	laryngoscope blade Mac #3	24	ea	NO	BID	4.32	$103.68	NO	BID	4.38	$105.12
35	laryngoscope blade Mac #4	24	ea	NO	BID	4.32	$103.68	NO	BID	4.38	$105.12
36	laryngoscope blade Miller #0	24	ea	NO	BID	4.32	$103.68	NO	BID	4.38	$105.12
37	laryngoscope blade Miller #1	24	ea	NO	BID	4.32	$103.68	NO	BID	4.38	$105.12
38	laryngoscope blade Miller #2	24	ea	NO	BID	4.32	$103.68	NO	BID	4.38	$105.12
39	laryngoscope blade Miller #3	24	ea	NO	BID	4.32	$103.68	NO	BID	4.38	$105.12
40	standard laryngoscope handle-medium	10	ea	NO	BID	14.55	$145.50	NO	BID	10.55	$105.50
41	canister, suction, disposable	75	ea	NO	BID	2.23	$167.25	NO	BID	2.48	$186.00
42	catheter, suction 6 FR	100	ea	NO	BID	0.20	$20.00	NO	BID	0.44	$44.00
43	catheter, suction 10 FR	100	ea	NO	BID	0.20	$20.00	NO	BID	0.44	$44.00
44	catheter, suction 14 FR	100	ea	NO	BID	0.20	$20.00	NO	BID	0.44	$44.00
45	yankauer suction tip	144	ea	NO	BID	1.48	$213.12	NO	BID	1.70	$244.80
46	laerdal V-Vac cartridge	24	ea	NO	BID	16.95	$406.80	NO	BID	17.31	$415.44
47	laerdal V-Vac adapter tip	24	ea	NO	BID	20.52	$492.48	NO	BID	5.265	$126.36
48	suction connect tubing	200	ea	NO	BID	0.99	$198.00	NO	BID	1.10	$220.00
49	oxygen cylinder hand wheel	25	ea	NO	BID	NO	BID	NO	BID	8.25	$206.25
50	mucosal atomization device	150	ea	NO	BID	2.48	$372.00	NO	BID	2.58	$387.00
51	O2 resq disposable system 5.0 CM	50	ea	NO	BID	NO	BID	NO	BID	44.88	$2,244.00
52	O2 resq disposable system 10.0 CM	25	ea	NO	BID	NO	BID	NO	BID	44.88	$1,122.00
~~53~~	~~King airway size 2~~	~~10~~	~~ea~~								
~~54~~	~~King airway size 2.5~~	~~10~~	~~ea~~								
~~55~~	~~King airway size 3~~	~~10~~	~~ea~~								
~~56~~	~~King airway size 4~~	~~25~~	~~ea~~								
~~57~~	~~King airway size 5~~	~~25~~	~~ea~~								
58	endotracheal tube introducer	60	ea	NO	BID	5.03	$301.80	NO	BID	5.13	$307.80
59	Magill intubating forceps - adult	25	ea	NO	BID	3.33	$83.25	NO	BID	3.65	$91.25
60	Magill intubating forceps - pediatric	25	ea	NO	BID	3.33	$83.25	NO	BID	3.65	$91.25
	Sub-total for items 1 - 60				$1,792.00		$9,827.23		-		$14,357.78
	Group II										
61	backboard	50	ea	239.94	$11,997.00	95.50	$4,775.00	NO	BID	94.01	$4,700.50
62	back[illegible] imprinting	50	ea	50.00	$2[illegible]0	10.00	$500.00	NO	BID	15.0[illegible]	$750.00

PAGE

BID NUMBER: 19-11

DATE OPENED: MARCH 31, 2011

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Alert Services		Alliance Medical		Alpha Scientific Medical		Bound Tree Medical	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
63	restraints - reusable	60	ea	NO	BID	6.10	$366.00	NO	BID	8.89	$533.40
64	restraints - disposable	160	ea	NO	BID	2.15	$344.00	NO	BID	2.54	$406.40
65	restraint - spider strap	12	ea	139.98	$1,679.76	60.99	$731.88	NO	BID	63.10	$757.20
66	cervical collar adjustable - adult	800	ea	NO	BID	4.85	$3,880.00	NO	BID	4.65	$3,720.00
67	cervical collar adjustable - pediatric	150	ea	NO	BID	4.85	$727.50	NO	BID	4.65	$697.50
68	cervical immobilization device	900	ea	NO	BID	4.28	$3,852.00	NO	BID	4.22	$3,798.00
69	x-collar cervical splint	500	ea	NO	BID	NO	BID	NO	BID	NO	BID
70	splint	100	ea	7.97	$797.00	6.50	$650.00	NO	BID	7.67	$767.00
	Sub-total for lines 61 - 70				$16,973.76		$15,826.38		-		$16,130.00
	Group III										
71	electrodes, pre-gelled	3600	ea	NO	BID	NO	BID	NO	BID	0.13	$468.00
72	quick combo electrode pads - adult	50	pr	NO	BID	NO	BID	NO	BID	17.05	$852.50
73	quick combo electrode pads - pediatric	20	pr	NO	BID	NO	BID	NO	BID	17.05	$341.00
74	defibrillation pad - adult	50	pr	NO	BID	NO	BID	NO	BID	25.03	$1,251.50
75	medi-trace recording paper	100	rl	NO	BID	NO	BID	NO	BID	1.778	$177.80
76	penlight	360	ea	0.94	$338.40	0.73	$262.80	NO	BID	0.8683	$312.59
77	stethoscope	24	ea	11.88	$285.12	NO	BID	NO	BID	7.73	$185.52
78	sphygmomanometer, infant	10	ea	NO	BID	5.63	$56.30	19.89	$198.90	7.40	$74.00
79	sphygmomanometer, child	10	ea	7.28	$72.80	6.07	$60.70	12.35	$123.50	8.20	$82.00
80	sphygmomanometer, adult	10	ea	7.48	$74.80	5.80	$58.00	8.55	$85.50	8.20	$82.00
81	sphygmomanometer, large adult	10	ea	9.34	$93.40	8.22	$82.20	14.70	$147.00	9.95	$99.50
82	sphygmomanometer, thigh	10	ea	25.08	$250.80	10.36	$103.60	16.99	$169.90	21.43	$214.30
83	tympanic thermometer	6	ea	NO	BID	NO	BID	176.40	$1,058.40	274.39	$1,646.34
84	thermometer, electronic	6	ea	238.94	$1,433.64	232.55	$1,395.30	231.00	$1,386.00	245.73	$1,474.38
85	blood glucose meter	3	ea	NO	BID	NO	BID	NO	BID	0.01	$0.03
86	test strips for glucose meter	20	bx	NO	BID	NO	BID	NO	BID	46.46	$929.20
87	automatic lancet	15	bx	NO	BID	24.78	$371.70	8.11	$121.65	10.10	$151.50
	Sub-total for lines 71 - 87				$2,548.96		2,390.60		$3,290.85		$8,342.16
	Group IV										
88	veni gard - adult	25	bx	NO	BID	37.00	$925.00	NO	BID	38.63	$965.75
89	veni gard - pediatric	10	bx	NO	BID	37.00	$370.00	NO	BID	32.95	$329.50

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

BID NUMBER: 19-11

DATE OPENED: MARCH 31, 2011

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Alert Services		Alliance Medical		Alpha Scientific Medical		Bound Tree Medical	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
90	tourniquet	400	ea	NO	BID	NO	BID	NO	BID	0.185	$74.00
91	7" clave extension	400	ea	NO	BID	NO	BID	NO	BID	2.73	$1,092.00
92	IV drip set w/clave extension	1200	ea	NO	BID	NO	BID	NO	BID	4.75	$5,700.00
93	IV drip set 60 drop/ml	100	ea	NO	BID	NO	BID	NO	BID	5.10	$510.00
94	IV catheter 14 gauge	4	bx	NO	BID	83.50	$334.00	NO	BID	88.50	$354.00
95	IV catheter 16 gauge	4	bx	NO	BID	83.50	$334.00	NO	BID	88.50	$354.00
96	IV catheter 18 gauge	20	bx	NO	BID	83.50	$1,670.00	NO	BID	88.50	$1,770.00
97	IV catheter 20 gauge	20	bx	NO	BID	83.50	$1,670.00	NO	BID	88.50	$1,770.00
98	IV catheter 22 gauge	6	bx	NO	BID	83.50	$501.00	NO	BID	88.50	$531.00
99	IV catheter 24 gauge	4	bx	NO	BID	83.50	$334.00	NO	BID	88.50	$354.00
100	needle - 18 gauge	200	ea	NO	BID	0.04	$8.00	0.03	$6.60	0.06	$12.00
101	needle - 22 gauge	200	ea	NO	BID	0.04	$8.00	0.03	$6.60	0.05	$9.60
102	safety syringe 1cc 25 gauge	250	ea	NO	BID	NO	BID	0.38	$95.00	0.1312	$32.80
103	safety syringe 3cc 21 gauge	250	ea	NO	BID	NO	BID	0.23	$57.50	0.055	$13.75
104	syringe 1cc insulin	100	ea	NO	BID	NO	BID	NO	BID	0.15	$15.00
105	syringe 3cc	1000	ea	NO	BID	0.06	$60.00	0.06	$56.00	0.055	$55.00
106	syringe 10cc	1000	ea	NO	BID	0.12	$120.00	0.10	$100.00	0.1265	$126.50
107	syringe 12cc	400	ea	NO	BID	0.22	$88.00	NO	BID	0.1171	$46.84
	Sub-total for lines 88 - 107				-		$6,422.00		$321.70		$14,115.74
	Group V										
108	gloves latex small	175	bx	4.54	$794.50	13.55	$2,371.25	11.88	$2,079.00	10.91	$1,909.25
109	gloves latex medium	264	bx	4.54	$1,198.56	13.55	$3,577.20	11.88	$3,136.32	10.91	$2,880.24
110	gloves latex, large	1625	bx	4.54	$7,377.50	13.55	$22,018.75	11.88	$19,305.00	10.91	$17,728.75
111	gloves latex, x large	2600	bx	4.54	$11,804.00	13.55	$35,230.00	11.88	$30,888.00	10.91	$28,366.00
112	gloves latex, xx large	50	bx	NO	BID	9.35	$467.50	NO	BID	10.91	$545.50
113	gloves nitrile, small	20	bx	4.74	$94.80	7.80	$156.00	7.45	$149.00	6.21	$124.20
114	gloves nitrile, medium	50	bx	4.74	$237.00	7.80	$390.00	7.45	$372.50	6.21	$310.50
115	gloves nitrile, large	50	bx	4.74	$237.00	7.80	$390.00	7.45	$372.50	6.21	$310.50
116	gloves nitrile, x large	185	bx	4.74	$876.90	7.80	$1,443.00	7.45	$1,378.25	6.21	$1,148.85
117	gloves nitrile, xx large	10	bx	NO	BID	7.80	$78.00	7.45	$74.50	6.21	$62.10
118	glov[illegible]nitrile, xxx large	5	bx	NO	BID	7.80	$39.00	NO	BID	6.21	$31.05
	[illegible]ub-total for lines 108 - 118				$[illegible].26		$66,160.70		$57,755.07		$53,416.94

PAGE
BID NUMBER: 19-11
DATE OPENED: MARCH 31, 2011

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Alert Services		Alliance Medical		Alpha Scientific Medical		Bound Tree Medical	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	Group VI										
119	cold pack/compress disposable	200	ea	NO	BID	0.33	$66.00	NO	BID	0.4046	$80.92
120	bandage, triangular	500	ea	0.52	$260.00	0.212	$106.00	NO	BID	0.2958	$147.90
121	bandage 4" roll	1152	rl	NO	BID	0.63	$725.76	NO	BID	0.58	$668.16
122	bandage compression	250	ea	0.53	$132.50	0.53	$132.50	NO	BID	0.49	$122.50
123	bandage 3/4" x 3"	29	bx	1.29	$37.41	1.16	$33.64	1.19	$34.51	3.80	$110.20
124	bandage 1" x 3"	50	bx	2.63	$131.50	1.81	$90.50	1.25	$62.50	4.30	$215.00
125	bandage 2" x 4-1/2"	10	bx	NO	BID	2.79	$27.90	2.95	$29.50	6.25	$62.50
126	gauze 4"	1200	ea	NO	BID	0.63	$756.00	0.13	$156.00	0.1558	$186.96
127	gauze pad 4" x 4"	4000	ea	6.86	$27,440.00	0.053	$212.00	NO	BID	0.0587	$234.80
128	gauze pad 5" x 9"	400	ea	NO	BID	0.097	$38.80	NO	BID	0.1124	$44.96
129	gauze abdominal pad 8" x 10"	48	ea	NO	BID	0.168	$8.06	NO	BID	0.1855	$8.90
130	eye pad	500	ea	NO	BID	0.083	$41.50	NO	BID	0.096	$48.00
131	vaseline gauze 3" x 9"	200	ea	NO	BID	0.457	$91.40	NO	BID	0.65	$130.00
132	tape hypo allergenic 1"	288	ea	NO	BID	0.91	$262.08	NO	BID	0.7083	$203.99
133	tape hypo allergenic 3"	96	ea	NO	BID	2.86	$274.56	NO	BID	2.1375	$205.20
134	tape clear 1"	288	ea	NO	BID	0.556	$160.13	NO	BID	0.4933	$142.07
135	tape clear 3"	96	ea	NO	BID	1.667	$160.03	NO	BID	1.48	$142.08
136	alcohol preps	28800	ea	0.93	$26,784.00	0.007	$201.60	0.007	$201.60	0.0064	$184.32
137	alcohol bottle	250	btl	1.12	$280.00	1.50	$375.00	1.11	$277.50	1.615	$403.75
138	hydrogen peroxide	100	btl	0.57	$57.00	1.09	$109.00	0.43	$43.00	0.95	$95.00
139	povidone iodine wipes	5000	ea	NO	BID	0.031	$155.00	0.041	$205.00	0.0318	$159.00
140	triple antibiotic ointment	1440	ea	1.98	$2,851.20	0.099	$142.56	NO	BID	0.1771	$255.02
141	acetaminophen - 500 mg tablet	74	bx	NO	BID	NO	BID	NO	BID	3.69	$273.06
142	ammonia inhalant ampules	1600	ea	18.32	$29,312.00	0.189	$302.40	NO	BID	0.1479	$236.64
143	irrigation solution 250 ml	141	ea	NO	BID	1.40	$197.40	NO	BID	1.19	$167.79
144	sharps disposal container 5 qt	100	ea	NO	BID	2.58	$258.00	NO	BID	2.86	$286.00
145	sharps disposal container 0.6 liter	100	ea	NO	BID	NO	BID	NO	BID	3.54	$354.00
146	sharps shuttle container	240	ea	NO	BID	1.84	$441.60	NO	BID	1.54	$369.60
147	scissors 5-1/2"	100	ea	0.85	$85.00	1.13	$113.00	NO	BID	1.95	$195.00
148	ring cutter	10	ea	3.98	$39.80	5.54	$55.40	NO	BID	6.74	$67.40
149	ring cutter blade	24	ea	NO	BID	2.48	$59.52	NO	BID	3.12	$74.88

BID NUMBER: 19-11
DATE OPENED: MARCH 31, 2011

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Alert Services		Alliance Medical		Alpha Scientific Medical		Bound Tree Medical	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
150	pillow disposable 17" x 23"	24	ea	NO	BID	3.74	$89.76	0.17	$4.08	2.13	$51.12
151	pillow disposable 12" x 23"	24	ea	NO	BID	5.73	$137.52	NO	BID	2.45	$58.80
152	pillowcase - disposable	200	ea	NO	BID	0.265	$53.00	NO	BID	0.2582	$51.64
153	cot sheet fitted	150	ea	NO	BID	1.012	$151.80	NO	BID	0.7056	$105.00
154	cot sheet flat	250	ea	NO	BID	1.198	$299.50	NO	BID	0.799	$199.75
155	handwash no rinse gel	144	ea	0.99	$142.56	1.07	$154.08	NO	BID	0.88	$126.72
156	antimicrobial handwipes	24	tub	NO	BID	NO	BID	4.62	$110.88	4.69	$112.56
157	germicidal cloth surface wipes tub	56	tub	NO	BID	7.40	$414.40	5.59	$313.04	6.08	$340.48
158	germicidal cloth surface wipes individual	100	bx	NO	BID	NO	BID	6.53	$653.00	7.19	$719.00
159	surface disinfectant & cleaner	50	btl	NO	BID	7.58	$379.00	7.20	$360.00	8.81	$440.50
160	protective eyewear, clear	100	ea	NO	BID	NO	BID	NO	BID	3.10	$310.00
161	protective eyewear, gray	100	ea	NO	BID	NO	BID	NO	BID	3.25	$325.00
162	procedure face mask	20	bx	NO	BID	16.91	$338.20	NO	BID	19.08	$381.60
163	molded surgical mask	24	bx	NO	BID	2.07	$49.68	NO	BID	4.70	$112.80
164	collection bag - 3 liter	240	ea	NO	BID	1.33	$319.20	NO	BID	1.4742	$353.81
165	biohazard waste bag 7-10 gallon	250	ea	NO	BID	0.17	$42.50	NO	BID	0.12	$30.00
166	biohazard waste bag saf-t-seal	20	pkg	NO	BID	4.25	$85.00	NO	BID	3.45	$69.00
167	infant swaddling/bunting	20	ea	NO	BID	2.75	$55.00	NO	BID	4.08	$81.60
168	burn sheet	100	ea	NO	BID	2.83	$283.00	NO	BID	3.41	$341.00
169	triage tags	500	ea	NO	BID	0.467	$233.50	NO	BID	0.887	$443.50
170	clipboard	10	ea	NO	BID	19.86	$198.60	NO	BID	25.76	$257.60
171	obstetrical kit	20	ea	NO	BID	4.07	$81.40	NO	BID	6.89	$137.80
172	lubricant	50	ea	NO	BID	NO	BID	NO	BID	1.20	$60.00
173	bulb syringe	25	ea	NO	BID	0.97	$24.25	NO	BID	1.40	$35.00
174	first aid kit	25	ea	NO	BID	NO	BID	NO	BID	11.26	$281.50
	Sub-total for lines 119 - 174				$87,552.97		$8,986.73		$2,450.61		$11,301.39
	TOTAL GROSS PRICE				$131,487.95		$109,613.64		$63,818.23		$117,664.00
	CASH DISCOUNT				N - 30		N - 30		1% - 10 days		N - 30
	DELIVERY				3 -		10 days		10 days		2 - 3 days

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BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Alert Services		Alliance Medical		Alpha Scientific Medical		Bound Tree Medical	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	specified brands			no		yes		some		no	
	printed catalog			yes		yes		yes		yes	
	full line on-line catalog			yes		yes		yes		yes	
	percentage of discount from list			10% - 15%		10%		not answered		12%	
	order from template on-line			no		yes		soon		yes	
	local sales representative			yes		yes		no		yes	
	can deliver within 48 hrs at no additional cost			in-stock items		yes		yes		yes	
	minimum order amount			none		none		$75		none	

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

BID NUMBER: 19-11

DATE OPENED: MARCH 31, 2011

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Bound Tree Medical (alternate)		CFA Medical		DeRoyal Industries		Henry Schein Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	Group I										
1	beck airway-airflow monitor, BAAM	50	ea	-	-	NO	BID	NO	BID	7.65	$382.50
2	nebulizing mask	200	ea	-	-	NO	BID	NO	BID	0.90	$180.00
3	bag/mask resuscitator, disposable adult size	120	ea	-	-	10.80	$1,296.00	NO	BID	8.88	$1,065.60
4	bag/mask resuscitator, disposable child size	20	ea	-	-	10.80	$216.00	NO	BID	11.76	$235.20
5	bag/mask resuscitator, disposable infant size	20	ea	-	-	NO	BID	NO	BID	11.76	$235.20
6	pocket face mask for CPR disposable	200	ea	-	-	8.960	$1,792.00	NO	BID	4.03	$806.00
7	oxygen mask, non-rebreathing , disposable	1200	ea	0.70	$840.00	NO	BID	NO	BID	0.83	$996.00
8	nasal cannula, adult	300	ea	0.30	$90.00	1.08	$324.00	NO	BID	0.31	$93.00
9	regulator, oxygen, constant flow	10	ea	-	-	166.50	$1,665.00	NO	BID	66.83	$668.30
10	regulator, demand valve	10	ea	-	-	265.00	$2,650.00	NO	BID	136.17	$1,361.70
11	nasal airway kit, w/lubricant 22FR - 32FR	48	ea	-	-	NO	BID	NO	BID	2.51	$120.48
12	endotracheal tube 2.0 uncuffed	20	ea	0.65	$13.00	NO	BID	NO	BID	0.90	$18.00
13	endotracheal tube 2.5 uncuffed	20	ea	0.65	$13.00	NO	BID	NO	BID	0.88	$17.60
14	endotracheal tube, 3.0 uncuffed	20	ea	0.65	$13.00	NO	BID	NO	BID	0.86	$17.20
15	endotracheal tube, 3.5 uncuffed	20	ea	0.65	$13.00	NO	BID	NO	BID	0.88	$17.60
16	endotracheal tube, 4.0 uncuffed	20	ea	0.65	$13.00	NO	BID	NO	BID	0.88	$17.60
17	endotracheal tube, 4.5 uncuffed	20	ea	0.89	$17.80	NO	BID	NO	BID	0.89	$17.80
18	endotracheal tube, 5.0 cuffed	20	ea	0.89	$17.80	NO	BID	NO	BID	0.91	$18.20
19	endotracheal tuber, 5.5 cuffed	30	ea	0.89	$26.70	NO	BID	NO	BID	0.92	$27.60
20	endotracheal tube, 6.0 cuffed	30	ea	0.89	$26.70	NO	BID	NO	BID	0.97	$29.10
21	endotracheal tube, 6.5 cuffed	50	ea	0.89	$44.50	NO	BID	NO	BID	0.95	$47.50
22	endotracheal tube, 7.0 cuffed	50	ea	0.89	$44.50	NO	BID	NO	BID	0.95	$47.50
23	endotracheal tube, 7.5 cuffed	75	ea	0.89	$66.75	NO	BID	NO	BID	0.94	$70.50
24	endotracheal tube, 8.0 cuffed	75	ea	0.89	$66.75	NO	BID	NO	BID	0.98	$73.50
25	endotracheal tube, 8.5 cuffed	75	ea	0.89	$66.75	NO	BID	NO	BID	0.92	$69.00
26	endotracheal tube, 9.0 cuffed	30	ea	0.89	$26.70	NO	BID	NO	BID	0.93	$27.90
27	endotracheal tube , 9.5 cuffed	30	ea	0.89	$26.70	NO	BID	NO	BID	0.92	$27.60
28	endo tube holder - adult	100	ea	-	-	NO	BID	NO	BID	2.69	$269.00
29	endo tube holder - pediatric	50	ea	-	-	NO	BID	NO	BID	2.74	$137.00
30	intubating stylette adult 14 Fr	100	ea	1.44	$144.00	NO	BID	NO	BID	2.45	$245.00
31	intubating stylette child 10 Fr	24	ea	2.37	$56.88	NO	BID	NO	BID	2.38	$57.12
32	intu g stylette infant 6 Fr	24	ea	1.56	4	NO	BID	NO	BID	2.	$59.52

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

BID NUMBER: 19-11
DATE OPENED: MARCH 31, 2011

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Bound Tree Medical (alternate) UNIT PRICE	Bound Tree Medical (alternate) AMOUNT	CFA Medical UNIT PRICE	CFA Medical AMOUNT	DeRoyal Industries UNIT PRICE	DeRoyal Industries AMOUNT	Henry Schein Inc. UNIT PRICE	Henry Schein Inc. AMOUNT
33	laryngoscope blade Mac #2	24	ea	-	-	NO	BID	NO	BID	4.06	$97.44
34	laryngoscope blade Mac #3	24	ea	-	-	NO	BID	NO	BID	4.33	$103.92
35	laryngoscope blade Mac #4	24	ea	-	-	NO	BID	NO	BID	4.06	$97.44
36	laryngoscope blade Miller #0	24	ea	-	-	NO	BID	NO	BID	4.08	$97.92
37	laryngoscope blade Miller #1	24	ea	-	-	NO	BID	NO	BID	4.57	$109.68
38	laryngoscope blade Miller #2	24	ea	-	-	NO	BID	NO	BID	4.58	$109.92
39	laryngoscope blade Miller #3	24	ea	-	-	NO	BID	NO	BID	4.58	$109.92
40	standard laryngoscope handle-medium	10	ea	8.94	$89.40	NO	BID	NO	BID	8.26	$82.60
41	canister, suction, disposable	75	ea	-	-	NO	BID	1.90	$142.50	1.87	$140.25
42	catheter, suction 6 FR	100	ea	0.18	$18.00	NO	BID	NO	BID	0.21	$21.00
43	catheter, suction 10 FR	100	ea	0.17	$17.00	NO	BID	NO	BID	0.20	$20.00
44	catheter, suction 14 FR	100	ea	0.17	$17.00	NO	BID	NO	BID	0.20	$20.00
45	yankauer suction tip	144	ea	-	-	NO	BID	NO	BID	1.88	$270.72
46	laerdal V-Vac cartridge	24	ea	-	-	18.00	$432.00	NO	BID	15.37	$368.88
47	laerdal V-Vac adapter tip	24	ea	-	-	21.60	$518.40	NO	BID	18.47	$443.28
48	suction connect tubing	200	ea	0.69	$138.00	NO	BID	NO	BID	0.90	$180.00
49	oxygen cylinder hand wheel	25	ea	-	-	NO	BID	NO	BID	10.89	$272.25
50	mucosal atomization device	150	ea	-	-	NO	BID	NO	BID	5.30	$795.00
51	O2 resq disposable system 5.0 CM	50	ea	-	-	NO	BID	NO	BID	NO	BID
52	O2 resq disposable system 10.0 CM	25	ea	-	-	NO	BID	NO	BID	NO	BID
~~53~~	~~King airway size 2~~	~~10~~	~~ea~~								
~~54~~	~~King airway size 2.5~~	~~10~~	~~ea~~								
~~55~~	~~King airway size 3~~	~~10~~	~~ea~~								
~~56~~	~~King airway size 4~~	~~25~~	~~ea~~								
~~57~~	~~King airway size 5~~	~~25~~	~~ea~~								
58	endotracheal tube introducer	60	ea	-	-	NO	BID	NO	BID	6.94	$416.40
59	Magill intubating forceps - adult	25	ea	-	-	NO	BID	NO	BID	3.37	$84.25
60	Magill intubating forceps - pediatric	25	ea	-	-	NO	BID	NO	BID	3.34	$83.50
	Sub-total for items 1 - 60				$1,944.37		$8,893.40		$142.50		$11,380.19
	Group II										
61	backboard	50	ea	-	-	144.00	$7,200.00	NO	BID	76.92	$3,846.00
62	backboard imprinting	50	ea	-	-	NO	BID	NO	BID	14.44	$722.00

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

BID NUMBER: 19-11

DATE OPENED: MARCH 31, 2011

				Bound Tree Medical (alternate)		CFA Medical		DeRoyal Industries		Henry Schein Inc.	
ITEM NO.	DESCRIPTION	EST. QTY.	UOM	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
63	restraints - reusable	60	ea	-	-	13.45	$807.00	NO	BID	10.59	$635.40
64	restraints - disposable	160	ea	2.54	$406.40	NO	BID	NO	BID	10.59	$1,694.40
65	restraint - spider strap	12	ea	33.72	$404.64	NO	BID	NO	BID	NO	BID
66	cervical collar adjustable - adult	800	ea	-	-	NO	BID	NO	BID	4.80	$3,840.00
67	cervical collar adjustable - pediatric	150	ea	-	-	NO	BID	NO	BID	4.80	$720.00
68	cervical immobilization device	900	ea	-	-	NO	BID	NO	BID	4.05	$3,645.00
69	x-collar cervical splint	500	ea	-	-	NO	BID	NO	BID	NO	BID
70	splint	100	ea	5.12	$512.00	NO	BID	NO	BID	NO	BID
	Sub-total for lines 61 - 70				$1,323.04		$8,007.00		-		$15,102.80
	Group III										
71	electrodes, pre-gelled	3600	ea	-	-	NO	BID	NO	BID	4.35	$15,660.00
72	quick combo electrode pads - adult	50	pr	-	-	NO	BID	NO	BID	33.00	$1,650.00
73	quick combo electrode pads - pediatric	20	pr	-	-	NO	BID	NO	BID	40.13	$802.60
74	defibrillation pad - adult	50	pr	-	-	NO	BID	NO	BID	37.46	$1,873.00
75	medi-trace recording paper	100	rl	-	-	NO	BID	NO	BID	7.59	$759.00
76	penlight	360	ea	0.70	$252.00	17.95	$6,462.00	NO	BID	0.54	$194.40
77	stethoscope	24	ea	5.78	$138.72	13.45	$322.80	NO	BID	NO	BID
78	sphygmomanometer, infant	10	ea	-	-	NO	BID	NO	BID	5.87	$58.70
79	sphygmomanometer, child	10	ea	7.25	$72.50	NO	BID	NO	BID	6.19	$61.90
80	sphygmomanometer, adult	10	ea	7.10	$71.00	62.95	$629.50	NO	BID	6.09	$60.90
81	sphygmomanometer, large adult	10	ea	6.98	$69.80	NO	BID	NO	BID	6.89	$68.90
82	sphygmomanometer, thigh	10	ea	6.98	$69.80	NO	BID	NO	BID	8.66	$86.60
83	tympanic thermometer	6	ea	-	-	35.95	$215.70	NO	BID	164.64	$987.84
84	thermometer, electronic	6	ea	-	-	8.95	$53.70	NO	BID	220.04	$1,320.24
85	blood glucose meter	3	ea	-	-	59.95	$179.85	NO	BID	NO	BID
86	test strips for glucose meter	20	bx	-	-	45.95	$919.00	NO	BID	NO	BID
87	automatic lancet	15	bx	-	-	NO	BID	NO	BID	NO	BID
	Sub-total for lines 71 - 87				$673.82		$8,782.55		-		$23,584.08
	Group IV										
88	veni [illegible] - adult	25	bx	-	-	NO	BID	NO	BID	44.59	$1,114.75
89	veni [illegible] - pediatric	10	bx	-		NO	BID	NO	BID	37.8[illegible]	$378.30

BID NUMBER: 19-11
DATE OPENED: MARCH 31, 2011

BID TABULATION FOR ANNUAL C[illegible]RACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Bound Tree Medical (alternate)		CFA Medical		DeRoyal Industries		Henry Schein Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
90	tourniquet	400	ea	-	-	NO	BID	NO	BID	0.11	$44.00
91	7" clave extension	400	ea	-	-	NO	BID	NO	BID	NO	BID
92	IV drip set w/clave extension	1200	ea	-	-	NO	BID	NO	BID	NO	BID
93	IV drip set 60 drop/ml	100	ea	-	-	NO	BID	NO	BID	NO	BID
94	IV catheter 14 gauge	4	bx	-	-	NO	BID	NO	BID	116.21	$464.84
95	IV catheter 16 gauge	4	bx	-	-	NO	BID	NO	BID	116.21	$464.84
96	IV catheter 18 gauge	20	bx	-	-	NO	BID	NO	BID	116.21	$2,324.20
97	IV catheter 20 gauge	20	bx	-	-	NO	BID	NO	BID	116.21	$2,324.20
98	IV catheter 22 gauge	6	bx	-	-	NO	BID	NO	BID	116.21	$697.26
99	IV catheter 24 gauge	4	bx	-	-	NO	BID	NO	BID	115.51	$462.04
100	needle - 18 gauge	200	ea	0.0345	$6.90	NO	BID	NO	BID	0.04	$8.00
101	needle - 22 gauge	200	ea	-	-	NO	BID	NO	BID	0.04	$8.00
102	safety syringe 1cc 25 gauge	250	ea	0.7662	$191.55	NO	BID	NO	BID	0.08	$20.00
103	safety syringe 3cc 21 gauge	250	ea	0.6169	$154.23	NO	BID	NO	BID	0.08	$20.00
104	syringe 1cc insulin	100	ea	-	-	NO	BID	NO	BID	0.08	$8.00
105	syringe 3cc	1000	ea	-	-	NO	BID	NO	BID	0.07	$70.00
106	syringe 10cc	1000	ea	-	-	NO	BID	NO	BID	0.10	$100.00
107	syringe 12cc	400	ea	-	-	NO	BID	NO	BID	0.15	$60.00
	Sub-total for lines 88 - 107				$352.68		-		-		$8,568.43
	Group V										
108	gloves latex small	175	bx	-	-	5.80	$1,015.00	NO	BID	11.04	$1,932.00
109	gloves latex medium	264	bx	-	-	5.80	$1,531.20	NO	BID	11.04	$2,914.56
110	gloves latex, large	1625	bx	-	-	5.80	$9,425.00	NO	BID	11.04	$17,940.00
111	gloves latex, x large	2600	bx	-	-	5.80	$15,080.00	NO	BID	11.04	$28,704.00
112	gloves latex, xx large	50	bx	-	-	NO	BID	NO	BID	13.39	$669.50
113	gloves nitrile, small	20	bx	-	-	8.95	$179.00	NO	BID	6.55	$131.00
114	gloves nitrile, medium	50	bx	-	-	8.95	$447.50	NO	BID	6.55	$327.50
115	gloves nitrile, large	50	bx	-	-	8.95	$447.50	NO	BID	6.55	$327.50
116	gloves nitrile, x large	185	bx	-	-	8.95	$1,655.75	NO	BID	6.55	$1,211.75
117	gloves nitrile, xx large	10	bx	-	-	NO	BID	NO	BID	6.55	$65.50
118	gloves, nitrile, xxx large	5	bx	-	-	NO	BID	NO	BID	6.35	$31.75
	Sub-total for lines 108 - 118						$29,780.95		-		$54,255.06

BID NUMBER: 19-11
DATE OPENED: MARCH 31, 2011

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Bound Tree Medical (alternate) UNIT PRICE	Bound Tree Medical (alternate) AMOUNT	CFA Medical UNIT PRICE	CFA Medical AMOUNT	DeRoyal Industries UNIT PRICE	DeRoyal Industries AMOUNT	Henry Schein Inc. UNIT PRICE	Henry Schein Inc. AMOUNT
	Group VI										
119	cold pack/compress disposable	200	ea	-	-	NO	BID	NO	BID	0.29	$58.00
120	bandage, triangular	500	ea	0.21	$105.00	NO	BID	NO	BID	0.23	$115.00
121	bandage 4" roll	1152	rl	-	-	3.55	$4,089.60	NO	BID	0.81	$933.12
122	bandage compression	250	ea	-	-	NO	BID	NO	BID	0.42	$105.00
123	bandage 3/4" x 3"	29	bx	-	-	2.25	$65.25	NO	BID	0.58	$16.82
124	bandage 1" x 3"	50	bx	-	-	2.40	$120.00	NO	BID	1.03	$51.50
125	bandage 2" x 4-1/2"	10	bx	-	-	5.50	$55.00	NO	BID	2.33	$23.30
126	gauze 4"	1200	ea	0.1375	$165.00	2.05	$2,460.00	NO	BID	0.09	$108.00
127	gauze pad 4" x 4"	4000	ea	0.0558	$223.20	8.15	$32,600.00	NO	BID	0.04	$160.00
128	gauze pad 5" x 9"	400	ea	0.0995	$39.80	NO	BID	NO	BID	0.11	$44.00
129	gauze abdominal pad 8" x 10"	48	ea	-	-	NO	BID	NO	BID	0.16	$7.68
130	eye pad	500	ea	0.0878	$43.90	NO	BID	NO	BID	0.14	$70.00
131	vaseline gauze 3" x 9"	200	ea	-	-	NO	BID	NO	BID	0.57	$114.00
132	tape hypo allergenic 1"	288	ea	-	-	NO	BID	NO	BID	0.74	$213.12
133	tape hypo allergenic 3"	96	ea	-	-	NO	BID	NO	BID	3.90	$374.40
134	tape clear 1"	288	ea	-	-	NO	BID	NO	BID	0.55	$158.40
135	tape clear 3"	96	ea	-	-	NO	BID	NO	BID	2.54	$243.84
136	alcohol preps	28800	ea	-	-	NO	BID	NO	BID	0.02	$576.00
137	alcohol bottle	250	btl	-	-	1.50	$375.00	NO	BID	1.24	$310.00
138	hydrogen peroxide	100	btl	-	-	1.50	$150.00	NO	BID	1.87	$187.00
139	povidone iodine wipes	5000	ea	-	-	4.55	$22,750.00	NO	BID	0.05	$250.00
140	triple antibiotic ointment	1440	ea	0.12	$172.80	12.65	$18,216.00	NO	BID	0.09	$129.60
141	acetaminophen - 500 mg tablet	74	bx	-	-	13.55	$1,002.70	NO	BID	12.81	$947.94
142	ammonia inhalant ampules	1600	ea	-	-	2.45	$3,920.00	NO	BID	0.15	$240.00
143	irrigation solution 250 ml	141	ea	-	-	NO	BID	NO	BID	1.53	$215.73
144	sharps disposal container 5 qt	100	ea	-	-	NO	BID	NO	BID	2.42	$242.00
145	sharps disposal container 0.6 liter	100	ea	-	-	NO	BID	NO	BID	3.10	$310.00
146	sharps shuttle container	240	ea	-	-	NO	BID	NO	BID	1.40	$336.00
147	scissors 5-1/2"	100	ea	0.99	$99.00	4.25	$425.00	NO	BID	0.84	$84.00
148	ring cutter	10	ea	-	-	NO	BID	NO	BID	5.14	$51.40
149	ring r blade	24	ea	-		NO	BID	NO	BID	1.7	$30.48

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BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Bound Tree Medical (alternate) UNIT PRICE	Bound Tree Medical (alternate) AMOUNT	CFA Medical UNIT PRICE	CFA Medical AMOUNT	DeRoyal Industries UNIT PRICE	DeRoyal Industries AMOUNT	Henry Schein Inc. UNIT PRICE	Henry Schein Inc. AMOUNT
150	pillow disposable 17" x 23"	24	ea	-	-	4.45	$106.80	NO	BID	2.47	$59.28
151	pillow disposable 12" x 23"	24	ea	-	-	NO	BID	NO	BID	2.09	$50.16
152	pillowcase - disposable	200	ea	-	-	NO	BID	NO	BID	0.26	$52.00
153	cot sheet fitted	150	ea	0.704	$105.60	NO	BID	NO	BID	0.77	$115.50
154	cot sheet flat	250	ea	0.778	$194.50	NO	BID	NO	BID	0.75	$187.50
155	handwash no rinse gel	144	ea	-	-	3.65	$525.60	NO	BID	0.98	$141.12
156	antimicrobial handwipes	24	tub	-	-	7.00	$168.00	NO	BID	4.15	$99.60
157	germicidal cloth surface wipes tub	56	tub	-	-	NO	BID	NO	BID	4.81	$269.36
158	germicidal cloth surface wipes individual	100	bx	-	-	NO	BID	NO	BID	18.99	$1,899.00
159	surface disinfectant & cleaner	50	btl	-	-	33.95	$1,697.50	NO	BID	6.27	$313.50
160	protective eyewear, clear	100	ea	-	-	NO	BID	2.08	$208.00	0.86	$86.00
161	protective eyewear, gray	100	ea	-	-	NO	BID	3.06	$306.00	NO	BID
162	procedure face mask	20	bx	-	-	NO	BID	2.28	$45.60	21.90	$438.00
163	molded surgical mask	24	bx	4.00	$96.00	NO	BID	NO	BID	5.07	$121.68
164	collection bag - 3 liter	240	ea	-	-	NO	BID	NO	BID	1.34	$321.60
165	biohazard waste bag 7-10 gallon	250	ea	-	-	NO	BID	NO	BID	10.65	$2,662.50
166	biohazard waste bag saf-t-seal	20	pkg	-	-	NO	BID	NO	BID	NO	BID
167	infant swaddling/bunting	20	ea	-	-	NO	BID	NO	BID	2.98	$59.60
168	burn sheet	100	ea	2.76	$276.00	NO	BID	NO	BID	1.61	$161.00
169	triage tags	500	ea	-	-	NO	BID	NO	BID	0.66	$330.00
170	clipboard	10	ea	-	-	NO	BID	NO	BID	21.16	$211.60
171	obstetrical kit	20	ea	-	-	NO	BID	NO	BID	4.37	$87.40
172	lubricant	50	ea	1.19	$59.50	NO	BID	NO	BID	0.08	$4.00
173	bulb syringe	25	ea	1.19	$29.75	NO	BID	NO	BID	0.68	$17.00
174	first aid kit	25	ea	12.58	$314.50	NO	BID	NO	BID	15.55	$388.75
	Sub-total for lines 119 - 174				$1,924.55		$88,726.45		$559.60		$14,782.48
	TOTAL GROSS PRICE				$6,218.46		$144,190.35		$702.10		$127,673.04
	CASH DISCOUNT						N - 30		N - 30		N - 30
	DELIVERY						not stated		5 - 7 days		3 days

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BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Bound Tree Medical (alternate) UNIT PRICE	Bound Tree Medical (alternate) AMOUNT	CFA Medical UNIT PRICE	CFA Medical AMOUNT	DeRoyal Industries UNIT PRICE	DeRoyal Industries AMOUNT	Henry Schein Inc. UNIT PRICE	Henry Schein Inc. AMOUNT
	specified brands			no		no		no		no	
	printed catalog			yes		no		yes		yes	
	full line on-line catalog			yes		yes		yes		yes	
	percentage of discount from list			12%		n/a		none		10.60%	
	order from template on-line			yes		yes		yes		yes	
	local sales representative			yes		no		yes		yes	
	can deliver within 48 hrs at no additional cost			yes		yes		maybe		yes	
	minimum order amount			none		none		$500		none	

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BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Jefferson Medical		MMS		MMS (alternate)		Moore Medical	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	Group I										
1	beck airway-airflow monitor, BAAM	50	ea	NO	BID	9.85	$492.50		-	5.56	$278.00
2	nebulizing mask	200	ea	NO	BID	1.34	$268.00		-	NO	BID
3	bag/mask resuscitator, disposable adult size	120	ea	NO	BID	9.95	$1,194.00	8.19	$982.80	9.08	$1,089.60
4	bag/mask resuscitator, disposable child size	20	ea	NO	BID	13.10	$262.00	8.19	$163.80	12.08	$241.60
5	bag/mask resuscitator, disposable infant size	20	ea	NO	BID	13.10	$262.00	9.55	$191.00	12.08	$241.60
6	pocket face mask for CPR disposable	200	ea	NO	BID	2.99	$598.00		-	4.27	$854.00
7	oxygen mask, non-rebreathing , disposable	1200	ea	NO	BID	0.63	$756.00		-	0.78	$936.00
8	nasal cannula, adult	300	ea	NO	BID	0.37	$111.00		-	0.35	$105.00
9	regulator, oxygen, constant flow	10	ea	NO	BID	47.00	$470.00		-	NO	BID
10	regulator, demand valve	10	ea	NO	BID	73.35	$733.50		-	NO	BID
11	nasal airway kit, w/lubricant 22FR - 32FR	48	ea	NO	BID	13.00	$624.00		-	NO	BID
12	endotracheal tube 2.0 uncuffed	20	ea	NO	BID	0.63	$12.60		-	1.34	$26.80
13	endotracheal tube 2.5 uncuffed	20	ea	NO	BID	0.63	$12.60		-	1.34	$26.80
14	endotracheal tube, 3.0 uncuffed	20	ea	NO	BID	0.63	$12.60		-	1.34	$26.80
15	endotracheal tube, 3.5 uncuffed	20	ea	NO	BID	0.63	$12.60		-	1.34	$26.80
16	endotracheal tube, 4.0 uncuffed	20	ea	NO	BID	0.63	$12.60		-	1.34	$26.80
17	endotracheal tube, 4.5 uncuffed	20	ea	NO	BID	0.63	$12.60		-	1.34	$26.80
18	endotracheal tube, 5.0 cuffed	20	ea	NO	BID	0.88	$17.60		-	1.44	$28.80
19	endotracheal tuber, 5.5 cuffed	30	ea	NO	BID	0.88	$26.40		-	1.44	$43.20
20	endotracheal tube, 6.0 cuffed	30	ea	NO	BID	0.88	$26.40		-	1.44	$43.20
21	endotracheal tube, 6.5 cuffed	50	ea	NO	BID	0.88	$44.00		-	1.44	$72.00
22	endotracheal tube, 7.0 cuffed	50	ea	NO	BID	0.88	$44.00		-	1.44	$72.00
23	endotracheal tube, 7.5 cuffed	75	ea	NO	BID	0.88	$66.00		-	1.44	$108.00
24	endotracheal tube, 8.0 cuffed	75	ea	NO	BID	0.88	$66.00		-	1.44	$108.00
25	endotracheal tube, 8.5 cuffed	75	ea	NO	BID	0.88	$66.00		-	1.44	$108.00
26	endotracheal tube, 9.0 cuffed	30	ea	NO	BID	0.88	$26.40		-	1.44	$43.20
27	endotracheal tube , 9.5 cuffed	30	ea	NO	BID	0.88	$26.40		-	1.44	$43.20
28	endo tube holder - adult	100	ea	NO	BID	5.18	$518.00		-	1.44	$144.00
29	endo tube holder - pediatric	50	ea	NO	BID	2.69	$134.50		-	2.71	$135.50
30	intubating stylette adult 14 Fr	100	ea	NO	BID	1.79	$179.00		-	2.71	$271.00
31	intubating stylette child 10 Fr	24	ea	NO	BID	1.79	$42.96		-	NO	BID
32	intubating stylette infant 6 Fr	24	ea	NO	BID	1.79	$42.96		-	NO	BID

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Jefferson Medical UNIT PRICE	Jefferson Medical AMOUNT	MMS UNIT PRICE	MMS AMOUNT	MMS (alternate) UNIT PRICE	MMS (alternate) AMOUNT	Moore Medical UNIT PRICE	Moore Medical AMOUNT
33	laryngoscope blade Mac #2	24	ea	NO	BID	4.25	$102.00		-	NO	BID
34	laryngoscope blade Mac #3	24	ea	NO	BID	4.25	$102.00		-	NO	BID
35	laryngoscope blade Mac #4	24	ea	NO	BID	4.25	$102.00		-	NO	BID
36	laryngoscope blade Miller #0	24	ea	NO	BID	4.25	$102.00		-	NO	BID
37	laryngoscope blade Miller #1	24	ea	NO	BID	4.25	$102.00		-	NO	BID
38	laryngoscope blade Miller #2	24	ea	NO	BID	4.25	$102.00		-	NO	BID
39	laryngoscope blade Miller #3	24	ea	NO	BID	4.25	$102.00		-	NO	BID
40	standard laryngoscope handle-medium	10	ea	NO	BID	8.95	$89.50		-	NO	BID
41	canister, suction, disposable	75	ea	NO	BID	2.00	$150.00		-	2.21	$165.75
42	catheter, suction 6 FR	100	ea	NO	BID	0.17	$17.00		-	0.25	$25.00
43	catheter, suction 10 FR	100	ea	NO	BID	0.17	$17.00		-	0.25	$25.00
44	catheter, suction 14 FR	100	ea	NO	BID	0.17	$17.00		-	0.25	$25.00
45	yankauer suction tip	144	ea	NO	BID	2.10	$302.40		-	1.47	$211.68
46	laerdal V-Vac cartridge	24	ea	NO	BID	17.25	$414.00		-	16.85	$404.40
47	laerdal V-Vac adapter tip	24	ea	NO	BID	5.213	$125.10		-	5.097	$122.33
48	suction connect tubing	200	ea	NO	BID	0.98	$196.00		-	NO	BID
49	oxygen cylinder hand wheel	25	ea	NO	BID	9.55	$238.75		-	10.18	$254.50
50	mucosal atomization device	150	ea	NO	BID	2.50	$375.00		-	NO	BID
51	O2 resq disposable system 5.0 CM	50	ea	NO	BID	NO	BID		-	NO	BID
52	O2 resq disposable system 10.0 CM	25	ea	NO	BID	NO	BID		-	NO	BID
~~53~~	~~King airway size 2~~	~~10~~	~~ea~~								
~~54~~	~~King airway size 2.5~~	~~10~~	~~ea~~								
~~55~~	~~King airway size 3~~	~~10~~	~~ea~~								
~~56~~	~~King airway size 4~~	~~25~~	~~ea~~								
~~57~~	~~King airway size 5~~	~~25~~	~~ea~~								
58	endotracheal tube introducer	60	ea	NO	BID	3.63	$217.80		-	7.30	$438.00
59	Magill intubating forceps - adult	25	ea	NO	BID	4.80	$120.00		-	3.25	$81.25
60	Magill intubating forceps - pediatric	25	ea	NO	BID	4.80	$120.00		-	2.98	$74.50
	Sub-total for items 1 - 60				-		$10,286.77		$1,337.60		$6,954.11
	Group II										
61	backboard	50	ea	NO	BID	90.00	$4,500.00		-	NO	BID
62	backboard imprinting	50	ea	NO		11.90	$595.00		-	NC	BID

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BID TABULATION FOR ANNUAL C[illegible]RACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Jefferson Medical		MMS		MMS (alternate)		Moore Medical	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
63	restraints - reusable	60	ea	NO	BID	6.33	$379.80		-	5.90	$354.00
64	restraints - disposable	160	ea	NO	BID	2.22	$355.20		-	2.02	$323.20
65	restraint - spider strap	12	ea	NO	BID	42.15	$505.80		-	59.97	$719.64
66	cervical collar adjustable - adult	800	ea	NO	BID	5.55	$4,440.00		-	5.03	$4,024.00
67	cervical collar adjustable - pediatric	150	ea	NO	BID	5.55	$832.50		-	5.03	$754.50
68	cervical immobilization device	900	ea	NO	BID	4.65	$4,185.00		-	3.76	$3,384.00
69	x-collar cervical splint	500	ea	NO	BID	9.98	$4,990.00		-	NO	BID
70	splint	100	ea	NO	BID	3.30	$330.00		-	6.33	$633.00
	Sub-total for lines 61 - 70				-		$21,113.30		-		$10,192.34
	Group III										
71	electrodes, pre-gelled	3600	ea	NO	BID	0.111	$399.60		-	NO	BID
72	quick combo electrode pads - adult	50	pr	NO	BID	17.60	$880.00		-	31.74	$1,587.00
73	quick combo electrode pads - pediatric	20	pr	NO	BID	14.00	$280.00		-	31.74	$634.80
74	defibrillation pad - adult	50	pr	NO	BID	17.60	$880.00		-	27.87	$1,393.50
75	medi-trace recording paper	100	rl	NO	BID	1.71	$171.00		-	7.64	$764.00
76	penlight	360	ea	NO	BID	0.58	$208.80		-	0.6016	$216.58
77	stethoscope	24	ea	NO	BID	7.90	$189.60		-	5.71	$137.04
78	sphygmomanometer, infant	10	ea	NO	BID	5.35	$53.50		-	9.04	$90.40
79	sphygmomanometer, child	10	ea	NO	BID	5.35	$53.50		-	9.04	$90.40
80	sphygmomanometer, adult	10	ea	NO	BID	5.35	$53.50		-	9.04	$90.40
81	sphygmomanometer, large adult	10	ea	NO	BID	5.35	$53.50		-	11.80	$118.00
82	sphygmomanometer, thigh	10	ea	NO	BID	5.60	$56.00		-	21.10	$211.00
83	tympanic thermometer	6	ea	NO	BID	265.00	$1,590.00		-	250.00	$1,500.00
84	thermometer, electronic	6	ea	NO	BID	225.00	$1,350.00		-	219.00	$1,314.00
85	blood glucose meter	3	ea	NO	BID	70.00	$210.00	Free if buy strips from vendor		NO	BID
86	test strips for glucose meter	20	bx	NO	BID	37.20	$744.00	29.00	$580.00	NO	BID
87	automatic lancet	15	bx	NO	BID	7.00	$105.00		-	7.09	$106.35
	Sub-total for lines 71 - 87				-		$7,278.00		$580.00		$8,359.82
	Group IV										
88	veni gard - adult	25	bx	NO	BID	37.50	$937.50		-	44.44	$1,111.00
89	veni gard - pediatric	10	bx	NO	BID	35.25	$352.50		-	44.44	$444.40

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Jefferson Medical UNIT PRICE	Jefferson Medical AMOUNT	MMS UNIT PRICE	MMS AMOUNT	MMS (alternate) UNIT PRICE	MMS (alternate) AMOUNT	Moore Medical UNIT PRICE	Moore Medical AMOUNT
90	tourniquet	400	ea	NO	BID	0.066	$26.40		-	0.134	$53.60
91	7" clave extension	400	ea	3.66	$1,464.00	2.419	$967.60		-	NO	BID
92	IV drip set w/clave extension	1200	ea	5.88	$7,056.00	4.148	$4,977.60		-	NO	BID
93	IV drip set 60 drop/ml	100	ea	5.88	$588.00	3.87	$387.00		-	NO	BID
94	IV catheter 14 gauge	4	bx	NO	BID	84.50	$338.00		-	102.50	$410.00
95	IV catheter 16 gauge	4	bx	NO	BID	84.50	$338.00		-	102.50	$410.00
96	IV catheter 18 gauge	20	bx	NO	BID	84.50	$1,690.00		-	102.50	$2,050.00
97	IV catheter 20 gauge	20	bx	NO	BID	84.50	$1,690.00		-	102.50	$2,050.00
98	IV catheter 22 gauge	6	bx	NO	BID	84.50	$507.00		-	102.50	$615.00
99	IV catheter 24 gauge	4	bx	NO	BID	84.50	$338.00		-	106.50	$426.00
100	needle - 18 gauge	200	ea	NO	BID	0.024	$4.80		-	0.0506	$10.12
101	needle - 22 gauge	200	ea	NO	BID	0.023	$4.60		-	0.0753	$15.06
102	safety syringe 1cc 25 gauge	250	ea	NO	BID	0.5175	$129.38		-	0.3933	$98.33
103	safety syringe 3cc 21 gauge	250	ea	NO	BID	0.4735	$118.38		-	0.236	$59.00
104	syringe 1cc insulin	100	ea	NO	BID	0.2675	$26.75		-	NO	BID
105	syringe 3cc	1000	ea	NO	BID	0.043	$43.00		-	0.0535	$53.50
106	syringe 10cc	1000	ea	NO	BID	0.081	$81.00		-	0.1088	$108.80
107	syringe 12cc	400	ea	NO	BID	0.181	$72.40		-	0.1088	$43.52
	Sub-total for lines 88 - 107				$9,108.00		$13,029.90		-		$7,958.33
	Group V										
108	gloves latex small	175	bx	NO	BID	11.65	$2,038.75		-	10.00	$1,750.00
109	gloves latex medium	264	bx	NO	BID	11.65	$3,075.60		-	10.00	$2,640.00
110	gloves latex, large	1625	bx	NO	BID	11.65	$18,931.25		-	10.00	$16,250.00
111	gloves latex, x large	2600	bx	NO	BID	11.65	$30,290.00		-	10.00	$26,000.00
112	gloves latex, xx large	50	bx	NO	BID	6.35	$317.50		-	NO	BID
113	gloves nitrile, small	20	bx	NO	BID	6.90	$138.00		-	6.39	$127.80
114	gloves nitrile, medium	50	bx	NO	BID	6.90	$345.00		-	6.39	$319.50
115	gloves nitrile, large	50	bx	NO	BID	6.90	$345.00		-	6.39	$319.50
116	gloves nitrile, x large	185	bx	NO	BID	6.90	$1,276.50		-	6.39	$1,182.15
117	gloves nitrile, xx large	10	bx	NO	BID	6.90	$69.00		-	6.39	$63.90
118	gloves, nitrile, xxx large	5	bx	NO	BID	6.90	$34.50		-	NO	BID
	)-total for lines 108 - 118						$56,861.10		-		$48,652.85

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BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Jefferson Medical UNIT PRICE	Jefferson Medical AMOUNT	MMS UNIT PRICE	MMS AMOUNT	MMS (alternate) UNIT PRICE	MMS (alternate) AMOUNT	Moore Medical UNIT PRICE	Moore Medical AMOUNT
	Group VI										
119	cold pack/compress disposable	200	ea	NO	BID	0.4625	$92.50		-	0.33	$66.00
120	bandage, triangular	500	ea	NO	BID	0.30	$150.00		-	0.41	$205.00
121	bandage 4" roll	1152	rl	NO	BID	0.48	$552.96		-	0.70	$806.40
122	bandage compression	250	ea	NO	BID	0.47	$117.50		-	0.40	$100.00
123	bandage 3/4" x 3"	29	bx	NO	BID	1.32	$38.28		-	1.09	$31.61
124	bandage 1" x 3"	50	bx	NO	BID	1.85	$92.50		-	1.74	$87.00
125	bandage 2" x 4-1/2"	10	bx	NO	BID	3.90	$39.00		-	2.15	$21.50
126	gauze 4"	1200	ea	NO	BID	0.13	$156.00		-	0.1275	$153.00
127	gauze pad 4" x 4"	4000	ea	NO	BID	0.045	$180.00		-	0.0526	$210.40
128	gauze pad 5" x 9"	400	ea	NO	BID	0.086	$34.40		-	0.1332	$53.28
129	gauze abdominal pad 8" x 10"	48	ea	NO	BID	0.1625	$7.80		-	0.213	$10.22
130	eye pad	500	ea	NO	BID	0.0726	$36.30		-	0.111	$55.50
131	vaseline gauze 3" x 9"	200	ea	NO	BID	0.54	$108.00		-	0.5898	$117.96
132	tape hypo allergenic 1"	288	ea	NO	BID	0.659	$189.79		-	0.7642	$220.09
133	tape hypo allergenic 3"	96	ea	NO	BID	1.975	$189.60		-	2.9775	$285.84
134	tape clear 1"	288	ea	NO	BID	0.525	$151.20		-	0.6033	$173.75
135	tape clear 3"	96	ea	NO	BID	1.575	$151.20		-	1.81	$173.76
136	alcohol preps	28800	ea	NO	BID	0.0061	$175.68		-	0.0075	$216.00
137	alcohol bottle	250	btl	NO	BID	1.10	$275.00		-	1.03	$257.50
138	hydrogen peroxide	100	btl	NO	BID	0.60	$60.00		-	0.50	$50.00
139	povidone iodine wipes	5000	ea	NO	BID	0.0308	$154.00		-	0.0312	$156.00
140	triple antibiotic ointment	1440	ea	NO	BID	0.0756	$108.86		-	0.0605	$87.12
141	acetaminophen - 500 mg tablet	74	bx	NO	BID	4.18	$309.32		-	2.34	$173.16
142	ammonia inhalant ampules	1600	ea	NO	BID	0.19	$304.00		-	0.183	$292.80
143	irrigation solution 250 ml	141	ea	NO	BID	1.35	$190.35		-	1.48	$208.68
144	sharps disposal container 5 qt	100	ea	NO	BID	3.93	$393.00		-	2.54	$254.00
145	sharps disposal container 0.6 liter	100	ea	NO	BID	3.35	$335.00		-	NO	BID
146	sharps shuttle container	240	ea	NO	BID	1.60	$384.00		-	1.57	$376.80
147	scissors 5-1/2"	100	ea	NO	BID	0.80	$80.00		-	2.00	$200.00
148	ring cutter	10	ea	NO	BID	8.20	$82.00		-	5.50	$55.00
149	ring cutter blade	24	ea	NO	BID	3.60	$86.40		-	21.21	$509.04

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

BID NUMBER: 19-11

DATE OPENED: MARCH 31, 2011

				Jefferson Medical		MMS		MMS (alternate)		Moore Medical	
ITEM NO.	DESCRIPTION	EST. QTY.	UOM	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
150	pillow disposable 17" x 23"	24	ea	NO	BID	1.99	$47.76		-	NO	BID
151	pillow disposable 12" x 23"	24	ea	NO	BID	10.20	$244.80		-	NO	BID
152	pillowcase - disposable	200	ea	NO	BID	0.239	$47.80		-	0.206	$41.16
153	cot sheet fitted	150	ea	NO	BID	0.968	$145.20		-	NO	BID
154	cot sheet flat	250	ea	NO	BID	0.434	$108.50		-	NO	BID
155	handwash no rinse gel	144	ea	NO	BID	1.09	$156.96		-	2.82	$406.08
156	antimicrobial handwipes	24	tub	NO	BID	5.90	$141.60		-	4.33	$103.92
157	germicidal cloth surface wipes tub	56	tub	NO	BID	5.89	$329.84		-	5.26	$294.56
158	germicidal cloth surface wipes individual	100	bx	NO	BID	6.80	$680.00		-	6.26	$626.00
159	surface disinfectant & cleaner	50	btl	NO	BID	4.33	$216.50		-	6.83	$341.50
160	protective eyewear, clear	100	ea	NO	BID	6.96	$696.00		-	NO	BID
161	protective eyewear, gray	100	ea	NO	BID	6.99	$699.00		-	NO	BID
162	procedure face mask	20	bx	NO	BID	13.20	$264.00		-	12.26	$245.20
163	molded surgical mask	24	bx	NO	BID	3.55	$85.20		-	4.21	$101.04
164	collection bag - 3 liter	240	ea	NO	BID	1.46	$350.40		-	1.3566	$325.58
165	biohazard waste bag 7-10 gallon	250	ea	NO	BID	0.10	$25.00		-	0.065	$16.25
166	biohazard waste bag saf-t-seal	20	pkg	NO	BID	3.58	$71.60		-	3.030	$60.60
167	infant swaddling/bunting	20	ea	NO	BID	4.20	$84.00		-	3.663	$73.26
168	burn sheet	100	ea	NO	BID	2.30	$230.00		-	2.81	$281.00
169	triage tags	500	ea	NO	BID	0.83	$415.00		-	0.6696	$334.80
170	clipboard	10	ea	NO	BID	28.55	$285.50		-	NO	BID
171	obstetrical kit	20	ea	NO	BID	5.20	$104.00		-	5.05	$101.00
172	lubricant	50	ea	NO	BID	0.161	$8.05		-	0.141	$7.05
173	bulb syringe	25	ea	NO	BID	0.80	$20.00		-	0.88	$22.00
174	first aid kit	25	ea	NO	BID	14.45	$361.25		-	7.02	$175.50
	Sub-total for lines 119 - 174				-		$11,042.61				$9,163.92
						item # 112 priced at 100/box, others priced 50/box, adjusted their price to tabulate 50/box					
	TOTAL GROSS PRICE				$9,108.00		$119,611.68		$1,917.60		$91,281.36
	CASH DISCOUNT				1-%-30/N-31		N - 30				N - 30
	DELIVERY				10 [illegible]		1 - day				3 - days

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BID NUMBER: 19-11
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BID TABULATION FOR ANNUAL C RACT FOR MEDICAL SUPPLIES

				Jefferson Medical		MMS		MMS (alternate)		Moore Medical	
ITEM NO.	DESCRIPTION	EST. QTY.	UOM	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	specified brands			no		yes		yes		yes	
	printed catalog			no		yes		yes		yes	
	full line on-line catalog			no		yes		yes		yes	
	percentage of discount from list			varies		11%		11%		18% off online	
	order from template on-line			yes		yes		yes		yes	
	local sales representative			no		yes		yes		yes	
	can deliver within 48 hrs at no additional cost			no		yes		yes		no	
	minimum order amount			none		none		none		none	

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Prime Source		Progressive Medical Int'l		QuadMed		Ready Response	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	Group I										
1	beck airway-airflow monitor, BAAM	50	ea	NO	BID	7.83	$391.50	7.27	$363.50	NO	BID
2	nebulizing mask	200	ea	NO	BID	1.06	$212.00	1.22	$244.00	NO	BID
3	bag/mask resuscitator, disposable adult size	120	ea	NO	BID	9.59	$1,150.80	10.55	$1,266.00	NO	BID
4	bag/mask resuscitator, disposable child size	20	ea	NO	BID	12.71	$254.20	13.55	$271.00	NO	BID
5	bag/mask resuscitator, disposable infant size	20	ea	NO	BID	12.71	$254.20	13.58	$271.60	NO	BID
6	pocket face mask for CPR disposable	200	ea	NO	BID	2.62	$524.00	4.24	$848.00	NO	BID
7	oxygen mask, non-rebreathing , disposable	1200	ea	1.12	$1,344.00	0.69	$828.00	0.78	$936.00	NO	BID
8	nasal cannula, adult	300	ea	0.36	$108.00	0.27	$81.00	0.31	$93.00	NO	BID
9	regulator, oxygen, constant flow	10	ea	NO	BID	36.08	$360.80	73.86	$738.60	NO	BID
10	regulator, demand valve	10	ea	NO	BID	240.72	$2,407.20	83.44	$834.40	NO	BID
11	nasal airway kit, w/lubricant 22FR - 32FR	48	ea	NO	BID	13.28	$637.44	12.45	$597.60	NO	BID
12	endotracheal tube 2.0 uncuffed	20	ea	1.93	$38.60	0.597	$11.94	0.749	$14.98	NO	BID
13	endotracheal tube 2.5 uncuffed	20	ea	1.93	$38.60	0.597	$11.94	0.749	$14.98	NO	BID
14	endotracheal tube, 3.0 uncuffed	20	ea	1.23	$24.60	0.597	$11.94	0.749	$14.98	NO	BID
15	endotracheal tube, 3.5 uncuffed	20	ea	1.23	$24.60	0.597	$11.94	0.749	$14.98	NO	BID
16	endotracheal tube, 4.0 uncuffed	20	ea	1.23	$24.60	0.597	$11.94	0.749	$14.98	NO	BID
17	endotracheal tube, 4.5 uncuffed	20	ea	1.23	$24.60	0.597	$11.94	0.749	$14.98	NO	BID
18	endotracheal tube, 5.0 cuffed	20	ea	1.53	$30.60	1.30	$26.00	0.929	$18.58	NO	BID
19	endotracheal tuber, 5.5 cuffed	30	ea	1.51	$45.30	0.77	$23.10	0.929	$27.87	NO	BID
20	endotracheal tube, 6.0 cuffed	30	ea	1.51	$45.30	0.77	$23.10	0.929	$27.87	NO	BID
21	endotracheal tube, 6.5 cuffed	50	ea	1.49	$74.50	0.77	$38.50	0.929	$46.45	NO	BID
22	endotracheal tube, 7.0 cuffed	50	ea	1.49	$74.50	0.77	$38.50	0.929	$46.45	NO	BID
23	endotracheal tube, 7.5 cuffed	75	ea	1.47	$110.25	0.77	$57.75	0.929	$69.68	NO	BID
24	endotracheal tube, 8.0 cuffed	75	ea	1.47	$110.25	0.77	$57.75	0.929	$69.68	NO	BID
25	endotracheal tube, 8.5 cuffed	75	ea	1.47	$110.25	0.77	$57.75	0.929	$69.68	NO	BID
26	endotracheal tube, 9.0 cuffed	30	ea	1.51	$45.30	0.77	$23.10	0.929	$27.87	NO	BID
27	endotracheal tube , 9.5 cuffed	30	ea	1.51	$45.30	0.77	$23.10	1.05	$31.50	NO	BID
28	endo tube holder - adult	100	ea	1.23	$123.00	3.27	$327.00	3.01	$301.00	NO	BID
29	endo tube holder - pediatric	50	ea	2.67	$133.50	3.27	$163.50	3.24	$162.00	NO	BID
30	intubating stylette adult 14 Fr	100	ea	NO	BID	1.84	$184.00	1.37	$137.00	NO	BID
31	intubating stylette child 10 Fr	24	ea	NO	BID	1.84	$44.16	1.37	$32.88	NO	BID
32	intub stylette infant 6 Fr	24	ea	NO		1.84	$44.16	1.37	$32.88	NO	BID

BID NUMBER: 19-11
DATE OPENED: MARCH 31, 2011

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Prime Source		Progressive Medical Int'l		QuadMed		Ready Response	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
33	laryngoscope blade Mac #2	24	ea	NO	BID	4.57	$109.68	3.98	$95.52	NO	BID
34	laryngoscope blade Mac #3	24	ea	NO	BID	4.57	$109.68	3.98	$95.52	NO	BID
35	laryngoscope blade Mac #4	24	ea	NO	BID	4.57	$109.68	3.98	$95.52	NO	BID
36	laryngoscope blade Miller #0	24	ea	NO	BID	4.57	$109.68	3.98	$95.52	NO	BID
37	laryngoscope blade Miller #1	24	ea	NO	BID	4.57	$109.68	3.98	$95.52	NO	BID
38	laryngoscope blade Miller #2	24	ea	NO	BID	4.57	$109.68	3.98	$95.52	NO	BID
39	laryngoscope blade Miller #3	24	ea	NO	BID	4.57	$109.68	3.98	$95.52	NO	BID
40	standard laryngoscope handle-medium	10	ea	NO	BID	8.78	$87.80	8.55	$85.50	NO	BID
41	canister, suction, disposable	75	ea	NO	BID	2.39	$179.25	2.49	$186.75	NO	BID
42	catheter, suction 6 FR	100	ea	NO	BID	0.16	$16.00	0.29	$29.00	NO	BID
43	catheter, suction 10 FR	100	ea	NO	BID	0.16	$16.00	0.29	$29.00	NO	BID
44	catheter, suction 14 FR	100	ea	NO	BID	0.16	$16.00	0.29	$29.00	NO	BID
45	yankauer suction tip	144	ea	NO	BID	0.34	$48.96	1.82	$262.08	NO	BID
46	laerdal V-Vac cartridge	24	ea	NO	BID	18.07	$433.68	4.80	$115.20	NO	BID
47	laerdal V-Vac adapter tip	24	ea	NO	BID	21.87	$524.88	5.96	$143.04	NO	BID
48	suction connect tubing	200	ea	NO	BID	0.93	$186.00	0.85	$170.00	NO	BID
49	oxygen cylinder hand wheel	25	ea	NO	BID	9.40	$235.00	8.25	$206.25	NO	BID
50	mucosal atomization device	150	ea	NO	BID	3.61	$541.50	2.85	$427.50	NO	BID
51	O2 resq disposable system 5.0 CM	50	ea	NO	BID	NO	BID	NO	BID	NO	BID
52	O2 resq disposable system 10.0 CM	25	ea	NO	BID	NO	BID	NO	BID	NO	BID
~~53~~	~~King airway size 2~~	~~10~~	~~ea~~								
~~54~~	~~King airway size 2.5~~	~~10~~	~~ea~~								
~~55~~	~~King airway size 3~~	~~10~~	~~ea~~								
~~56~~	~~King airway size 4~~	~~25~~	~~ea~~								
~~57~~	~~King airway size 5~~	~~25~~	~~ea~~								
58	endotracheal tube introducer	60	ea	NO	BID	4.70	$282.00	3.87	$232.20	NO	BID
59	Magill intubating forceps - adult	25	ea	7.87	$196.75	3.01	$75.25	2.99	$74.75	NO	BID
60	Magill intubating forceps - pediatric	25	ea	7.87	$196.75	4.05	$101.25	2.99	$74.75	NO	BID
	Sub-total for items 1 - 60				$2,969.15		$11,815.58		$10,388.62		-
	Group II										
61	backboard	50	ea	NO	BID	86.75	$4,337.50	96.45	$4,822.50	NO	BID
62	backboard imprinting	50	ea	NO	BID	12.05	$602.50	6.00	$300.00	NO	BID

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Prime Source		Progressive Medical Int'l		QuadMed		Ready Response	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
63	restraints - reusable	60	ea	NO	BID	15.78	$946.80	6.24	$374.40	NO	BID
64	restraints - disposable	160	ea	NO	BID	1.22	$195.20	6.24	$998.40	NO	BID
65	restraint - spider strap	12	ea	NO	BID	28.08	$336.96	65.33	$783.96	NO	BID
66	cervical collar adjustable - adult	800	ea	NO	BID	5.18	$4,144.00	5.80	$4,640.00	NO	BID
67	cervical collar adjustable - pediatric	150	ea	NO	BID	5.18	$777.00	6.42	$963.00	NO	BID
68	cervical immobilization device	900	ea	NO	BID	4.90	$4,410.00	4.93	$4,437.00	NO	BID
69	x-collar cervical splint	500	ea	NO	BID	6.37	$3,185.00	9.66	$4,830.00	NO	BID
70	splint	100	ea	NO	BID	6.93	$693.00	5.85	$585.00	NO	BID
	Sub-total for lines 61 - 70				-		$19,627.96		$22,734.26		-
	Group III										
71	electrodes, pre-gelled	3600	ea	NO	BID	0.118	$424.80	0.1193	$429.48	NO	BID
72	quick combo electrode pads - adult	50	pr	NO	BID	18.24	$912.00	32.64	$1,632.00	NO	BID
73	quick combo electrode pads - pediatric	20	pr	NO	BID	18.24	$364.80	22.91	$458.20	NO	BID
74	defibrillation pad - adult	50	pr	NO	BID	19.86	$993.00	32.64	$1,632.00	NO	BID
75	medi-trace recording paper	100	rl	NO	BID	1.89	$189.00	1.62	$162.00	NO	BID
76	penlight	360	ea	1.34	$482.40	0.637	$229.32	0.82	$295.20	NO	BID
77	stethoscope	24	ea	8.525	$204.60	3.76	$90.24	5.24	$125.76	NO	BID
78	sphygmomanometer, infant	10	ea	NO	BID	5.24	$52.40	6.19	$61.90	NO	BID
79	sphygmomanometer, child	10	ea	NO	BID	5.24	$52.40	6.19	$61.90	NO	BID
80	sphygmomanometer, adult	10	ea	NO	BID	5.41	$54.10	6.19	$61.90	NO	BID
81	sphygmomanometer, large adult	10	ea	NO	BID	6.59	$65.90	7.19	$71.90	NO	BID
82	sphygmomanometer, thigh	10	ea	NO	BID	6.53	$65.30	7.98	$79.80	NO	BID
83	tympanic thermometer	6	ea	NO	BID	177.11	$1,062.66	306.82	$1,840.92	NO	BID
84	thermometer, electronic	6	ea	359.24	$2,155.44	247.95	$1,487.70	204.55	$1,227.30	NO	BID
85	blood glucose meter	3	ea	16.67	$50.01	NO	BID	NO	BID	NO	BID
86	test strips for glucose meter	20	bx	25.23	$504.60	NO	BID	NO	BID	NO	BID
87	automatic lancet	15	bx	NO	BID	6.33	$94.95	7.41	$111.15	NO	BID
	Sub-total for lines 71 - 87				$3,397.05		$6,138.57		$8,251.41		-
	Group IV										
88	veni g[illegible] - adult	25	bx	NO	BID	43.31	$1,082.75	33.22	$830.50	NO	BID
89	veni g[illegible] pediatric	10	bx	NO	[illegible]	48.19	$481.90	41.45	$414.50	NO	BID

PAGE

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

BID NUMBER: 19-11

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ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Prime Source		Progressive Medical Int'l		QuadMed		Ready Response	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
90	tourniquet	400	ea	0.22	$88.00	0.18	$72.00	0.0895	$35.80	NO	BID
91	7" clave extension	400	ea	NO	BID	NO	BID	NO	BID	NO	BID
92	IV drip set w/clave extension	1200	ea	NO	BID	NO	BID	NO	BID	NO	BID
93	IV drip set 60 drop/ml	100	ea	NO	BID	NO	BID	NO	BID	NO	BID
94	IV catheter 14 gauge	4	bx	NO	BID	89.16	$356.64	80.44	$321.76	NO	BID
95	IV catheter 16 gauge	4	bx	NO	BID	89.16	$356.64	80.44	$321.76	NO	BID
96	IV catheter 18 gauge	20	bx	NO	BID	89.16	$1,783.20	80.44	$1,608.80	NO	BID
97	IV catheter 20 gauge	20	bx	NO	BID	89.16	$1,783.20	80.44	$1,608.80	NO	BID
98	IV catheter 22 gauge	6	bx	NO	BID	89.16	$534.96	80.44	$482.64	NO	BID
99	IV catheter 24 gauge	4	bx	NO	BID	89.16	$356.64	80.44	$321.76	NO	BID
100	needle - 18 gauge	200	ea	NO	BID	4.52	$904.00	0.0421	$8.42	NO	BID
101	needle - 22 gauge	200	ea	NO	BID	4.52	$904.00	0.0421	$8.42	NO	BID
102	safety syringe 1cc 25 gauge	250	ea	NO	BID	0.31	$77.50	0.1132	$28.30	NO	BID
103	safety syringe 3cc 21 gauge	250	ea	NO	BID	0.32	$80.00	0.1493	$37.33	NO	BID
104	syringe 1cc insulin	100	ea	NO	BID	0.17	$17.00	NO	BID	NO	BID
105	syringe 3cc	1000	ea	NO	BID	0.074	$74.00	0.0689	$68.90	NO	BID
106	syringe 10cc	1000	ea	NO	BID	0.11	$110.00	0.111	$111.00	NO	BID
107	syringe 12cc	400	ea	NO	BID	0.19	$76.00	0.1236	$49.44	NO	BID
	Sub-total for lines 88 - 107				$88.00		$9,050.43		$6,258.13		-
	Group V										
108	gloves latex small	175	bx	NO	BID	12.27	$2,147.25	12.85	$2,248.75	11.920	$2,086.00
109	gloves latex medium	264	bx	NO	BID	12.27	$3,239.28	12.85	$3,392.40	11.920	$3,146.88
110	gloves latex, large	1625	bx	NO	BID	12.27	$19,938.75	12.85	$20,881.25	11.920	$19,370.00
111	gloves latex, x large	2600	bx	NO	BID	12.27	$31,902.00	12.85	$33,410.00	11.920	$30,992.00
112	gloves latex, xx large	50	bx	NO	BID	NO	BID	NO	BID	11.530	$576.50
113	gloves nitrile, small	20	bx	NO	BID	76.89	$1,537.80	7.94	$158.80	8.580	$171.60
114	gloves nitrile, medium	50	bx	NO	BID	76.89	$3,844.50	7.94	$397.00	8.580	$429.00
115	gloves nitrile, large	50	bx	NO	BID	76.89	$3,844.50	7.94	$397.00	8.580	$429.00
116	gloves nitrile, x large	185	bx	NO	BID	76.89	$14,224.65	7.94	$1,468.90	8.580	$1,587.30
117	gloves nitrile, xx large	10	bx	NO	BID	76.89	$768.90	7.94	$79.40	NO	BID
118	gloves, nitrile, xxx large	5	bx	NO	BID	76.89	$384.45	7.94	$39.70	NO	BID
	Sub-total for lines 108 - 118				-		$81,832.08		$62,473.20		$58,788.28

BID NUMBER: 19-11
DATE OPENED: MARCH 31, 2011

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Prime Source		Progressive Medical Int'l		QuadMed		Ready Response	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	Group VI										
119	cold pack/compress disposable	200	ea	NO	BID	0.311	$62.20	0.42	$84.00	NO	BID
120	bandage, triangular	500	ea	0.595	$297.50	0.20	$100.00	0.349	$174.50	NO	BID
121	bandage 4" roll	1152	rl	0.613	$706.18	0.57	$656.64	0.72	$829.44	NO	BID
122	bandage compression	250	ea	NO	BID	1.27	$317.50	0.545	$136.25	NO	BID
123	bandage 3/4" x 3"	29	bx	NO	BID	1.18	$34.22	1.17	$33.93	NO	BID
124	bandage 1" x 3"	50	bx	2.88	$144.00	1.33	$66.50	1.82	$91.00	NO	BID
125	bandage 2" x 4-1/2"	10	bx	NO	BID	2.880	$28.80	2.81	$28.10	NO	BID
126	gauze 4"	1200	ea	2.046	$2,455.20	0.113	$135.60	0.13	$156.00	NO	BID
127	gauze pad 4" x 4"	4000	ea	NO	BID	0.025	$100.00	0.053	$212.00	NO	BID
128	gauze pad 5" x 9"	400	ea	0.898	$359.20	0.10	$40.00	0.1095	$43.80	NO	BID
129	gauze abdominal pad 8" x 10"	48	ea	0.199	$9.55	0.16	$7.68	0.1596	$7.66	NO	BID
130	eye pad	500	ea	0.0523	$26.15	0.08	$40.00	0.08	$40.00	NO	BID
131	vaseline gauze 3" x 9"	200	ea	NO	BID	0.76	$152.00	0.5966	$119.32	NO	BID
132	tape hypo allergenic 1"	288	ea	1.34	$385.92	0.82	$236.16	0.7725	$222.48	NO	BID
133	tape hypo allergenic 3"	96	ea	4.498	$431.81	3.20	$307.20	2.318	$222.53	NO	BID
134	tape clear 1"	288	ea	NO	BID	0.51	$146.88	0.568	$163.58	NO	BID
135	tape clear 3"	96	ea	NO	BID	1.53	$146.88	1.70	$163.20	NO	BID
136	alcohol preps	28800	ea	0.0119	$342.72	0.007	$201.60	0.0072	$207.36	NO	BID
137	alcohol bottle	250	btl	1.59	$397.50	1.92	$480.00	1.38	$345.00	NO	BID
138	hydrogen peroxide	100	btl	0.889	$88.90	0.99	$99.00	0.91	$91.00	NO	BID
139	povidone iodine wipes	5000	ea	NO	BID	0.034	$170.00	0.0316	$158.00	NO	BID
140	triple antibiotic ointment	1440	ea	NO	BID	0.086	$123.84	0.0947	$136.37	NO	BID
141	acetaminophen - 500 mg tablet	74	bx	NO	BID	5.58	$412.92	NO	BID	NO	BID
142	ammonia inhalant ampules	1600	ea	NO	BID	0.02	$32.00	0.191	$305.60	NO	BID
143	irrigation solution 250 ml	141	ea	NO	BID	1.23	$173.43	NO	BID	NO	BID
144	sharps disposal container 5 qt	100	ea	4.97	$497.00	2.75	$275.00	2.57	$257.00	NO	BID
145	sharps disposal container 0.6 liter	100	ea	NO	BID	1.33	$133.00	3.23	$323.00	NO	BID
146	sharps shuttle container	240	ea	NO	BID	1.69	$405.60	1.59	$381.60	NO	BID
147	scissors 5-1/2"	100	ea	1.34	$134.00	0.70	$70.00	0.99	$99.00	NO	BID
148	ring cutter	10	ea	NO	BID	4.01	$40.10	2.99	$29.90	NO	BID
149	ring : blade	24	ea	NO	D	1.20	$28.80	1.02	$24.48	NC	BID

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

BID NUMBER: 19-11
DATE OPENED: MARCH 31, 2011

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Prime Source		Progressive Medical Int'l		QuadMed		Ready Response	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
150	pillow disposable 17" x 23"	24	ea	NO	BID	3.39	$81.36	2.65	$63.60	NO	BID
151	pillow disposable 12" x 23"	24	ea	NO	BID	NO	BID	9.44	$226.56	NO	BID
152	pillowcase - disposable	200	ea	NO	BID	0.28	$56.00	0.2631	$52.62	NO	BID
153	cot sheet fitted	150	ea	NO	BID	0.69	$103.50	0.8636	$129.54	NO	BID
154	cot sheet flat	250	ea	NO	BID	0.39	$97.50	0.9144	$228.60	NO	BID
155	handwash no rinse gel	144	ea	NO	BID	0.86	$123.84	1.50	$216.00	NO	BID
156	antimicrobial handwipes	24	tub	NO	BID	4.72	$113.28	4.45	$106.80	NO	BID
157	germicidal cloth surface wipes tub	56	tub	11.42	$639.52	5.61	$314.16	5.40	$302.40	NO	BID
158	germicidal cloth surface wipes individual	100	bx	35.49	$3,549.00	6.64	$664.00	5.98	$598.00	NO	BID
159	surface disinfectant & cleaner	50	btl	NO	BID	7.96	$398.00	6.92	$346.00	NO	BID
160	protective eyewear, clear	100	ea	NO	BID	6.43	$643.00	4.95	$495.00	NO	BID
161	protective eyewear, gray	100	ea	NO	BID	6.10	$610.00	4.95	$495.00	NO	BID
162	procedure face mask	20	bx	NO	BID	23.47	$469.40	24.15	$483.00	NO	BID
163	molded surgical mask	24	bx	NO	BID	24.00	$576.00	4.26	$102.24	NO	BID
164	collection bag - 3 liter	240	ea	NO	BID	17.71	$4,250.40	1.37	$328.80	NO	BID
165	biohazard waste bag 7-10 gallon	250	ea	NO	BID	2.53	$632.50	0.241	$60.25	NO	BID
166	biohazard waste bag saf-t-seal	20	pkg	NO	BID	5.27	$105.40	NO	BID	NO	BID
167	infant swaddling/bunting	20	ea	NO	BID	5.45	$109.00	2.57	$51.40	NO	BID
168	burn sheet	100	ea	NO	BID	2.57	$257.00	2.68	$268.00	NO	BID
169	triage tags	500	ea	NO	BID	0.867	$433.50	0.78	$390.00	NO	BID
170	clipboard	10	ea	NO	BID	21.69	$216.90	25.95	$259.50	NO	BID
171	obstetrical kit	20	ea	NO	BID	6.14	$122.80	4.19	$83.80	NO	BID
172	lubricant	50	ea	NO	BID	0.075	$3.75	0.075	$3.75	NO	BID
173	bulb syringe	25	ea	NO	BID	0.54	$13.50	0.89	$22.25	NO	BID
174	first aid kit	25	ea	NO	BID	15.01	$375.25	NO	BID	NO	BID
	Sub-total for lines 119 - 174				$10,464.15		$15,993.59		$10,399.21		-
	TOTAL GROSS PRICE				$16,918.35		$144,458.21		$120,504.82		$58,788.28
	CASH DISCOUNT				N - 30		N - 30		N -30		N - 30
	DELIVERY				4 - days		7 days		not stated		15 - days

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BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	Prime Source		Progressive Medical Int'l		QuadMed		Ready Response	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	specified brands			yes		yes		yes		yes	
	printed catalog			no		yes		yes		no	
	full line on-line catalog			no		yes		yes		no	
	percentage of discount from list			5 - 30%		15%		10.50%		none	
	order from template on-line			yes		yes		yes		no	
	local sales representative			no		yes		no		no	
	can deliver within 48 hrs at no additional cost			yes		no		no		yes	
	minimum order amount			$100		none		$100		n/a	

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BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	School Health Corp. UNIT PRICE	School Health Corp. AMOUNT	Southeastern Emergency Equipment UNIT PRICE	Southeastern Emergency Equipment AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	Group I										
1	beck airway-airflow monitor, BAAM	50	ea	NO	BID	5.63	$281.50				
2	nebulizing mask	200	ea	NO	BID	1.18	$236.00				
3	bag/mask resuscitator, disposable adult size	120	ea	NO	BID	9.14	$1,096.80				
4	bag/mask resuscitator, disposable child size	20	ea	NO	BID	12.14	$242.80				
5	bag/mask resuscitator, disposable infant size	20	ea	NO	BID	12.14	$242.80				
6	pocket face mask for CPR disposable	200	ea	10.20	$2,040.00	3.51	$702.00				
7	oxygen mask, non-rebreathing , disposable	1200	ea	NO	BID	0.77	$924.00				
8	nasal cannula, adult	300	ea	NO	BID	0.25	$75.00				
9	regulator, oxygen, constant flow	10	ea	NO	BID	38.23	$382.30				
10	regulator, demand valve	10	ea	NO	BID	62.59	$625.90				
11	nasal airway kit, w/lubricant 22FR - 32FR	48	ea	NO	BID	10.09	$484.32				
12	endotracheal tube 2.0 uncuffed	20	ea	NO	BID	0.79	$15.80				
13	endotracheal tube 2.5 uncuffed	20	ea	NO	BID	0.79	$15.80				
14	endotracheal tube, 3.0 uncuffed	20	ea	NO	BID	0.67	$13.40				
15	endotracheal tube, 3.5 uncuffed	20	ea	NO	BID	0.67	$13.40				
16	endotracheal tube, 4.0 uncuffed	20	ea	NO	BID	0.67	$13.40				
17	endotracheal tube, 4.5 uncuffed	20	ea	NO	BID	0.67	$13.40				
18	endotracheal tube, 5.0 cuffed	20	ea	NO	BID	0.82	$16.40				
19	endotracheal tuber, 5.5 cuffed	30	ea	NO	BID	0.82	$24.60				
20	endotracheal tube, 6.0 cuffed	30	ea	NO	BID	0.82	$24.60				
21	endotracheal tube, 6.5 cuffed	50	ea	NO	BID	0.82	$41.00				
22	endotracheal tube, 7.0 cuffed	50	ea	NO	BID	0.82	$41.00				
23	endotracheal tube, 7.5 cuffed	75	ea	NO	BID	0.82	$61.50				
24	endotracheal tube, 8.0 cuffed	75	ea	NO	BID	0.82	$61.50				
25	endotracheal tube, 8.5 cuffed	75	ea	NO	BID	0.82	$61.50				
26	endotracheal tube, 9.0 cuffed	30	ea	NO	BID	0.82	$24.60				
27	endotracheal tube , 9.5 cuffed	30	ea	NO	BID	1.09	$32.70				
28	endo tube holder - adult	100	ea	NO	BID	2.77	$277.00				
29	endo tube holder - pediatric	50	ea	NO	BID	2.77	$138.50				
30	intubating stylette adult 14 Fr	100	ea	NO	BID	1.88	$188.00				
31	intubating stylette child 10 Fr	24	ea	NO	BID	1.88	$45.12				
32	intubating stylette infant 6 Fr	24	ea	NO	BID	1.88	$45.12				

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BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

				School Health Corp.		Southeastern Emergency Equipment					
ITEM NO.	DESCRIPTION	EST. QTY.	UOM	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
33	laryngoscope blade Mac #2	24	ea	NO	BID	4.13	$99.12				
34	laryngoscope blade Mac #3	24	ea	62.39	$1,497.36	4.13	$99.12				
35	laryngoscope blade Mac #4	24	ea	82.50	$1,980.00	4.13	$99.12				
36	laryngoscope blade Miller #0	24	ea	NO	BID	4.13	$99.12				
37	laryngoscope blade Miller #1	24	ea	NO	BID	4.13	$99.12				
38	laryngoscope blade Miller #2	24	ea	NO	BID	4.13	$99.12				
39	laryngoscope blade Miller #3	24	ea	76.75	$1,842.00	4.13	$99.12				
40	standard laryngoscope handle-medium	10	ea	49.50	$495.00	12.53	$125.30				
41	canister, suction, disposable	75	ea	NO	BID	2.09	$156.75				
42	catheter, suction 6 FR	100	ea	NO	BID	0.20	$20.00				
43	catheter, suction 10 FR	100	ea	NO	BID	0.20	$20.00				
44	catheter, suction 14 FR	100	ea	NO	BID	0.20	$20.00				
45	yankauer suction tip	144	ea	1.40	$201.60	1.54	$221.76				
46	laerdal V-Vac cartridge	24	ea	18.75	$450.00	17.01	$408.24				
47	laerdal V-Vac adapter tip	24	ea	NO	BID	5.26	$126.24				
48	suction connect tubing	200	ea	NO	BID	0.99	$198.00				
49	oxygen cylinder hand wheel	25	ea	NO	BID	11.64	$291.00				
50	mucosal atomization device	150	ea	NO	BID	2.46	$369.00				
51	O2 resq disposable system 5.0 CM	50	ea	NO	BID	39.01	$1,950.50				
52	O2 resq disposable system 10.0 CM	25	ea	NO	BID	39.01	$975.25				
~~53~~	~~King airway size 2~~	~~10~~	~~ea~~								
~~54~~	~~King airway size 2.5~~	~~10~~	~~ea~~								
~~55~~	~~King airway size 3~~	~~10~~	~~ea~~								
~~56~~	~~King airway size 4~~	~~25~~	~~ea~~								
~~57~~	~~King airway size 5~~	~~25~~	~~ea~~								
58	endotracheal tube introducer	60	ea	NO	BID	NO	BID				
59	Magill intubating forceps - adult	25	ea	NO	BID	5.59	$139.75				
60	Magill intubating forceps - pediatric	25	ea	NO	BID	5.59	$139.75				
	Sub-total for items 1 - 60				$8,505.96		$12,317.14				
	Group II										
61	backb[illegible]d	50	ea	NO	BID	92.19	$4,609.50				
62	back[illegible] imprinting	50	ea	NO	[illegible]	15.00	$750.00				

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

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ITEM NO.	DESCRIPTION	EST. QTY.	UOM	School Health Corp. UNIT PRICE	School Health Corp. AMOUNT	Southeastern Emergency Equipment UNIT PRICE	Southeastern Emergency Equipment AMOUNT				
63	restraints - reusable	60	ea	NO	BID	5.59	$335.40				
64	restraints - disposable	160	ea	NO	BID	4.79	$766.40				
65	restraint - spider strap	12	ea	NO	BID	62.14	$745.68				
66	cervical collar adjustable - adult	800	ea	NO	BID	4.99	$3,992.00				
67	cervical collar adjustable - pediatric	150	ea	NO	BID	4.99	$748.50				
68	cervical immobilization device	900	ea	5.09	$4,581.00	3.81	$3,429.00				
69	x-collar cervical splint	500	ea	NO	BID	NO	BID				
70	splint	100	ea	12.03	$1,203.00	8.79	$879.00				
	Sub-total for lines 61 - 70				$6,987.00		$16,255.48				
	Group III										
71	electrodes, pre-gelled	3600	ea	NO	BID	0.11	$396.00				
72	quick combo electrode pads - adult	50	pr	NO	BID	24.72	$1,236.00				
73	quick combo electrode pads - pediatric	20	pr	NO	BID	24.72	$494.40				
74	defibrillation pad - adult	50	pr	NO	BID	18.65	$932.50				
75	medi-trace recording paper	100	rl	NO	BID	3.68	$368.00				
76	penlight	360	ea	0.6883	$247.79	0.66	$237.60				
77	stethoscope	24	ea	7.81	$187.44	6.39	$153.36				
78	sphygmomanometer, infant	10	ea	7.44	$74.40	6.40	$64.00				
79	sphygmomanometer, child	10	ea	15.63	$156.30	6.40	$64.00				
80	sphygmomanometer, adult	10	ea	12.50	$125.00	5.74	$57.40				
81	sphygmomanometer, large adult	10	ea	16.25	$162.50	8.42	$84.20				
82	sphygmomanometer, thigh	10	ea	11.19	$111.90	11.39	$113.90				
83	tympanic thermometer	6	ea	212.10	$1,272.60	261.69	$1,570.14				
84	thermometer, electronic	6	ea	NO	BID	186.49	$1,118.94				
85	blood glucose meter	3	ea	NO	BID	NO	BID				
86	test strips for glucose meter	20	bx	NO	BID	NO	BID				
87	automatic lancet	15	bx	NO	BID	8.11	$121.65				
	Sub-total for lines 71 - 87				$2,337.93		$7,012.09				
	Group IV										
88	veni gard - adult	25	bx	NO	BID	37.09	$927.25				
89	veni gard - pediatric	10	bx	NO	BID	34.84	$348.40				

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	School Health Corp. UNIT PRICE	School Health Corp. AMOUNT	Southeastern Emergency Equipment UNIT PRICE	Southeastern Emergency Equipment AMOUNT				
90	tourniquet	400	ea	NO	BID	0.09	$36.00				
91	7" clave extension	400	ea	NO	BID	NO	BID				
92	IV drip set w/clave extension	1200	ea	NO	BID	NO	BID				
93	IV drip set 60 drop/ml	100	ea	NO	BID	NO	BID				
94	IV catheter 14 gauge	4	bx	NO	BID	80.54	$322.16				
95	IV catheter 16 gauge	4	bx	NO	BID	80.54	$322.16				
96	IV catheter 18 gauge	20	bx	NO	BID	80.54	$1,610.80				
97	IV catheter 20 gauge	20	bx	NO	BID	80.54	$1,610.80				
98	IV catheter 22 gauge	6	bx	NO	BID	80.54	$483.24				
99	IV catheter 24 gauge	4	bx	NO	BID	80.54	$322.16				
100	needle - 18 gauge	200	ea	NO	BID	0.032	$6.40				
101	needle - 22 gauge	200	ea	NO	BID	0.032	$6.40				
102	safety syringe 1cc 25 gauge	250	ea	NO	BID	0.37	$92.50				
103	safety syringe 3cc 21 gauge	250	ea	NO	BID	0.21	$52.50				
104	syringe 1cc insulin	100	ea	NO	BID	NO	BID				
105	syringe 3cc	1000	ea	1.34	$1,340.00	0.056	$56.00				
106	syringe 10cc	1000	ea	NO	BID	0.098	$98.00				
107	syringe 12cc	400	ea	NO	BID	NO	BID				
	Sub-total for lines 88 - 107				$1,340.00		$6,294.77				
	Group V										
108	gloves latex small	175	bx	NO	BID	10.54	$1,844.50				
109	gloves latex medium	264	bx	NO	BID	10.54	$2,782.56				
110	gloves latex, large	1625	bx	NO	BID	10.54	$17,127.50				
111	gloves latex, x large	2600	bx	NO	BID	10.54	$27,404.00				
112	gloves latex, xx large	50	ea	NO	BID	NO	BID				
113	gloves nitrile, small	20	ea	NO	BID	6.17	$123.40				
114	gloves nitrile, medium	50	bx	NO	BID	6.17	$308.50				
115	gloves nitrile, large	50	bx	NO	BID	6.17	$308.50				
116	gloves nitrile, x large	185	bx	NO	BID	6.17	$1,141.45				
117	gloves nitrile, xx large	10	ea	NO	BID	6.17	$61.70				
118	glove[illegible]trile, xxx large	5	ea	NO	BID	6.17	$30.85				
	[illegible]b-total for lines 108 - 118						$51,132.96				

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BID TABULATION FOR ANNUAL C RACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	School Health Corp.		Southeastern Emergency Equipment					
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	Group VI										
119	cold pack/compress disposable	200	ea	NO	BID	0.27	$54.00				
120	bandage, triangular	500	ea	0.30	$150.00	0.25	$125.00				
121	bandage 4" roll	1152	rl	1.42	$1,635.84	1.16	$1,336.32				
122	bandage compression	250	ea	0.49	$122.50	0.56	$140.00				
123	bandage 3/4" x 3"	29	bx	1.24	$35.96	1.16	$33.64				
124	bandage 1" x 3"	50	bx	1.93	$96.50	1.81	$90.50				
125	bandage 2" x 4-1/2"	10	bx	3.00	$30.00	2.89	$28.90				
126	gauze 4"	1200	ea	0.233	$279.00	0.14	$168.00				
127	gauze pad 4" x 4"	4000	ea	0.0375	$150.00	0.055	$220.00				
128	gauze pad 5" x 9"	400	ea	0.132	$52.64	0.07	$28.00				
129	gauze abdominal pad 8" x 10"	48	ea	NO	BID	0.110	$5.28				
130	eye pad	500	ea	0.31	$155.00	0.083	$41.50				
131	vaseline gauze 3" x 9"	200	ea	NO	BID	0.53	$106.00				
132	tape hypo allergenic 1"	288	ea	0.85	$244.80	0.84	$241.92				
133	tape hypo allergenic 3"	96	ea	NO	BID	4.10	$393.60				
134	tape clear 1"	288	ea	0.50	$144.00	0.54	$155.52				
135	tape clear 3"	96	ea	NO	BID	1.76	$168.96				
136	alcohol preps	28800	ea	0.0072	$207.36	0.007	$201.60				
137	alcohol bottle	250	btl	1.20	$300.00	1.18	$295.00				
138	hydrogen peroxide	100	btl	0.59	$59.00	0.46	$46.00				
139	povidone iodine wipes	5000	ea	0.051	$253.00	0.032	$160.00				
140	triple antibiotic ointment	1440	ea	1.02	$1,468.80	0.082	$118.08				
141	acetaminophen - 500 mg tablet	74	bx	NO	BID	2.69	$199.06				
142	ammonia inhalant ampules	1600	ea	0.18	$288.00	0.16	$256.00				
143	irrigation solution 250 ml	141	ea	NO	BID	1.19	$167.79				
144	sharps disposal container 5 qt	100	ea	4.58	$458.00	2.69	$269.00				
145	sharps disposal container 0.6 liter	100	ea	NO	BID	NO	BID				
146	sharps shuttle container	240	ea	1.64	$393.60	1.64	$393.60				
147	scissors 5-1/2"	100	ea	0.84	$84.00	NO	BID				
148	ring cutter	10	ea	11.75	$117.50	4.49	$44.90				
149	ring cutter blade	24	ea	2.79	$66.96	1.34	$32.16				

BID TABULATION FOR ANNUAL CONTRACT FOR MEDICAL SUPPLIES

BID NUMBER: 19-11
DATE OPENED: MARCH 31, 2011

				School Health Corp.		Southeastern Emergency Equipment					
ITEM NO.	DESCRIPTION	EST. QTY.	UOM	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
150	pillow disposable 17" x 23"	24	ea	NO	BID	2.64	$63.36				
151	pillow disposable 12" x 23"	24	ea	NO	BID	NO	BID				
152	pillowcase - disposable	200	ea	0.61	$122.00	NO	BID				
153	cot sheet fitted	150	ea	NO	BID	1.133	$169.95				
154	cot sheet flat	250	ea	NO	BID	0.78	$195.00				
155	handwash no rinse gel	144	ea	1.16	$167.04	0.39	$56.16				
156	antimicrobial handwipes	24	tub	4.88	$117.12	NO	BID				
157	germicidal cloth surface wipes tub	56	tub	5.79	$324.24	5.58	$312.48				
158	germicidal cloth surface wipes individual	100	bx	21.29	$2,129.00	NO	BID				
159	surface disinfectant & cleaner	50	btl	7.49	$374.50	7.08	$354.00				
160	protective eyewear, clear	100	ea	NO	BID	1.89	$189.00				
161	protective eyewear, gray	100	ea	NO	BID	5.42	$542.00				
162	procedure face mask	20	bx	NO	BID	21.89	$437.80				
163	molded surgical mask	24	bx	7.75	$186.00	4.39	$105.36				
164	collection bag - 3 liter	240	ea	NO	BID	1.39	$333.60				
165	biohazard waste bag 7-10 gallon	250	ea	0.10	$25.00	0.09	$22.50				
166	biohazard waste bag saf-t-seal	20	pkg	NO	BID	NO	BID				
167	infant swaddling/bunting	20	ea	NO	BID	3.41	$68.20				
168	burn sheet	100	ea	NO	BID	1.76	$176.00				
169	triage tags	500	ea	4.60	$2,300.00	0.846	$423.00				
170	clipboard	10	ea	NO	BID	NO	BID				
171	obstetrical kit	20	ea	6.37	$127.40	NO	BID				
172	lubricant	50	ea	NO	BID	NO	BID				
173	bulb syringe	25	ea	NO	BID	0.69	$17.25				
174	first aid kit	25	ea	12.17	$304.25	NO	BID				
	Sub-total for lines 119 - 174				$12,969.01		$8,949.24				
	TOTAL GROSS PRICE				$32,139.90		$101,961.68				
	CASH DISCOUNT				N - 30		N- 30				
	DELIVERY				3 - 5		3 - 5 days				

PAGE :
BID NUMBER: 19-11
DATE OPENED: MARCH 31, 2011

BID TABULATION FOR ANNUAL C[illegible]RACT FOR MEDICAL SUPPLIES

ITEM NO.	DESCRIPTION	EST. QTY.	UOM	School Health Corp. UNIT PRICE	School Health Corp. AMOUNT	Southeastern Emergency Equipment UNIT PRICE	Southeastern Emergency Equipment AMOUNT				
	specified brands			no		yes					
	printed catalog			yes		yes					
	full line on-line catalog			yes		yes					
	percentage of discount from list			12%		10%					
	order from template on-line			yes		yes					
	local sales representative			yes		yes					
	can deliver within 48 hrs at no additional cost			no		no					
	minimum order amount			none		none					

MEMO

DATE: **May 2, 2011**

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

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

SUBJECT: **Award of Bid #22-11 for the Waterline and Pavement Replacement Project (Meadowgate/Allison/Piper/Drake) to Jim Bowman Construction Company, in the amount of $673,717.65**

Proposed Date of Award: May 5, 2011

I concur with the recommendation of Steve Spanos, Director of Engineering, and request permission to award a contract to the low bidder, Jim Bowman Construction Company, for the above referenced construction in the amount of $673,717.65.

Funding is provided from Water & Sewer accounts 545-5710-585-7524, Project #WS0812 and 546-5710-585-7524, Project #WS1105. A prebid conference was held on April 8, 2011 and twelve bids were solicited and seven bids were received.

Concur:

Kent Pfeil

ATTACHMENTS

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

MEMO

TO: Bill Keffler, City Manager

THROUGH: Cliff Miller, Assistant City Manager

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

SUBJECT: Award of Bid #22-11 to Jim Bowman Construction Co. Waterline and Pavement Replacement Project (Meadowgate/Allison/Piper/Drake)

DATE: April 29, 2011

ACTION REQUESTED:

Council to consider award of Bid #22-11 to Jim Bowman Construction Co., for the Waterline and Pavement Replacement Project (Meadowgate/Allison/Piper/Drake) for a total amount of $673,717.65.

BACKGROUND INFORMATION:

On April 21, 2011 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies that the apparent low bidder was Jim Bowman Construction Co., in the amount of $673,717.65.

References and financials are not required at this time since Jim Bowman is currently under contract with the city.

The project consists of replacing the existing 6" and 8" water mains along the 1700 blocks of Meadowgate Drive and Piper Court, 700-800 block of Allison Drive, and the 1600 block of Drake Drive. This project also includes replacing street pavement, installing ADA ramps and sidewalks, and constructing a storm sewer along Drake Drive.

FUNDING:

Funding is provided from Water & Sewer account #545-5710-585-7524 project #WS0812 and #546-5710-585-7524 project WS1105.

SCHEDULE:

Capital Projects plans for this project to begin construction early June 2011 and be completed by November 2011.

Cc: Padma Patla, P.E., Project Engineer
LT:Office\Agenda Reports\Executive\WL(Meadowgate)22-11.doc

WATERLINE & PAVEMENT REPLACEMENT PROJECT
Meadowgate, Allison, Piper and Drake

BID # 22-11

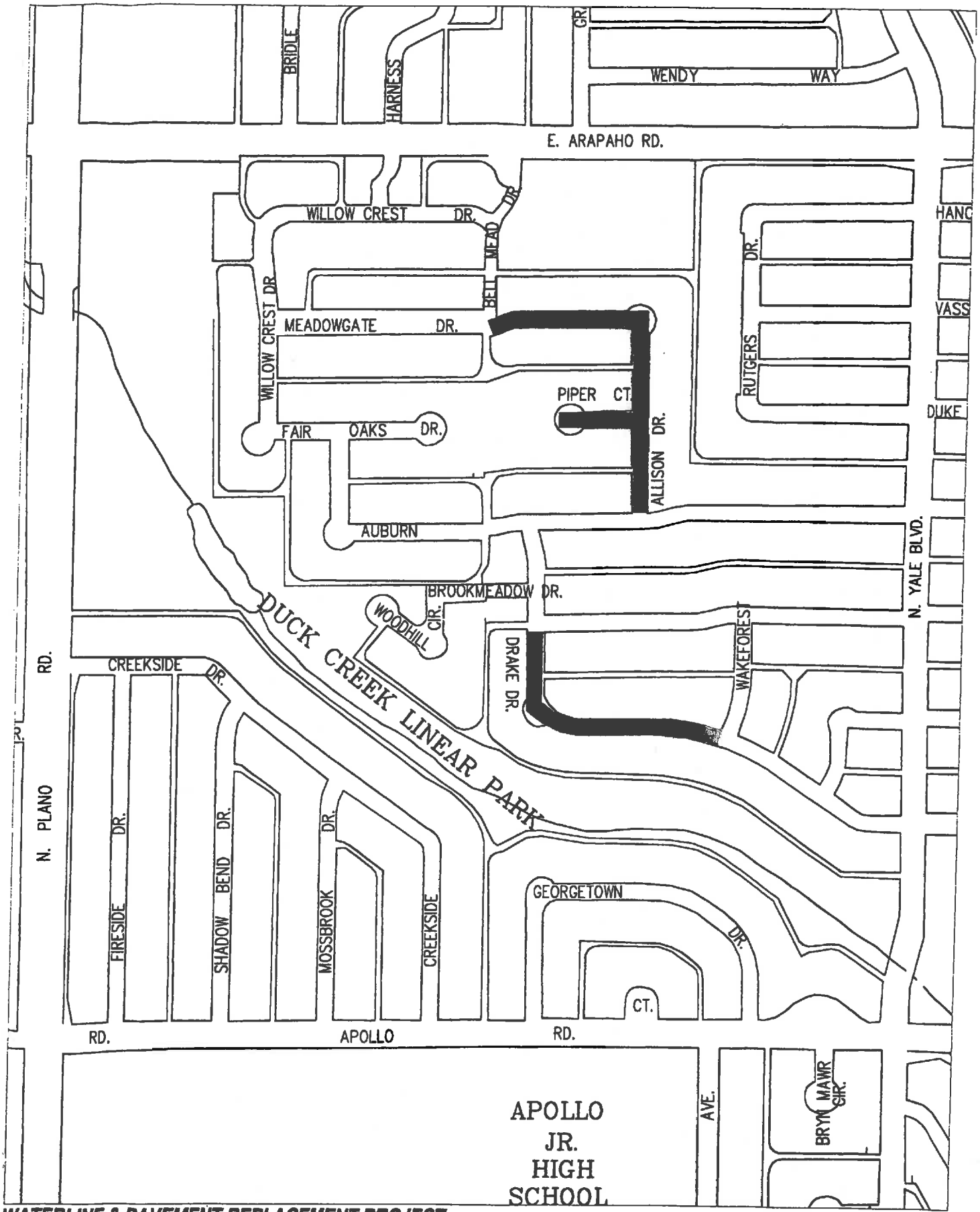
Bid Opening: April 21, 2011

ITEM NO.	DESCRIPTION	EST QTY	UNIT	JIM BOWMAN CONSTRUCTION CO		RKM UTILITY SERVICES, INC.		JRJ PAVING L.P.		JESKE CONSTRUCTION COMPANY		UTILITEX CONSTRUCTION L.L.P.		JET UNDERGROUND UTILITIES, INC.		MUNIZ CONSTRUCTION INC.		AVERAGES	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	$17,050.00	$17,050.00	$5,000.00	$5,000.00	$25,602.60	$25,602.60	$17,600.00	$17,600.00	$15,000.00	$15,000.00	$60,000.00	$60,000.00	$4,000.00	$4,000.00	$20,607.51	$20,607.51
2	Project signs	4	EA	$300.00	$1,200.00	$150.00	$600.00	$300.00	$1,200.00	$300.00	$1,200.00	$400.00	$1,600.00	$550.00	$2,200.00	$850.00	$3,400.00	$407.14	$1,628.57
3	4" Dia PVC C900 DR 14 Waterline	4	LF	$39.00	$156.00	$50.00	$200.00	$31.42	$125.68	$19.00	$76.00	$34.00	$136.00	$32.00	$128.00	$28.00	$112.00	$33.35	$133.38
4	6" Dia PVC C900 DR 14 Waterline	12	LF	$32.00	$384.00	$50.00	$600.00	$34.51	$414.12	$24.00	$288.00	$34.00	$408.00	$32.00	$384.00	$35.00	$420.00	$34.50	$414.02
5	8" Dia PVC C900 DR 14 Waterline	2,580	LF	$26.00	$67,080.00	$34.00	$87,720.00	$40.17	$103,638.60	$27.50	$70,950.00	$35.00	$90,300.00	$47.00	$121,260.00	$35.00	$90,300.00	$34.95	$90,178.37
6	8" 22 1/2 Degree Bend	3	EA	$425.00	$1,275.00	$235.00	$705.00	$216.30	$648.90	$1,260.00	$3,780.00	$275.00	$825.00	$200.00	$600.00	$230.00	$690.00	$405.90	$1,217.70
7	8" 45 Degree Bend	13	EA	$438.00	$5,694.00	$245.00	$3,185.00	$218.36	$2,838.68	$420.00	$5,460.00	$280.00	$3,640.00	$200.00	$2,600.00	$230.00	$2,990.00	$290.19	$3,772.53
8	4" Gate Valve	1	EA	$607.00	$607.00	$750.00	$750.00	$824.00	$824.00	$530.00	$530.00	$850.00	$850.00	$400.00	$400.00	$700.00	$700.00	$665.86	$665.86
9	6" Gate Valve	1	EA	$890.00	$890.00	$900.00	$900.00	$978.50	$978.50	$780.00	$780.00	$1,000.00	$1,000.00	$850.00	$850.00	$850.00	$850.00	$892.64	$892.64
10	8" Gate Valve	21	EA	$1,235.00	$25,935.00	$1,200.00	$25,200.00	$1,287.50	$27,037.50	$1,000.00	$21,000.00	$1,375.00	$28,875.00	$1,200.00	$25,200.00	$980.00	$20,580.00	$1,182.50	$24,832.50
11	4"X4" Tee	1	EA	$340.00	$340.00	$200.00	$200.00	$206.00	$206.00	$1,470.00	$1,470.00	$275.00	$275.00	$35.00	$35.00	$380.00	$380.00	$415.14	$415.14
12	6"X6" Tee	1	EA	$570.00	$570.00	$275.00	$275.00	$257.50	$257.50	$1,690.00	$1,690.00	$350.00	$350.00	$45.00	$45.00	$430.00	$430.00	$516.79	$516.79
13	8"X4" Tee	1	EA	$600.00	$600.00	$300.00	$300.00	$283.25	$283.25	$1,160.00	$1,160.00	$425.00	$425.00	$55.00	$55.00	$480.00	$480.00	$471.89	$471.89
14	8"X6" Tee	6	EA	$640.00	$3,840.00	$350.00	$2,100.00	$309.00	$1,854.00	$1,260.00	$7,560.00	$450.00	$2,700.00	$65.00	$390.00	$550.00	$3,300.00	$517.71	$3,106.29
15	8"X8" Tee	14	EA	$700.00	$9,800.00	$395.00	$5,530.00	$412.00	$5,768.00	$1,260.00	$17,640.00	$525.00	$7,350.00	$95.00	$1,330.00	$560.00	$7,840.00	$563.86	$7,894.00
16	Fire Hydrant Assembly	5	EA	$3,570.00	$17,850.00	$3,350.00	$16,750.00	$3,399.00	$16,995.00	$2,950.00	$14,750.00	$3,700.00	$18,500.00	$2,550.00	$12,750.00	$2,100.00	$10,500.00	$3,088.43	$15,442.14
17	Remove & Salvage Existing Fire Hydrant	4	EA	$100.00	$400.00	$100.00	$400.00	$103.00	$412.00	$210.00	$840.00	$425.00	$1,700.00	$350.00	$1,400.00	$300.00	$1,200.00	$226.86	$907.43
18	Concrete Encasement	75	LF	$15.00	$1,125.00	$10.00	$750.00	$30.90	$2,317.50	$100.00	$7,500.00	$32.00	$2,400.00	$55.00	$4,125.00	$35.00	$2,625.00	$39.70	$2,977.50
19	Adjust grade of Sanitary Sewer Cleanout	2	EA	$50.00	$100.00	$100.00	$200.00	$412.00	$824.00	$160.00	$320.00	$145.00	$290.00	$300.00	$600.00	$100.00	$200.00	$181.00	$362.00
20	Adjust grade of Sanitary Sewer Manhole	4	EA	$150.00	$600.00	$300.00	$1,200.00	$643.75	$2,575.00	$420.00	$1,680.00	$150.00	$600.00	$400.00	$1,600.00	$300.00	$1,200.00	$337.68	$1,350.71
21	Plug proposed 8" waterline	8	EA	$235.00	$1,880.00	$500.00	$4,000.00	$257.50	$2,060.00	$260.00	$2,080.00	$350.00	$2,800.00	$700.00	$5,600.00	$250.00	$2,000.00	$364.64	$2,917.14
22	Plug existing waterline	7	EA	$225.00	$1,575.00	$600.00	$4,200.00	$309.00	$2,163.00	$260.00	$1,820.00	$325.00	$2,275.00	$700.00	$4,900.00	$250.00	$1,750.00	$381.29	$2,669.00
23	Install water services	32	EA	$870.00	$27,840.00	$640.00	$20,480.00	$515.00	$16,480.00	$630.00	$20,160.00	$650.00	$20,800.00	$500.00	$16,000.00	$620.00	$19,840.00	$632.14	$20,228.57
24	Install water services & meter grade	22	EA	$1,080.00	$23,760.00	$825.00	$18,150.00	$515.00	$11,330.00	$530.00	$11,660.00	$700.00	$15,400.00	$750.00	$16,500.00	$600.00	$13,200.00	$714.29	$15,714.29
25	Connect to existing waterline	7	EA	$1,000.00	$7,000.00	$600.00	$4,200.00	$566.50	$3,965.50	$740.00	$5,180.00	$425.00	$2,975.00	$250.00	$1,750.00	$650.00	$4,550.00	$604.50	$4,231.50
26	Remove existing concrete pavement	7,399	SY	$4.25	$31,445.75	$6.00	$44,394.00	$4.59	$33,961.41	$6.00	$44,394.00	$5.00	$36,995.00	$9.25	$68,440.75	$2.00	$14,798.00	$5.30	$39,204.13
27	6" Class "C" Concrete Paving	7,458	SY	$30.25	$225,604.50	$33.00	$246,114.00	$28.76	$214,492.08	$37.20	$277,437.60	$34.25	$255,436.50	$32.00	$238,656.00	$64.00	$477,312.00	$37.07	$276,436.10
28	Cement Treated Base	100	CY	$1.00	$100.00	$1.00	$100.00	$52.50	$5,250.00	$15.00	$1,500.00	$40.00	$4,000.00	$75.00	$7,500.00	$40.00	$4,000.00	$32.07	$3,207.14
29	2" Asphalt Temporary Paving	1,200	LF	$17.00	$20,400.00	$1.00	$1,200.00	$7.00	$8,400.00	$4.20	$5,040.00	$8.00	$9,600.00	$7.00	$8,400.00	$3.00	$3,600.00	$6.74	$8,091.43
30	Full Depth sawcut	1,200	LF	$1.00	$1,200.00	$1.00	$1,200.00	$2.20	$2,640.00	$1.90	$2,280.00	$1.50	$1,800.00	$1.50	$1,800.00	$0.80	$960.00	$1.41	$1,697.14
31	Remove existing sidewalk	10,750	SF	$0.35	$3,762.50	$0.60	$6,450.00	$0.72	$7,740.00	$0.70	$7,525.00	$1.90	$20,425.00	$1.00	$10,750.00	$0.60	$6,450.00	$0.84	$9,014.64
32	4" Class "C" concrete sidewalk	10,750	SF	$2.95	$31,712.50	$3.10	$33,325.00	$3.73	$40,097.50	$4.40	$47,300.00	$4.00	$43,000.00	$3.75	$40,312.50	$5.25	$56,437.50	$3.88	$41,740.71
33	Sidewalk grinding	5	EA	$25.00	$125.00	$100.00	$500.00	$400.00	$2,000.00	$150.00	$750.00	$250.00	$1,250.00	$250.00	$1,250.00	$1,000.00	$5,000.00	$310.71	$1,553.57
34	Barrier Free ADA ramp	8	EA	$600.00	$4,800.00	$1,000.00	$8,000.00	$675.00	$5,400.00	$960.00	$7,680.00	$950.00	$7,600.00	$2,400.00	$19,200.00	$1,500.00	$12,000.00	$1,155.00	$9,240.00
35	Remove and Replace 6" Integral Curb	3,591	LF	$1.90	$6,822.90	$1.00	$3,591.00	$1.35	$4,847.85	$1.60	$5,745.60	$13.00	$46,683.00	$4.50	$16,159.50	$21.00	$75,411.00	$6.34	$22,751.55
36	Concrete sidewalk curb upto 6"	125	LF	$2.50	$312.50	$3.00	$375.00	$6.00	$750.00	$2.50	$312.50	$12.00	$1,500.00	$4.00	$500.00	$9.00	$1,125.00	$5.57	$696.43
37	21" Dia Class III RCP storm pipe	60	LF	$57.00	$3,420.00	$44.00	$2,640.00	$55.11	$3,306.60	$31.00	$1,860.00	$63.00	$3,780.00	$38.00	$2,280.00	$55.00	$3,300.00	$49.02	$2,940.94
38	27" Dia Class III RCP storm pipe	525	LF	$51.00	$26,775.00	$54.00	$28,350.00	$61.80	$32,445.00	$54.00	$28,350.00	$72.00	$37,800.00	$44.00	$23,100.00	$65.00	$34,125.00	$57.40	$30,135.00
39	30" Dia Class III RCP storm pipe	60	LF	$60.00	$3,600.00	$60.00	$3,600.00	$73.13	$4,387.80	$52.00	$3,120.00	$77.00	$4,620.00	$53.00	$3,180.00	$100.00	$6,000.00	$67.88	$4,072.54
40	Construct 10' curb inlet	8	EA	$2,600.00	$20,800.00	$2,300.00	$18,400.00	$2,523.50	$20,188.00	$2,950.00	$23,600.00	$2,650.00	$21,200.00	$2,600.00	$20,800.00	$2,800.00	$22,400.00	$2,631.93	$21,055.43
41	Remove existing curb inlet	4	EA	$400.00	$1,600.00	$200.00	$800.00	$515.00	$2,060.00	$210.00	$840.00	$550.00	$2,200.00	$600.00	$2,400.00	$500.00	$2,000.00	$425.00	$1,700.00
42	Remove and Dispose 18" Dia RCP	57	LF	$10.00	$570.00	$10.00	$570.00	$8.24	$469.68	$5.30	$302.10	$40.00	$2,280.00	$15.00	$855.00	$5.00	$285.00	$13.36	$761.68
43	Plug existing 18" Dia RCP	1	EA	$75.00	$75.00	$300.00	$300.00	$154.50	$154.50	$210.00	$210.00	$250.00	$250.00	$300.00	$300.00	$400.00	$400.00	$241.36	$241.36
44	Connect 30" RCP to 60" storm pipe	1	EA	$300.00	$300.00	$750.00	$750.00	$798.25	$798.25	$530.00	$530.00	$1,825.00	$1,825.00	$750.00	$750.00	$600.00	$600.00	$793.32	$793.32
45	Install 27"X21" RCP Wye	4	EA	$1.00	$4.00	$300.00	$1,200.00	$283.25	$1,133.00	$530.00	$2,120.00	$375.00	$1,500.00	$350.00	$1,400.00	$850.00	$3,400.00	$384.18	$1,536.71
46	Install 30"X21" RCP Wye	1	EA	$1.00	$1.00	$300.00	$300.00	$386.25	$386.25	$632.00	$632.00	$625.00	$625.00	$375.00	$375.00	$950.00	$950.00	$467.04	$467.04
47	Install 30"X27" RCP Wye	1	EA	$250.00	$250.00	$300.00	$300.00	$309.00	$309.00	$740.00	$740.00	$350.00	$350.00	$450.00	$450.00	$1,050.00	$1,050.00	$492.71	$492.71
48	Install 30" 30 Degree RCP Bend	1	EA	$1.00	$1.00	$300.00	$300.00	$334.75	$334.75	$530.00	$530.00	$625.00	$625.00	$450.00	$450.00	$800.00	$800.00	$434.39	$434.39
49	Install temporary mailboxes	56	EA	$15.00	$840.00	$50.00	$2,800.00	$150.00	$8,400.00	$30.00	$1,680.00	$250.00	$14,000.00	$55.00	$3,080.00	$120.00	$6,720.00	$95.71	$5,360.00
50	SWPPP Implementation	1	LS	$2,200.00	$2,200.00	$2,500.00	$2,500.00	$1,638.00	$1,638.00	$3,500.00	$3,500.00	$2,000.00	$2,000.00	$3,500.00	$3,500.00	$10,000.00	$10,000.00	$3,619.71	$3,619.71
51	Barricading/Signing/Traffic Control	1	LS	$5,000.00	$5,000.00	$2,500.00	$2,500.00	$11,550.00	$11,550.00	$6,700.00	$6,700.00	$7,500.00	$7,500.00	$6,500.00	$6,500.00	$1,200.00	$1,200.00	$5,850.00	$5,850.00
52	Block Sod	1,400	SY	$3.25	$4,550.00	$3.00	$4,200.00	$3.68	$5,152.00	$4.00	$5,600.00	$2.75	$3,850.00	$4.00	$5,600.00	$9.00	$12,600.00	$4.24	$5,936.00
53	Unclassified soil excavation	2,600	CY	$3.20	$8,320.00	$6.00	$15,600.00	$12.25	$31,850.00	$5.50	$14,300.00	$2.50	$6,500.00	$3.50	$9,100.00	$6.00	$15,600.00	$5.56	$14,467.14
54	Trench safety	3,150	LF	$0.50	$1,575.00	$1.00	$3,150.00	$1.03	$3,244.50	$2.10	$6,615.00	$0.10	$315.00	$1.00	$3,150.00	$1.00	$3,150.00	$0.96	$3,028.50
55	Construction contingency	1	LS	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$28,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00
	TOTAL BASE BID				**$673,717.65**		**$687,104.00**		**$734,185.50**		**$746,367.80**		**$810,983.50**		**$830,940.75**		**$1,025,210.50**		**$790,072.81**
	CONTRACTOR'S BID				SAME		SAME		SAME		$768,367.80		$813,183.50		SAME		SAME		

ENGINEERS ESTIMATE FOR BASE BID: $960,000

CERTIFIED BY: _____

Steve Spanos, P.E., Director of Engineering



WATERLINE & PAVEMENT REPLACEMENT PROJECT
(1700 BLK. MEADOWGATE, 700-800 BLK. ALLISON,
1700 BLK. PIPER, 1600 BLK. DRAKE)
SPRING 2011

NORTH

CITY OF
RICHARDSON
TEXAS

MEMO

DATE: **May 2, 2011**

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

FROM: **Pam Kirkland – Purchasing Manager**

SUBJECT: **Award of Bid #34-11 for the Re-Bid of 800 Block of James Drive Storm Sewer Improvements to RKM Utility Services, Inc., in the amount of $288,373**

Proposed Date of Award: May 5, 2011

I concur with the recommendation of Steve Spanos, Director of Engineering, and request permission to award a contract to the low bidder, RKM Utility Services, Inc., for the above referenced construction in the amount of $288,373.

Funding is provided from 2006 G.O. Streets & Drainage, account 377-8702-585-7524, Project #SD0658. A prebid conference was held on April 12, 2011 and twelve bids were solicited and eight bids were received.

Concur:

Kent Pfeil

ATTACHMENTS

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

MEMO

TO: Bill Keffler, City Manager

THROUGH: Cliff Miller, Assistant City Manager CM

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

SUBJECT: Award of Re-Bid #34-11 to RKM Utility Services, Inc.
800 Block James Drive Storm Sewer Improvements

DATE: April 29, 2011

ACTION REQUESTED:
Council to consider award of Re-Bid #34-11 to RKM Utility Services, Inc., for the 800 Block James Drive Storm Sewer Improvements for a total amount of $288,373.00

BACKGROUND INFORMATION:
On April 20, 2011 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies that the apparent low bidder was RKM Utility Services, Inc., in the amount of $288,373.00.

References and financials are not required at this time since RKM Utility is currently under contract with the city.

The James Drive Storm Sewer Improvements consists of the installation of approximately 450 LF of 7'x4' and 5'x4' concrete pipe with a new outfall. New inlets will be installed on James Drive and the alley between James Drive and Blue Lake Circle. The new storm drain lines will require the removal and replacement of approximately 840 SY of concrete street, alley and driveway pavement, related sidewalk, integral concrete curb, grading, sodding and other miscellaneous appurtenances. The proposed improvements will substantially reduce the risk of flooding to homes in the 800 Block of James Drive.

FUNDING:
Funding is provided from 2006 G.O. Streets & Drainage, Account #377-8702-585-7524 Project #SD0658.

SCHEDULE:
Capital Projects plans for this project to begin construction May 2011 and be completed by September 2011.

Cc: Jim Dulac, P.E., Senior Project Engineer
LT:Office\Agenda Reports\Executive\JameReBid#34-11.doc

800 James Drive Storm Sewer Improvements
Re-BID NO. 34-11
BID OPENING: WEDNESDAY, APRIL 20, 2011 @ 2:30

SE BID				RKM Utility Services, Inc.		Capital Underground, LLC		Guerreros Construction		Canary Construction, Inc.		Jeske Construction Company	
ITEM NO.	DESCRIPTION	EST. QUANT.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	R.O.W. Preparation / Mobilization	1	L.S.	$550.00	$550.00	$29,900.00	$29,900.00	$8,000.00	$8,000.00	$10,000.00	$10,000.00	$21,600.00	$21,600.0
2	Unclassified Excavation Including hauling and disposal	195	C.Y.	$15.00	$2,925.00	$15.00	$2,925.00	$7,200.00	$1,404,000.00	$15.00	$2,925.00	$14.00	$2,730.0
3	6" Class "C" Reinforced Concrete Street Pavement	423	S.Y.	$38.00	$16,074.00	$38.00	$16,074.00	$29.50	$12,478.50	$55.00	$23,265.00	$44.00	$18,612.0
4	2" Type 'D' Surface Coarse HMAC Overlay	33	TON	$150.00	$4,950.00	$96.00	*$3,168.00*	$125.00	$4,125.00	$140.00	$4,620.00	$120.00	$3,960.0
5	6" Class "C" Reinforced Concrete Alley Pavement	230	S.Y.	$47.00	$10,810.00	$42.00	$9,660.00	$29.50	$6,785.00	$55.00	$12,650.00	$48.00	$11,040.0
6	6" Class "C" Reinforced Concrete Curb	249	L.F.	$1.00	$249.00	$3.00	$747.00	$4.00	$996.00	$22.00	$5,478.00	$2.00	$498.00
7	5" Class "A" Reinforced Concrete Driveway Pavement	275	S.Y.	$35.00	$9,625.00	$36.00	*$9,900.00*	$29.00	$7,975.00	$55.00	$15,125.00	$46.00	$12,650.0
8	4" Class "A" Reinforced Concrete Sidewalk Pavement	396	S.F.	$4.25	$1,683.00	$4.00	$1,584.00	$4.50	$1,782.00	$5.00	$1,980.00	$5.00	$1,980.00
9	Remove and Dispose of Existing Pavement	877	S.Y.	$9.00	$7,893.00	$7.00	*$6,139.00*	$7.75	$6,796.75	$8.00	$7,016.00	$7.00	$6,139.00
10	Cement Treated Base	50	C.Y.	$5.00	$250.00	$140.00	$7,000.00	$65.00	$3,250.00	$150.00	$7,500.00	$5.00	$250.00
11	Full Depth Concrete Sawcut	195	L.F.	$5.00	$975.00	$1.50	$292.50	$4.00	$780.00	$3.00	$585.00	$2.50	$487.50
12	Dowel to Existing Concrete Pavement	144	L.F.	$6.00	$864.00	$3.00	$432.00	$2.50	$360.00	$10.00	$1,440.00	$3.00	$432.00
13	Install Type "E" Barrier Free Ramps w/o pavers	1	E.A.	$1,000.00	$1,000.00	$850.00	$850.00	$850.00	$850.00	$700.00	$700.00	$500.00	$500.00
14	21" Class III R.C.P.	95	L.F.	$124.00	$11,780.00	$47.00	$4,465.00	$55.00	$5,225.00	$70.00	$6,650.00	$35.00	$3,325.00
15	30" Class III R.C.P.	6	L.F.	$150.00	$900.00	$64.00	$384.00	$65.00	$390.00	$80.00	$480.00	$55.00	$330.00
16	36" Class III R.C.P.	18	L.F.	$156.00	$2,808.00	$79.00	$1,422.00	$75.00	$1,350.00	$92.00	$1,656.00	$69.00	$1,242.00
17	48" Class III R.C.P.	54	L.F.	$193.00	$10,422.00	$89.00	$4,806.00	$140.00	$7,560.00	$125.00	$6,750.00	$112.50	$6,075.00
18	5'x4' Class III Reinforced SBC	405	L.F.	$247.00	$100,035.00	$210.00	$85,050.00	$265.00	$107,325.00	$231.00	$93,555.00	$185.00	$74,925.00
19	7'x4' Class III Reinforced SBC	42	L.F.	$329.00	$13,818.00	$310.00	$13,020.00	$400.00	$16,800.00	$300.00	$12,600.00	$293.00	$12,306.00
20	TxDOT Type SW-0 Concrete Wingwall	1	E.A.	$6,500.00	$6,500.00	$2,220.00	$2,220.00	$4,800.00	$4,800.00	$1,800.00	$1,800.00	$3,350.00	$3,350.00
21	TXDOT Type FW-0 Concrete Wingwall	1	E.A.	$6,500.00	$6,500.00	$2,820.00	$2,820.00	$3,000.00	$3,000.00	$3,600.00	$3,600.00	$2,750.00	$2,750.00
22	5" Thick Concrete Rip Rap per TxDOT Item 432	90	S.F.	$25.00	$2,250.00	$10.00	$900.00	$6.00	$540.00	$55.00	$4,950.00	$96.00	$8,640.00
23	Remove and Dispose of Existing 36" RCP	136	L.F.	$10.00	$1,360.00	$12.00	$1,632.00	$25.00	$3,400.00	$18.00	$2,448.00	$34.00	$4,624.00
24	Remove and Dispose of Existing 36" RCP	375	L.F.	$10.00	$3,750.00	$12.00	$4,500.00	$25.00	$9,375.00	$14.00	$5,250.00	$29.00	$10,875.00
25	Install Concrete Collar Connection to Existing RCP	4	E.A.	$500.00	$2,000.00	$330.00	$1,320.00	$250.00	$1,000.00	$500.00	$2,000.00	$570.00	$2,280.00
26	Std. 14' Combination Inlet	4	E.A.	$4,000.00	$16,000.00	$3,700.00	$14,800.00	$4,000.00	$16,000.00	$4,000.00	$16,000.00	$4,540.00	$18,160.00
27	Std. Three-Grate Combination Alley Inlet	2	E.A.	$3,500.00	$7,000.00	$3,900.00	$7,800.00	$4,000.00	$8,000.00	$4,000.00	$8,000.00	$3,980.00	$7,960.00
28	Remove & Dispose of Existing Curb Inlet	5	EA.	$300.00	$1,500.00	$270.00	$1,350.00	$600.00	$3,000.00	$350.00	$1,750.00	$3,300.00	$16,500.00
29	6'x5' TxDOT Type 'M' Manhole	1	E.A.	$7,100.00	$7,100.00	$3,400.00	$3,400.00	$3,000.00	$3,000.00	$4,000.00	$4,000.00	$4,540.00	$4,540.00
30	4'x5' TxDOT Type 'M' Manhole	1	E.A.	$6,900.00	$6,900.00	$3,000.00	$3,000.00	$2,800.00	$2,800.00	$4,000.00	$4,000.00	$3,980.00	$3,980.00
31	Overflow Swale Excavation Including Hauling & Disposal	97	C.Y.	$21.00	$2,037.00	$15.00	$1,455.00	$22.00	$2,134.00	$20.00	$1,940.00	$29.00	$2,813.00
32	Remove and Dispose of Existing Storm Sewer Manhole	1	E.A.	$500.00	$500.00	$525.00	$525.00	$750.00	$750.00	$300.00	$300.00	$570.00	$570.00
33	Adjust Existing Sanitary Sewer Manhole Lid	2	E.A.	$400.00	$800.00	$500.00	$1,000.00	$250.00	$500.00	$300.00	$600.00	$450.00	$900.00
34	Relocate Existing Water Meter per City of Richardson	2	E.A.	$300.00	$600.00	$700.00	$1,400.00	$750.00	$1,500.00	$600.00	$1,200.00	$1,360.00	$2,720.00
35	Lower Existing 6" Waterline	2	E.A.	$1,500.00	$3,000.00	$4,500.00	$9,000.00	$2,000.00	$4,000.00	$2,800.00	$5,600.00	$3,930.00	$7,860.00
36	Remove and Reset Existing wood Fence in Kind	66	L.F.	$10.00	$660.00	$5.25	$346.50	$35.00	$2,310.00	$35.00	$2,310.00	$65.00	$4,290.00
37	Remove and Replace Existing 2" Tree as Shown	1	E.A.	$200.00	$200.00	$500.00	$500.00	$450.00	$450.00	$560.00	$560.00	$450.00	$450.00
38	Remove and Dispose of Existing 7" Tree as Shown	1	E.A.	$500.00	$500.00	$500.00	$500.00	$125.00	$125.00	$400.00	$400.00	$600.00	$600.00
39	Construction Barricading/Signing/Traffic Control,	1	L.S.	$500.00	$500.00	$5,000.00	$5,000.00	$6,000.00	$6,000.00	$700.00	$700.00	$4,200.00	$4,200.00
40	Monthly Erosion Control, SWPPP and Fees	4	L.S.	$50.00	$200.00	$1,500.00	$6,000.00	$1,200.00	$4,800.00	$200.00	$800.00	$300.00	$1,200.00
41	Project Signs	2	E.A.	$150.00	$300.00	$300.00	$600.00	$500.00	$1,000.00	$700.00	$1,400.00	$350.00	$700.00
42	Trench Safety Plan	1	L.S.	$1,000.00	$1,000.00	$750.00	$750.00	$600.00	$600.00	$700.00	$700.00	$450.00	$450.00
43	Trench Safety System	620	L.F.	$1.00	$620.00	$5.00	$3,100.00	$4.00	$2,480.00	$1.00	$620.00	$2.30	$1,426.00
44	Bermuda or St. Augustine block sod	7,670	S.F.	$0.50	$3,835.00	$0.50	$3,835.00	$0.45	$3,451.50	$0.70	$5,369.00	$0.50	$3,835.00
45	Repair Water/Sewer Mainline Rupture	3	E.A.	$50.00	$150.00	$2,500.00	$7,500.00	$1,500.00	$4,500.00	$1,000.00	$3,000.00	$1,705.00	$5,115.00
46	Construction Contingency,	1	LS	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00
TOTAL BASE BID					$288,373.00		$298,072.00		$1,701,343.75		$309,272.00		$314,869.50
CONTRACTOR'S BID				SAME		SAME		$304,543.75		SAME		SAME	

CONSULTING ENGINEER'S ESTIMATE: $300,000

CONSTRUCTION BUDGET: $250,000

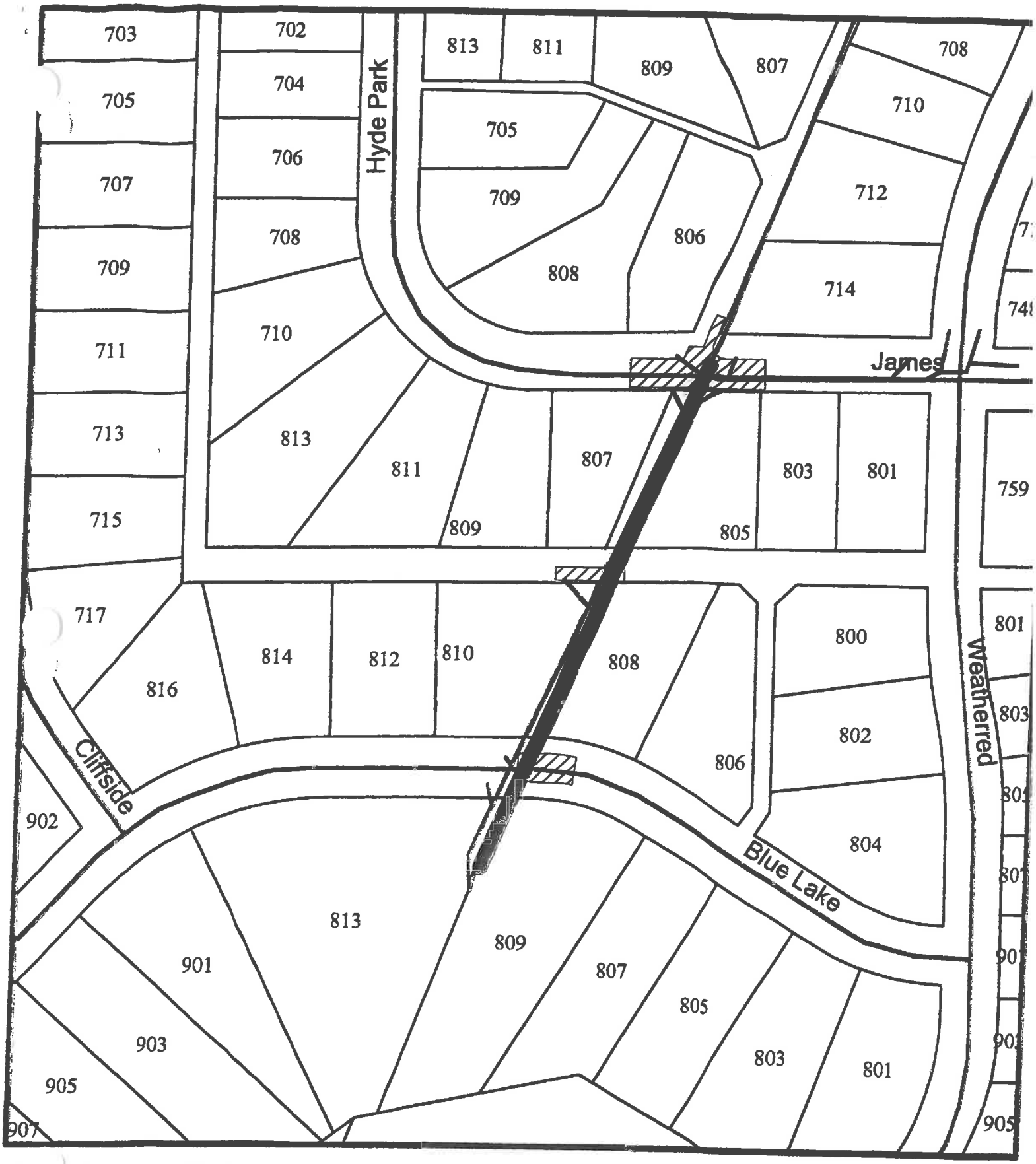
800 James Drive Storm Sewer Improvements
Re-BID NO. 34-11
BID OPENING: WEDNESDAY, APRIL 20, 2011 @ 2:30

BASE BID				North Texas Contracting		John Burns Construction Company of Texas, Inc.		Jet Underground Utilities, Inc.		AVERAGES	
ITEM NO.	DESCRIPTION	EST. QUANT.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	R.O.W. Preparation / Mobilization	1	L.S.	$11,000.00	$11,000.00	$14,000.00	$14,000.00	$45,000.00	$45,000.00	$17,506.25	$17,506.25
2	Unclassified Excavation including hauling and disposal	195	C.Y.	$30.00	$5,850.00	$5.00	$975.00	$9.55	$1,862.25	$912.84	$178,024.03
3	6" Class "C" Reinforced Concrete Street Pavement	423	S.Y.	$55.00	$23,265.00	$32.50	$13,747.50	$45.00	$19,035.00	$42.13	$17,818.88
4	2" Type 'D' Surface Coarse HMAC Overlay	33	TON	$140.00	$4,620.00	$92.00	$3,036.00	$110.00	$3,630.00	$121.63	$4,013.63
5	6" Class "C" Reinforced Concrete Alley Pavement	230	S.Y.	$55.00	$12,650.00	$32.50	$7,475.00	$42.00	$9,660.00	$43.88	$10,091.25
6	6" Class "C" Reinforced Concrete Curb	249	L.F.	$1.00	$249.00	$15.00	$3,735.00	$4.50	$1,120.50	$6.56	$1,634.06
7	5" Class "A" Reinforced Concrete Driveway Pavement	275	S.Y.	$70.00	$19,250.00	$32.50	$8,937.50	$38.00	$10,450.00	$42.69	$11,739.06
8	4" Class "A" Reinforced Concrete Sidewalk Pavement	396	S.F.	$7.00	$2,772.00	$4.00	$1,584.00	$3.50	$1,386.00	$4.66	$1,843.88
9	Remove and Dispose of Existing Pavement	877	S.Y.	$30.00	$26,310.00	$10.00	$8,770.00	$9.50	$8,331.50	$11.03	$9,674.41
10	Cement Treated Base	50	C.Y.	$50.00	$2,500.00	$70.00	$3,500.00	$65.00	$3,250.00	$68.75	$3,437.50
11	Full Depth Concrete Sawcut	195	L.F.	$8.00	$1,560.00	$1.50	$292.50	$1.75	$341.25	$3.41	$864.22
12	Dowel to Existing Concrete Pavement	144	L.F.	$20.00	$2,880.00	$16.00	$2,304.00	$5.00	$720.00	$8.19	$1,179.00
13	Install Type "E" Barrier Free Ramps w/o pavers	1	E.A.	$700.00	$700.00	$920.00	$920.00	$2,400.00	$2,400.00	$990.00	$990.00
14	21" Class III R.C.P.	95	L.F.	$140.00	$13,300.00	$92.50	$8,787.50	$38.00	$3,610.00	$75.19	$7,142.81
15	30" Class III R.C.P.	6	L.F.	$160.00	$960.00	$203.00	$1,218.00	$53.00	$318.00	$103.75	$622.50
16	36" Class III R.C.P.	18	L.F.	$180.00	$3,240.00	$185.00	$3,330.00	$64.00	$1,152.00	$112.50	$2,025.00
17	48" Class III R.C.P.	54	L.F.	$220.00	$11,880.00	$193.00	$10,422.00	$125.00	$6,750.00	$149.69	$8,083.13
18	5'x4' Class III Reinforced SBC	405	L.F.	$290.00	$117,450.00	$273.00	$110,565.00	$255.00	$103,275.00	$244.50	$99,022.50
19	7'x4' Class III Reinforced SBC	42	L.F.	$380.00	$15,960.00	$419.00	$17,598.00	$325.00	$13,650.00	$344.50	$14,469.00
20	TxDOT Type SW-0 Concrete Wingwall	1	E.A.	$4,000.00	$4,000.00	$3,500.00	$3,500.00	$8,750.00	$8,750.00	$4,365.00	$4,365.00
21	TXDOT Type FW-0 Concrete Wingwall	1	E.A.	$4,000.00	$4,000.00	$3,500.00	$3,500.00	$6,400.00	$6,400.00	$4,071.25	$4,071.25
22	5" Thick Concrete Rip Rap per TxDOT Item 432	90	S.F.	$25.00	$2,250.00	$7.00	$630.00	$32.00	$2,880.00	$32.00	$2,880.00
23	Remove and Dispose of Existing 39" RCP	136	L.F.	$8.00	$1,088.00	$7.00	$952.00	$25.00	$3,400.00	$17.38	$2,363.00
24	Remove and Dispose of Existing 36" RCP	375	L.F.	$8.00	$3,000.00	$6.40	$2,400.00	$22.00	$8,250.00	$15.80	$5,925.00
25	Install Concrete Collar Connection to Existing RCP	4	E.A.	$200.00	$800.00	$800.00	$3,200.00	$850.00	$3,400.00	$500.00	$2,000.00
26	Std. 14' Combination Inlet	4	E.A.	$5,000.00	$20,000.00	$5,400.00	$21,600.00	$3,400.00	$13,600.00	$4,255.00	$17,020.00
27	Std. Three-Grate Combination Alley Inlet	2	E.A.	$3,500.00	$7,000.00	$3,980.00	$7,960.00	$3,600.00	$7,200.00	$3,807.50	$7,615.00
28	Remove & Dispose of Existing Curb Inlet	5	EA.	$900.00	$4,500.00	$310.00	$1,550.00	$750.00	$3,750.00	$847.50	$4,237.50
29	6'x5' TxDOT Type 'M' Manhole	1	E.A.	$4,000.00	$4,000.00	$5,780.00	$5,780.00	$2,400.00	$2,400.00	$4,277.50	$4,277.50
30	4'x5' TxDOT Type 'M' Manhole	1	E.A.	$3,000.00	$3,000.00	$5,225.00	$5,225.00	$2,200.00	$2,200.00	$3,888.13	$3,888.13
31	Overflow Swale Excavation including Hauling & Disposal	97	C.Y.	$30.00	$2,910.00	$41.00	$3,977.00	$5.50	$533.50	$22.94	$2,224.94
32	Remove and Dispose of Existing Storm Sewer Manhole	1	E.A.	$1,000.00	$1,000.00	$730.00	$730.00	$500.00	$500.00	$609.38	$609.38
33	Adjust Existing Sanitary Sewer Manhole Lid	2	E.A.	$500.00	$1,000.00	$260.00	$520.00	$350.00	$700.00	$376.25	$752.50
34	Relocate Existing Water Meter per City of Richardson	2	E.A.	$400.00	$800.00	$725.00	$1,450.00	$550.00	$1,100.00	$673.13	$1,346.25
35	Lower Existing 6" Waterline	2	E.A.	$500.00	$1,000.00	$4,900.00	$9,800.00	$2,500.00	$5,000.00	$2,828.75	$5,657.50
36	Remove and Reset Existing wood Fence in Kind	66	L.F.	$40.00	$2,640.00	$30.00	$1,980.00	$15.00	$990.00	$29.41	$1,940.81
37	Remove and Replace Existing 2" Tree as Shown	1	E.A.	$1,000.00	$1,000.00	$775.00	$775.00	$500.00	$500.00	$554.38	$554.38
38	Remove and Dispose of Existing 7" Tree as Shown	1	E.A.	$1,000.00	$1,000.00	$225.00	$225.00	$300.00	$300.00	$456.25	$456.25
39	Construction Barricading/Signing/Traffic Control,	1	L.S.	$3,000.00	$3,000.00	$5,000.00	$5,000.00	$7,500.00	$7,500.00	$3,987.50	$3,987.50
40	Monthly Erosion Control, SWPPP and Fees	4	L.S.	$200.00	$800.00	$200.00	$800.00	$1,000.00	$4,000.00	$581.25	$2,325.00
41	Project Signs	2	E.A.	$300.00	$600.00	$375.00	$750.00	$400.00	$800.00	$384.38	$766.75
42	Trench Safety Plan	1	L.S.	$750.00	$750.00	$550.00	$550.00	$1,000.00	$1,000.00	$725.00	$725.00
43	Trench Safety System	620	L.F.	$1.00	$620.00	$1.00	$620.00	$2.00	$1,240.00	$2.16	$1,340.75
44	Bermuda or St. Augustine block sod	7,670	S.F.	$0.50	$3,835.00	$0.40	$3,068.00	$3.75	$28,762.50	$0.91	$6,998.88
45	Repair Water/Sewer Mainline Rupture	3	E.A.	$300.00	$900.00	$2,230.00	$6,690.00	$2,000.00	$6,000.00	$1,410.63	$4,231.88
46	Construction Contingency,	1	LS	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00
TOTAL BASE BID					$366,889.00		$329,429.00		$372,097.50		$497,543.22
CONTRACTOR'S BID				$325,384.00		SAME		SAME			

CONSULTING ENGINEER'S ESTIMATE: $300,000

CONSTRUCTION BUDGET: $250,000

Certified By: _____
Steve Spanos, P.E., Director of Engineering



James Drive
Storm Sewer Improvements

Storm Sewer Improvement

MEMO

DATE: **May 2, 2011**

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

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

SUBJECT: **Award of Bid #38-11 for an annual requirements contract for hardscape installation with The Coello Group pursuant to unit prices**

Proposed Date of Award: May 9, 2011

I concur with the recommendation of Bobby Kinser – Assistant Parks Superintendent, and request permission to issue an annual requirements contract for hardscape installation with The Coello Group pursuant to unit prices.

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

A total of $60,000 is available in account 011-3061-541-4532 for the remainder of FY2010-11 expenditures.

Concur:

Kent Pfeil

Attachments

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

MEMO

TO: Pam Kirkland
FROM: Bobby Kinser
DATE: 4-28-11
SUBJECT: **Award of Bid # 38-11 Hardscape Installation**

After careful review the Parks Department recommends award of Bid # 38-11 Annual contract for Hardscape Installation to The Coello group, Inc. The Coello Group was low bid and has a favorable history with the City of Richardson.

A total of $60,000 is available for the remainder of FY10-11 in account # 011-3061-541-4532.

PAGE

BID NUMBER: 38-11

DATE OPENED: April 27, 2011

BID TABULATION-ANNUAL CONTRACT FOR HARDSCAPE INSTALLATION

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	C&M Concrete Contracting		The Coello Group, Inc.		Jim Bowman Const. Co.			
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Install 4" Faux concrete system	5000	sf	18.000	$90,000.00	10.000	$50,000.00	12.600	$63,000.00		
2	Install 6" Faux concrete system	5000	sf	21.000	$105,000.00	11.000	$55,000.00	13.700	$68,500.00		
3	Faux system post application	2000	sf	28.000	$56,000.00	8.500	$17,000.00	9.850	$19,700.00		
4	Repair spoiled/damaged concrete	1000	sf	26.000	$26,000.00	6.000	$6,000.00	4.750	$4,750.00		
5	Remove and dispose of existing concrete	1000	sf	6.000	$6,000.00	1.500	$1,500.00	1.500	$1,500.00		
6	Turn key/ground level/ 4" concrete flat work	10000	sf	7.000	$70,000.00	4.500	$45,000.00	5.000	$50,000.00		
7	Turn key above ground/4" concrete flat work	4000	sf	5.500	$22,000.00	4.250	$17,000.00	4.650	$18,600.00		
8	Turn key/ground level/6" concrete flat work	5000	sf	7.000	$35,000.00	5.500	$27,500.00	5.900	$29,500.00		
9	Turn key above ground/6" concrete flat work	2000	sf	7.000	$14,000.00	5.000	$10,000.00	5.350	$10,700.00		
10	6"X6" curb turn key	1000	lf	18.000	$18,000.00	8.000	$8,000.00	2.250	$2,250.00		
11	6"X12" turn key	1000	lf	23.000	$23,000.00	12.000	$12,000.00	10.000	$10,000.00		
12	12"X12" turn key	1000	sf	26.000	$26,000.00	14.000	$14,000.00	12.500	$12,500.00		
13	Playground border turn key	1000	lf	285.000	$285,000.00	16.000	$16,000.00	16.000	$16,000.00		
14	Cut curbs and remove debris	1000	sf	8.500	$8,500.00	10.000	$10,000.00	6.000	$6,000.00		
15	12"X4" concrete border	1	lf	26.000	$26.00	10.000	$10.00	16.000	$16.00		
16	6"X4" concrete border	1	lf	26.000	$26.00	8.000	$8.00	14.500	$14.50		
17	Install decomposed granite 4" deep	1	sf	23.000	$23.00	3.500	$3.50	7.000	$7.00		
18	Install decomposed granit 4"/excavated soil	1	sf	23.000	$23.00	6.500	$6.50	6.500	$6.50		
19	Traffic control-arrow boards	1	day	650.000	$650.00	70.000	$70.00	500.000	$500.00		
20	Traffic control-w/o arrow boards	1	day	450.000	$450.00	50.000	$50.00	450.000	$450.00		
	TOTAL PRICE				$785,698.00		$289,148.00		$313,994.00		

City of Richardson
City Council Meeting
Agenda Item Summary

Meeting Date:	Monday, May 9, 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 Meeting
Agenda Item Summary

Meeting Date:	Monday, May 9, 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.