

RICHARDSON CITY COUNCIL
MARCH 14, 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 FEBRUARY 28, 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 APPOINTMENTS TO THE HOSPITAL AUTHORITY BOARD.**

ACTION TAKEN:

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 11-02: A REQUEST BY ELISE BISSELL, REPRESENTING TAKE ME HOME PET RESCUE, FOR A SPECIAL PERMIT FOR A PET RESCUE CENTER AND ADOPTION ORGANIZATION AT 561 W. CAMPBELL ROAD (SOUTH OF CAMPBELL ROAD, EAST OF NANTUCKET DRIVE). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.

ACTION TAKEN:

ACTION ITEMS:

7. VARIANCES 11-03 AND 11-04: A REQUEST BY STEPHEN AQUINO, REPRESENTING GKKWORKS, FOR APPROVAL OF TWO (2) VARIANCES FROM SUBDIVISION AND DEVELOPMENT CODE. THE FIRST VARIANCE (VAR 11-03) IS A REQUEST FROM ARTICLE III, SECTION 21-47(G), *SCREENING AND OPEN SPACE*, TO ELIMINATE THE REQUIREMENT FOR REPLACEMENT OR INSTALLATION OF ADDITIONAL SCREENING FOR THE EXISTING GROUND LEVEL EQUIPMENT AND UTILITIES. THE SECOND VARIANCE (VAR 11-04) IS A REQUEST FROM ARTICLE III, SECTION 21-47(I), *SCREENING AND OPEN SPACE*, TO ELIMINATE THE REQUIREMENT OF A 6 FOOT HIGH MASONRY SCREENING WALL FOR THE TWO (2) EXISTING DUMPSTER LOCATIONS AND ONE (1) COMPACTOR LOCATION. THE 16.01-ACRE SITE IS LOCATED AT 3000 WATERVIEW, NORTHEAST CORNER OF WATERVIEW PARKWAY AND STEWART DRIVE.

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. 3811, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FOR AN 8.1-ACRE TRACT OF LAND FROM R-1500-M TEMP TO R-1500-M RESIDENTIAL AND TO GRANT A SPECIAL PERMIT FOR A FREESTANDING ANTENNA TOWER WITH SPECIAL CONDITIONS.
- B. CONSIDER RESOLUTION NO. 11-05 AS AMENDED, REQUESTING IMPROVEMENTS TO INTERSTATE 35 EAST AS DESIGNED BY THE TEXAS DEPARTMENT OF TRANSPORTATION TO BE FULLY FUNDED AND IMPLEMENTED FOR THE FULL PROJECT LENGTH FROM INTERSTATE HIGHWAY 635 IN DALLAS COUNTY TO U.S. HIGHWAY 380 IN DENTON COUNTY; SUPPORTING THE JOINT RESOLUTION BETWEEN THE NORTH TEXAS TOLLWAY AUTHORITY AND THE REGIONAL TRANSPORTATION COUNCIL FOR THE DELIVERY OF IH 35E, SH 183, AND THE NORTH TARRANT EXPRESS BY THE TEXAS DEPARTMENT OF TRANSPORTATION THROUGH PUBLIC-PRIVATE PARTNERSHIPS.
- C. CONSIDER AMENDMENTS TO THE RULES AND REGULATIONS OF THE CITY OF RICHARDSON'S MUNICIPAL CIVIL SERVICE SYSTEM.
- D. RECEIVE FROM THE CITY PLAN COMMISSION:
 - 1. REPLAT OF LOTS 1 AND 2, BLOCK 1 OF THE CREEKDALE ESTATES ADDITION NO. 2, FOURTH SECTION, AND LOT 9A, BLOCK 7 OF THE CREEKDALE ESTATES ADDITION NO. 2, THIRD SECTION.
- E. CONSIDER ADVERTISEMENT OF THE FOLLOWING BIDS:
 - 1. BID #29-11 – FIRE STATION #4 – SITE IMPROVEMENTS (HUFFHINES PARK & RISD). BIDS TO BE RECEIVED BY TUESDAY, APRIL 5, 2011 AT 2:00 P.M.
 - 2. BID #31-11 – HILL STREETS REHABILITATION (HILLCREST/HILLSIDE/EDGEHILL). BIDS TO BE RECEIVED BY TUESDAY, APRIL 5, 2011 AT 3:00 P.M.
- F. CONSIDER AWARD OF THE FOLLOWING COMPETITIVE SEALED PROPOSALS:
 - 1. CSP #901-11 – WE RECOMMEND THE AWARD TO TMI COATINGS, INC., FOR THE 2011 EASTSIDE CONCRETE TANK REHABILITATION IN THE AMOUNT OF \$486,000.
 - 2. CSP #902-11 – WE RECOMMEND THE AWARD TO SABRE COMMUNICATIONS CORPORATION FOR THE 2011 COMMUNICATION EQUIPMENT SHELTERS AND MONOPOLE IN THE AMOUNT OF \$262,869, WHICH INCLUDES ALTERNATE 1 FOR THE SHILOH PUMP STATION SITE WITH MONOPOLE.
- G. CONSIDER AWARD OF REQUEST FOR QUALIFICATIONS (RFQ) #2011-1 CONSTRUCTION MANAGER-AT-RISK (CMAR) – WE RECOMMEND THE AWARD TO HILL AND WILKINSON GENERAL CONTRACTORS FOR THE HEIGHTS PARK RECREATION CENTER AND AQUATIC CENTER AND GYMNASIUM CENTER AND AUTHORIZATION OF PRECONSTRUCTION SERVICES IN THE AMOUNT OF \$20,000.
- H. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER #1 TO PURCHASE ORDER #110158 TO CLASSIC PROTECTIVE COATINGS, INC. FOR THE INSTALLATION OF AN EQUIPMENT RAIL ON THE ROOF OF CENTENNIAL TOWER AND FOR THE TOUCH-UP COATING ON THE INTERIOR AND EXTERIOR DAMAGED BY THE RAILING INSTALLATION IN THE AMOUNT OF \$70,000.

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, MARCH 14, 2011, IN THE RICHARDSON ROOM OF THE CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TEXAS. AS AUTHORIZED BY SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE, THIS MEETING MAY BE CONVENED INTO CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF SEEKING CONFIDENTIAL LEGAL ADVICE FROM THE CITY ATTORNEY ON ANY AGENDA ITEM LISTED HEREIN. THIS BUILDING IS WHEELCHAIR ACCESSIBLE. ANY REQUESTS FOR SIGN INTERPRETIVE SERVICES MUST BE MADE 48 HOURS AHEAD OF THE MEETING. TO MAKE ARRANGEMENTS, CALL 972-744-4000 VIA TDD OR CALL 1-800-735-2989 TO REACH 972-744-4000.

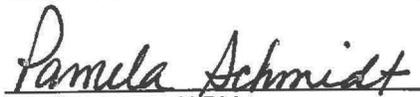
WORK SESSION – 6:00 P.M.:

- Call to Order
- A. Review and Discuss Items Listed on the City Council Meeting Agenda
- B. Review and Discuss the Texas Municipal Library Directors Association – Achievement of Excellence in Libraries Award
- C. Review and Discuss the Home Improvement Incentive Program Update
- D. Review and Discuss the 2011 Texas Legislative Session Update
- E. Report on Items of Community Interest

EXECUTIVE SESSION

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

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, MARCH 11, 2011, BY 5:00 P.M.


CITY SECRETARY

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
February 28, 2011
City of Richardson, Texas

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, February 28, 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
EA Hoppe	Assistant to the City Manager
Pamela Schmidt	City Secretary
Sam Chavez	Asst. Director of Development Services – Planning
Monica Heid	Community Projects Manager

- 1. INVOCATION**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS**
- 3. MINUTES OF THE FEBRUARY 14, 2011 MEETING**

ACTION TAKEN: Mr. Murphy moved to approve the minutes as presented; second by Mr. Solomon and the motion was approved with a unanimous vote.

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

Richard Tanner, 401 Ridgehaven Place, stated that according to the Local Government Code and the City Charter, the annual audit is done before the financial statement is prepared. He stated that KPMG has been auditing the financial statement and felt the work was being done backwards. He stated the Council and the City Manager have an obligation to require the Charter be followed. With regard to the Consent Agenda Item related to the Notice of Intent to issue Certificates of Obligation, he spoke against the issuance of additional debt with out a vote of the citizens and he urged the Council to let the voters decide by placing the item on the ballot. He talked about the amount of debt held by the City.

Mr. Keffler stated the practice of issuing certificates of obligation has been a long term practice because to spend cash when dealing with short term debt of 4 – 8 years is poor financial management and he felt it was a very good fiscal tool. He stated it allows the City to purchase the needed equipment for various departments and stated he was very comfortable with the merits of the practice. He further noted that discussion regarding the plan to issue certificates of obligation was discussed during the budget process where public hearings and open discussions were held as required by law. He stated the practice has been scrutinized by KPMG as well as the rating analysts. He felt the merits as evaluated by those who understand public finance has been reassuring.

5. CONSIDER APPOINTMENTS TO THE PARKS AND RECREATION COMMISSION.

ACTION TAKEN: Mr. Townsend moved to appoint Ed Hassler as Vice Chair for the remainder of his term and to appoint Jeff Wright for a term ending December 1, 2011; second by Mr. Mitchell and the motion was approved with a unanimous vote. City Secretary Pam Schmidt administered the Oath of Office to Jeff Wright and the Council expressed their appreciation for his willingness to volunteer and serve the community.

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 11-03: A REQUEST BY THE CITY OF RICHARDSON TO REZONE A TRACT OF LAND SOUTH OF RESEARCH DRIVE, ON THE EAST SIDE OF SHILOH ROAD FROM R-1500-M TEMP TO R-1500-M RESIDENTIAL AND TO REQUEST A SPECIAL PERMIT TO ALLOW A 199-FOOT MONOPOLE ANTENNA TOWER FOR A CITY OF RICHARDSON RADIO COMMUNICATIONS TOWER.

Mr. Keffler stated the request was for an antenna as a part of the City's overall radio replacement program and stated the City would be using property from the North Texas Municipal Water District (NTMWD). He felt it would enhance the City's radio planning for the future. He asked Sam Chavez to brief the Council.

Mr. Chavez stated the item is a City initiated request to rezone 8.1 acres of land from R-1500-M TEMP to R-1500-M Residential with a special permit for a 199 ft. radio communication tower. The site is owned by the NTMWD and is located just south of Research Drive on the east side of Shiloh Road and the Tollway. The site consists of underground storage tanks and pump stations operated by the District and the City. The proposed zoning does not place the District's facility into a nonconforming status and he stated it is highly unlikely that the site will ever be vacated by the District. He also stated that it is unlikely that the site would be developed as residential since it is surrounded by non-residential zoned and developed property. The proposed freestanding antenna tower, which is allowed by right, is for the City's new radio communication system, which will increase radio coverage for both police and fire department personnel. He stated the special permit is required to allow a 180 ft. monopole tower; allow the antenna to extend 15 ft above the top, and a waiver to the screening requirements for the monopole and associated equipment. He provided an aerial of the site and stated that staff has received no correspondence regarding the request. He reported that the City Plan Commission recommended approval with a vote of 7-0.

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

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

Mayor Slagel noted that the presentation during the Work Session by Steve Graves, Chief Information Officer, wherein he advised that the location improves the radio system for police and fire communications and is a key element.

ACTION TAKEN: Mr. Omar moved to approve ZF 11-03; second by Mr. Solomon and the motion was approved with a unanimous vote.

7. PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE NO. 3808, TO EXTEND THE MORATORIUM ADOPTED UNDER ORDINANCE NO. 3800 PURSUANT TO SECTION 212.1352 OF THE TEXAS LOCAL GOVERNMENT CODE ON COMMERCIAL PROPERTY DEVELOPMENT IN THE AREA KNOWN AS THE WEST SPRING VALLEY ROAD CORRIDOR AS DESCRIBED IN ORDINANCE NO. 3800.

Mr. Keffler referred to the Council's strategy to review the West Spring Valley Corridor and the proposed ordinance was a continuation of the item. He reminded Council that they adopted an ordinance on December 13, 2010 establishing a 90 day commercial moratorium to enable City staff to review the prospects for new zoning and/or building development standards that would apply to the reinvestment strategy. The request is for an additional 90 day period as provided by law for the effort. He asked Monica Heid, Community Projects Manager, to brief the Council.

Ms. Heid noted the general boundary of the West Spring Valley Corridor consisting of 188 acres that stretches from Coit Road along Spring Valley to the frontage road up to Dumont Drive. It does not include any of the single family neighborhoods to the north. She explained the purpose of the moratorium and the requirements for extending the moratorium. She underscored that the moratorium applies only to commercial land development. She reviewed the findings as listed in Ordinance 3808 and reviewed the schedule. She stated the initial 90 days did not provide enough time to review existing ordinances or draft or adopt new ordinances, but progress has been made. She stated that the additional 90 days would provide for the time necessary to complete the work to protect the citizens and to preserve the quality of life. She advised that the deadline for the extension would be June 11, 2011 unless the work is completed prior to that time.

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

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

Mayor Slagel noted Council would be reconvening in Work Session to discuss the West Spring Valley Corridor reinvestment strategy and invited members of the audience to attend.

ACTION TAKEN: Mr. Macy moved approval of Ordinance No. 3808; second by Mr. Mitchell and the motion was approved with a unanimous vote.

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

8. CONSENT AGENDA:

With regard to the Certificates of Obligation, Mr. Keffler noted that the items listed in the Certificates of Obligation were identified during the meetings of the budget preparation. He added that a little of 60% of the \$7.9 M would be paid through the Water and Sewer Utility Fund and the Solid Waste Fund, which means 60% of the debt is being picked up by commercial and residential rate payers. He stated that it is not an obligation of the General Fund. He stated that nearly all of the water and sewer improvements are made in this manner. He stated that a “pay as you go” method would require rate impacts on an annual basis to provide the resources needed for rehabilitation on the water and sewer system. He reiterated that it is a technique that makes a lot of sense from the stand point of being able to improve the system without burdening people with the entire costs of the improvements in one year’s time.

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

A. Consider the following Ordinances:

1. Ordinance No. 3809 amending the Comprehensive Zoning Ordinance by amending Article I, Section 2, Definitions, by adding the definition of Rainwater Harvesting System and by adding Rainwater Harvesting System to the use regulations in Article IV R-1500-M Residential, Article IV-A R-2000-M Residential, Article IV-B R-1800-M Residential, Article VI R-1250-M Residential, Article VII R-1100-M Residential, Article VIII R-1000-M Residential, Article IX R-950-M Residential, Article XI R-850-F Residential, Article XII R-850-M Residential, Article XII-B RP-1500-M Patio Home, Article XIII D-1400-M Duplex, Article XIII-1 D-2400-M Duplex and Article XIII-2 D-3000-M Duplex.
2. Ordinance No. 3810 amending Chapter 6 of the Code of Ordinances by adding Article XII Regulating the use of Rainwater Harvesting Systems.

B. Consider the following Resolutions:

1. Resolution No. 11-07, designating certain officials as being responsible for, acting for and on behalf of the City of Richardson, hereinafter Referred to as “Applicant” in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as “Department”, for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the “Program”; certifying that the “Applicant” is eligible to receive program assistance; certifying that the applicant matching share is readily available; dedicating the proposed site for permanent public park and recreational uses; and certifying that the application has been submitted to the appropriate regional Council of Governments for the Texas Review and Comment System (TRACS) Review.

2. Resolution No. 11-08, approving the terms and conditions of Amendment # 1 to the Local Transportation Project Advance Funding Agreement for Intersection Improvements on Coit Road at Beltline Road, Coit Road at Campbell Road, and Coit Road at Arapaho Road, by and between the City of Richardson, Texas, and the State of Texas, acting by and through the Texas Department of Transportation; and authorizing its execution by the City Manager.
3. Resolution NO. 11-09, approving and authorizing publication of Notice of Intention to Issue \$7,965,000 Certificates of Obligation.

C. Consider advertisement of the following bids:

1. Bid #26-11 – Huffhines Recreation Center alternative energy project. Bids to be received by Wednesday, March 16, 2011 at 2:00 p.m.
2. Bid #27-11 – Park Renovation-Irrigation Systems (Berkner Park/Richland Park/Glenville Park). Bids to be received by Thursday, March 17, 2011 at 3:00 p.m.
3. Bid #28-11 – Arborcrest Pedestrian Bridge at Prairie Creek Bridge. Bids to be received by Thursday, March 17, 2011 at 2:00 p.m.

D. Consider award of the following bids:

1. Bid #17-11 – award to R & S Commercial Services, LP, for the Richardson Animal Shelter Canine expansion, which includes Alternate 1 for split face masonry and damp proofing and Alternate 2 for ceramic tile in Room 530 in the amount of \$82,962.20.
2. Bid #30-11 – authorization to issue a Co-Op Purchase Order to Interspec, LLC for irrigation controllers and hydrometers for the park renovation – irrigation systems through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #292-08 pursuant to unit prices for an estimated expenditure of \$72,621.

Mayor Slagel adjourned the meeting at 8:00 p.m. and announced that Council would reconvene in Work Session in the Richardson Room at approximately 8:10 pm to be followed by the Executive Session.

MAYOR

ATTEST:

CITY SECRETARY



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



Meeting Date:

Monday, March 14, 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, March 14, 2011

Agenda Item: Consider appointments to Richardson Hospital Authority Board of Directors

Staff Resource: Bill Keffler, City Manager

Summary: Richardson Hospital Authority
Appoint Mabel Simpson – term expiring 12/2013
Appoint Frank Leftwich – term expiring 12/2013

Board/Commission Action: N/A

Action Proposed: Consider motion approving the appointments noted above.



MEMO

DATE: March 10, 2011
TO: Honorable Mayor and City Council
FROM: Sam Chavez, Assistant Director of Development Services SC
SUBJECT: Zoning File 11-02 – Take Me Home Pet Rescue

REQUEST

Elise Bissell, representing Take Me Home Pet Rescue, is requesting a Special Permit for a pet rescue center and adoption organization generally located at the southeast corner of Campbell Road and Nantucket Drive (561 West Campbell Road).

BACKGROUND

The proposed facility would be located in a 2,800-square foot lease space within a 25,600-square foot retail building. The facility will be used for the non-profit organization’s office, storage, photography studio as well as pet related sales and their adoption center. The applicant has also discussed a future spay/neuter clinic to be located within the lease space. The lease space was previously used for a veterinarian’s office, so adequate separation from the adjacent lease spaces is already in place.

Several letters in favor and one letter in opposition have been received. The letter in opposition was received from the owner of the shopping center at 581 West Campbell Road, which is located on the west side of the subject property. Their concerns included hygienic issues that could arise from an animal facility being located near restaurants, customer safety, outdoor exercise of the animals as well as the noise and smell from the facility.

PLAN COMMISSION RECOMMENDATION

On February 15, 2011, the Commission voted 7-0 to recommend approval of the request as presented.

ATTACHMENTS

Special Conditions	Zoning Exhibit (Exhibit “B”)
CC Public Hearing Notice	Applicant’s Statement
City Plan Commission Minutes 02-15-2011	Notice of Public Hearing
Staff Report	Notification List
Zoning Map	Correspondence in Favor
Aerial Map	Correspondence in Opposition

SPECIAL CONDITIONS ZF 11-02

1. The Special Permit is for a pet rescue and adoption organization and is limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof, and which is hereby approved.

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, March 14, 2011, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request.

Zoning File 11-02

A request by Elise Bissell, representing Take Me Home Pet Rescue, for a Special Permit for a pet rescue center and adoption organization at 561 W. Campbell Road (south of Campbell Road, east of Nantucket Drive), currently zoned LR-M(2) Local Retail.

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

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

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – February 15, 2011**

PUBLIC HEARINGS

Zoning File 11-02: A request by Elise Bissell, representing Take Me Home Pet Rescue, for a Special Permit for a pet rescue and adoption organization at 561 W. Campbell Road (south of Campbell Road, east of Nantucket Drive). The property is currently zoned LR-M(2) Local Retail.

Mr. Shacklett advised that the proposed site was located in a retail center at 561 W. Campbell Road and had been previously used as a veterinarian's office. He added that the applicant was proposing to use the space for a pet adoption center that would include general office use, storage, sale of pet related items, and a pet photography studio.

Shacklett indicated that the applicant represented a non-profit organization that used their resources to help reduce the population of unwanted pets by rescuing them and placing them for adoption. In addition, he noted that 57 letters of support and one letter in opposition had been received.

Commissioner Hand asked why the proposal was before the Commission if the location had previously been a vet's office. He also wanted to know about the letter in opposition and the calls from those opposed.

Mr. Shacklett replied that even though the zoning allowed vet offices and pet supplies, the adoption center portion of the application was an unlisted use and required a Special Permit.

Regarding those opposed to the Special Permit request, Shacklett noted the letter was from the management company for the building immediately to the west of the site in question, and the two calls in opposition were concerned with the noise and smell from animals, waste disposal, and what would happen if a pet from an abusive background became violent; some of the same issues that would be associated with a vet's office.

Commissioner Bright asked if staff had any concerns regarding waste disposal.

Mr. Shacklett replied when the application went through development review process, the City Health Department stated that waste would need to be properly bagged and disposed of, as well as removing it from any impervious surfaces, and those concerns had been passed along to the applicant. He added that those items would not be addressed during the zoning process, but handled through code enforcement.

Commissioner Hand asked if the applicant currently had an office located elsewhere.

Mr. Shacklett replied that they have a home office and P.O. Box, but did not have an adoption site in the City.

Chairman Gantt asked if there were any code violations with the vet's office when it was located at the site.

Mr. Shacklett replied he had no knowledge of any violations, and the vet had since moved and built a new office on the north side of Campbell Road.

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

Elise Bissell, 3417 Custer Cove, Richardson, Texas, stated she was the co-founder and director of Take Me Home Pet Rescue, a non-profit organization that had been in existence since 2008. She added that the group was started by local women and children going to area shelters rescuing animals, but they had quickly outgrown their office space and were looking for a space that would allow for growth.

Ms. Bissell reported that the site was chosen because of the prior use as a vet's office and offered the needed space where all their volunteers could meet and where community service groups could come and help.

Bissell noted that the majority of the rescued animals were dogs, with a few cats, and the animals would only be at the site during weekend adoption events and while they were being evaluated for contagious diseases and temperament tested before being sent to foster homes.

Commissioner Hand asked how many animals were currently being fostered, how much foot traffic would be generated, and what would be the hours of operations.

Ms. Bissell replied that about 10-15 cats would be at the site on a rotating basis, and approximately 10 dogs. The goal of the adoption events was to have an enjoyable atmosphere for the adopting families to come and view the animals that need homes. She added that the hours of operation should be normal retail hours.

Regarding how much foot traffic would be generated, Ms. Pam Nachajski, 241 Meadowlark, Richardson, Texas, President of Take Me Home Pet Rescue, said that during a weekend adoption event where there could be six dogs up for adoption, one to two families would be scheduled to visit with the dogs at any one time so as not to overwhelm the animals and that would work out to approximately 30-50 people throughout the day. The only other time there might be additional people present would be if a fund raiser was being held.

Commissioner Henderson asked about how many staff members would be present on an average day, and how would the inside be laid out.

Ms. Nachajski replied that 1 to 2 people would be there during the week to feed the animals and clean the cages, and up to 5 on the weekend. She added that they did not have any paid staff, only volunteers.

Ms. Bissell replied that Halff and Associates would help plan the space, which would be the next step in the process, but the front would most likely have an open retail area and reception desk; down a hallway to the right would be the future location of the spay/neuter clinic; off to the right from the front would be an open area for the cats, and behind that a possible training area with the photo studio at the back that would be used as a tool to increase exposure for the animals that are ready for adoption. Ms. Nachajski added there were 4 dog runs already available at the site.

Commissioner Bright asked how the organization currently deals with animals that have health issues.

Ms. Bissell replied that sick animals board at their vet's office, but with the opening of the proposed facility the organization would be able to save money by not having to board any animals.

Commissioner DePuy asked if a vet was on call for the organization, and what would be the number of pets that would be at the facility.

Ms. Bissell replied that they have a vet who volunteers his services and may do some surgeries. She added that most vets' offices house 40-60 animals per day, whereas the adoption center would most likely have 15-20.

Ms. Nachajski added that the cats would be at the adoption center for viewing for a week at a time before going back to a foster family, and the dogs would stay with their foster families and only come up for events unless they had to be in isolation.

Commissioner Bright asked staff if the site was equipped to do surgical procedures and, if so, was there something else the Commission had to do other than approve the item.

Mr. Shacklett replied that surgical procedures would be allowed as part of a vet facility, which was allowed by right.

Vice Chair Hammond asked why the number of dogs listed in the reference material was 0-3 and what had been mentioned was 10-20. He also wanted to know how the organization supported itself and where did the animals come from.

Ms. Bissell replied that 0-3 dogs would be the animals that were held overnight in isolation and the higher number referred to dogs that would be at the center for the day with either their foster family or a prospective family. She added that their support came from donations.

Regarding the acquisition of the animals, Bissell replied that most of their animals came from area shelters, animal surrenders, and animals that had been dumped on the street.

Chairman Gantt asked if there were any plans to take the dogs for walks outside the facilities, and would the animals be on display outside of the center on the sidewalk during adoption events.

Ms. Bissell replied that the plan was to utilize the space behind the building in the grassy area and they were working on securing approval from the owner of that property.

Mr. Chavez replied that the City would treat the adoption center the same as any other retail business, but would prefer that the adoption activity would happen inside the facility; Ms. Bissell concurred.

Chuck Westenhiser, 4308 Aliso Road, Plano, Texas, the manager of the retail center stated the walls in the former vet's office were made of 8" hadit block and felt the concerns about odor and/or noise from the adoption center were unfounded.

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

Commissioner Hand complimented the applicant on their work and their proposal. He added there could always be the possibility that an adoption center would be disruptive to some forms of retail; however, with the leadership involved and the proposed use he stated he was in favor of the item.

Commissioner DePuy concurred with Mr. Hand and wished the applicant well.

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



Staff Report

TO: City Council

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

FROM: Chris Shacklett, Planner CS

DATE: March 10, 2011

RE: **Zoning File 11-02:** Take Me Home Pet Rescue (TMHPR) – Headquarters & Adoption Center

REQUEST:

Special Permit for a pet rescue center and adoption organization

APPLICANT:

Elise Bissell – Take Me Home Pet Rescue

PROPERTY OWNER:

Larry J. Ward

TRACT SIZE AND LOCATION:

2.6-acre site, south of Campbell Road, east of Nantucket Drive.

EXISTING DEVELOPMENT:

The site currently consists of an approximately 25,600-square foot retail building as well as a freestanding 3,080-square foot restaurant building.

ADJACENT ROADWAYS:

Campbell Road: Six-lane, divided arterial; 38,900 vehicles per day on all lanes, eastbound and westbound (April 2009).

Nantucket Drive: Four-lane, undivided local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Single-Family; R-1100-M Residential
South: Vacant; O-M Office
East: Retail/Commercial; LR-M(2) Local Retail
West: Retail/Commercial; LR-M(2) Local Retail

FUTURE LAND USE PLAN:

Neighborhood Service

Service-related uses such as retail sales; personal services; entertainment; recreation; and office uses oriented to the immediate area.

Future Land Uses of Surrounding Area:

North: Neighborhood Residential
South: Neighborhood Service
East: Neighborhood Service
West: Neighborhood Service

EXISTING ZONING:

The subject property is zoned LR-M(2) Local Retail per Ordinance 273-A.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement)

STAFF COMMENTS:

Background:

The proposed 2,800-square foot lease space is located within an existing 25,617-square foot retail building located on the south side of Campbell Road, east of Nantucket Drive. The organization is a non-profit organization with a goal of reducing the homeless pet population by removing cats and dogs from local shelters and having them spayed/neutered, vaccinated and micro-chipped, and placed for adoption. TMHPR desires to lease this space to become the headquarters for their rescue and adoption organization.

The space was previously occupied by a veterinarian's office and boarding kennel so adequate separation from the other lease spaces is already in place. The interior walls separating the lease space for the balance of the retail building's lease spaces include 8" hadit block which provides adequate separation per the Comprehensive Zoning Ordinance for veterinary offices and boarding kennels.

Proposed Facility Functions and Activities:

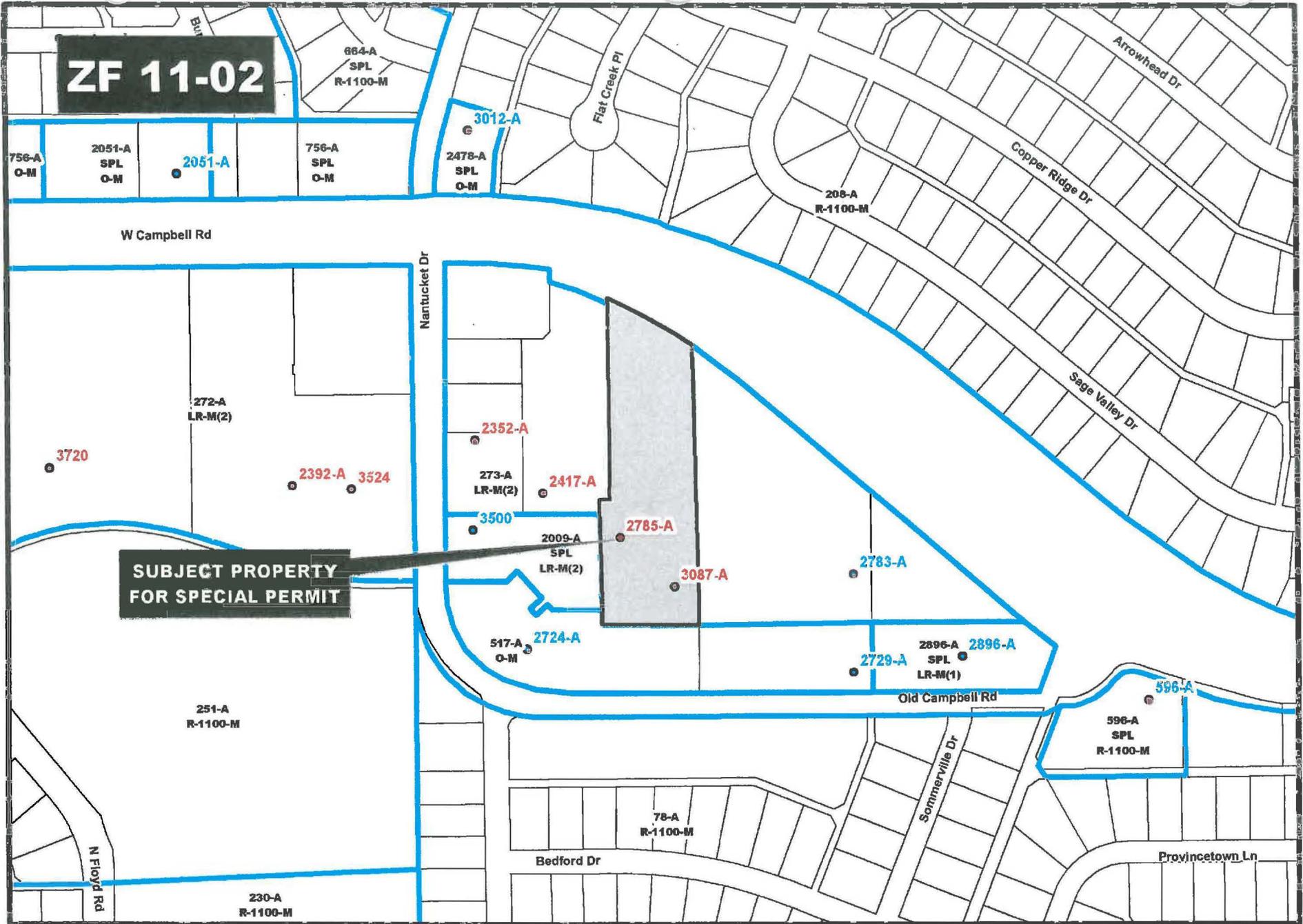
- General office use
- Storage of organization files and supplies
- Photography studio for the purpose of photographing animals for adoption and fundraising purposes
- Adoption center where families can meet pets available for adoption
- Housing of small animals being prepared for adoption
- Sale of pet related items to raise money
- Future spay/neuter clinic

The applicant states the facility will house fewer animals at any one time than are typically housed in a veterinarian's office, which is an allowed use in the district. Staff has informed the applicant of what is expected of them with regard to animal waste disposal per the City of Richardson Health Codes.

Correspondence: See attached correspondence.

Motion: On February 15, 2011, the City Plan Commission recommended approval of the request subject to the following special conditions:

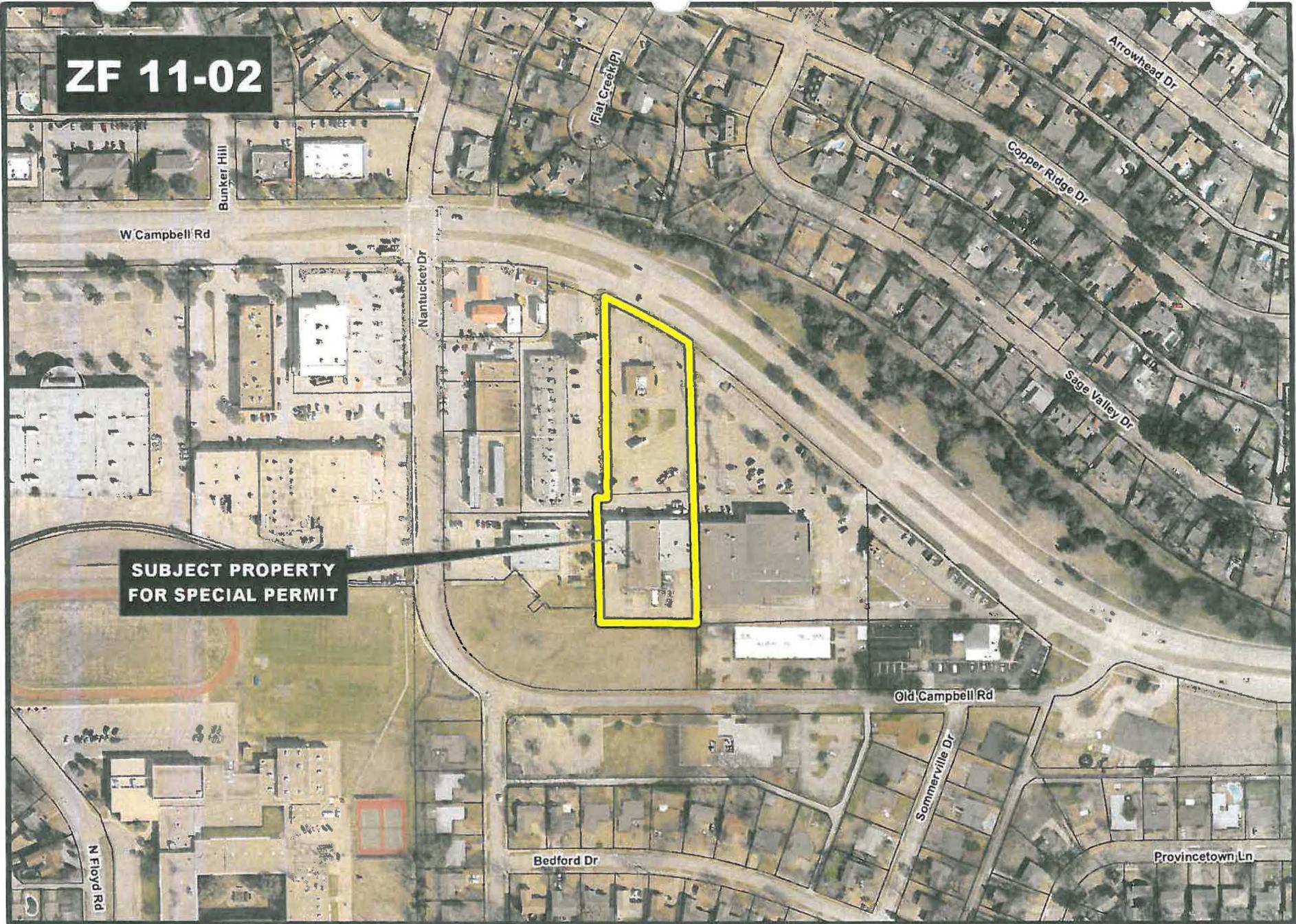
1. The Special Permit is for a pet rescue and adoption organization and is limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof, and which is hereby approved.



ZF 11-02 Zoning Map

Updated By: shacklettc, Update Date: January 18, 2011
 File: DSIMapping\Cases\Z\2011\ZF1102\ZF1102 zoning.mxd





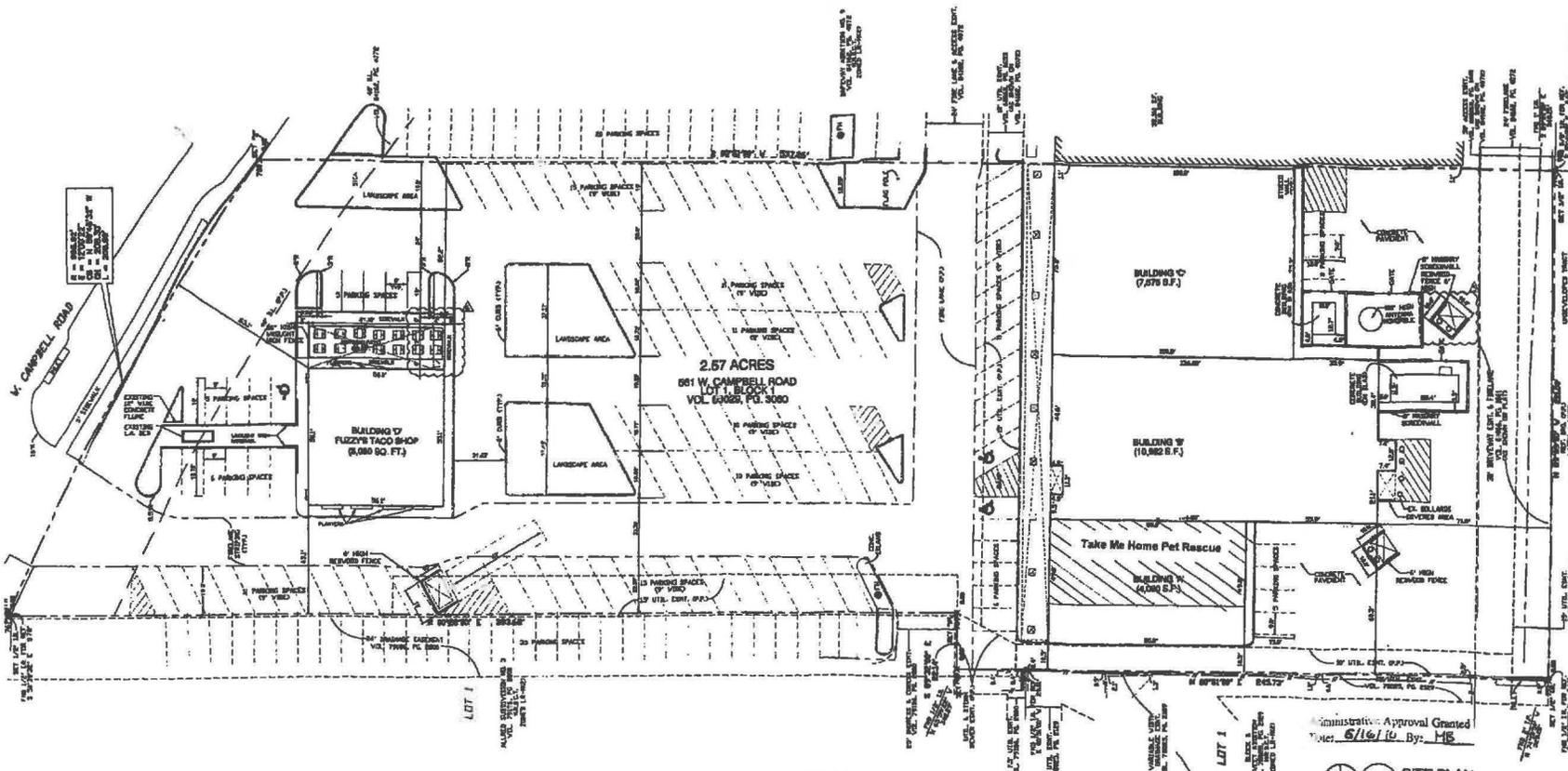
ZF 11-02

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 11-02 Aerial Map

Updated By: shacklett, Update Date: January 18, 2011
File: DSI\mapping\Cases\Z\2011\ZF1102\ZF1102 ortho.mxd





ARCHITECT:
CROSS ARCHITECTS, PLLC
 2335 W. LINDSAY SUITE 125
 DALLAS, TEXAS 75245
 PH: 972.359.6644
 FAX: 972.312.8666
 brumsey@crossarchitects.com

TOSS

TAKE ME HOME PET RESCUE
 & ADOPTION
 (ZONING EXHIBIT)
Richardson, Texas

PROJECT:

REVISIONS

DATE: 2/8/2010
 PROJECT NO: 8137
 SHEET NUMBER: SP1.0

DATE: 2/8/2010
 PROJECT NO: 8137
 SHEET NUMBER: SP1.0

LEASE SPACE FOR TAKE ME HOME PET RESCUE (TMHPR)

Approximately 2,800 square feet, which was previously used as a Veterinarian's Office. Intended uses of space are:

- Adoption center where potential adopters can meet pets up for adoption
- General office and storage for TMHPR
- Photography studio for photographing pets and people
- Housing of a small number of animals, primarily cats, awaiting adoption
- Sale of pet related items
- Eventually, the group also hopes to offer a low cost spay/neuter clinic as well

The use is similar to a Pet Store, which IS an allowed use in this zoning district.

Take Me Home Pet Rescue is a 100% nonprofit organization dedicated to ending the homeless pet overpopulation by removing dogs and cats from shelters and other unfortunate situations and having them spayed, neutered, vaccinated and microchipped before being adopted to their forever families.

Applicant: Take Me Home Pet Rescue
 508 W Lookout Drive, Suite 14-46
 Richardson, Texas 75080
 214 600 9274

Owner: Leroy Ward
 8823 Fallbrook Drive
 Dallas, Texas 75243
 972-301-6312 (Chuck Westerbeke)

NOTES:
 THE CITY NO LONGER REQUIRES FIRE LANS TO BE DEDICATED BY PLAT. IF THE PROPERTY SHOULD BE RE-PLANNED THE PLAT, THE DEDICATED FIRE LANE EASEMENT WILL BE ABANDONED.

NOTES:
 1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
 2. OUTDOOR LIGHTING TO BE ORIENTED SO THAT LIGHTING LEVELS ARE 1 FOOT-CANDLES OR LESS.
 3. PROVIDER NEW REGULATION SYSTEM FOR NEW LANDSCAPING PER CITY REQUIREMENTS.

SITE DATA

ZONING:	LMANO	LOCAL RETAIL
ORDINANCES:	ORD. 278-A, ORD. 3087-A, ORD. 2785-A	
SPECIAL CONDITIONS:	ORD. 3087-A	
ESTIMATES:	40 FRONT	
BUILDING HEIGHT:	SINGLE STORY (20 MAX)	
FLOOR AREA RATIO:	0.8:1 (0.8 MAX) = 29%	
LOT AREA:	9.87 ACRES	111,828 SQ. FT.
BUILDING A AREA:		4,000 SQ. FT.
BUILDING B AREA:		10,862 SQ. FT.
BUILDING C AREA:		7,875 SQ. FT.
BUILDING D AREA:		9,080 SQ. FT.
TOTAL BUILDING AREA:		36,817 SQ. FT.
LANDSCAPE REQUIRED:	5.00%	(5,911 SQ. FT.) - PER ORD 2785-A
LANDSCAPE PROVIDED:	2.77%	(2,748 SQ. FT.)
PARKING RATIO:	1/100 S.F. (RESTAURANT)	
	20 SPACES/10,000 S.F. + 1,000 S.F. FOR REMAINDER	

PROPOSED PARKING

RESTAURANT	92,837 SQ. FT.	90 SPACES
RESTAURANT	3,080 SQ. FT.	31 SPACES
TOTAL REQUIRED		= 124 SPACES
W & SPACE VARIANCE (ORD. 3087)		= 120 SPACES
TOTAL PROVIDED		= 120 SPACES

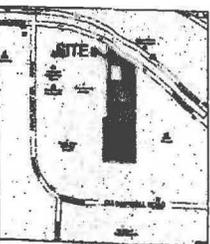


Exhibit B - Part of Ordinance



Take Me Home Pet Rescue
508 W. Lookout Drive, Suite 14-40
Richardson, Texas 75080

www.takemehomepetrescue.com
214.908.0074

January 17, 2011

Take Me Home Pet Rescue (TMHPR) is a 100% nonprofit organization committed to reducing the homeless pet population by removing dogs and cats from shelters and other unfortunate situations and having them spayed, neutered, vaccinated and microchipped before being adopted to forever families. Having many years of experience, we have formally been in existence since April 2008 and have already rescued and re-homed over 560 dogs and cats. Many of the pets are from local shelters including the Richardson Animal Shelter. Elise Bissell, co-founder and Executive Director of Take Me Home Pet Rescue, serves on the City's Animal Shelter Advisory Commission.

TMHPR wishes to establish its headquarters in lease space at 561 W. Campbell Road. The lease space in question was formerly a veterinarian's office, but has been vacant for at least 5 years. TMHPR intends to use the space for the following:

- General office use
- Storage of crates, files, and other items used by the group
- Photography studio (all animals are professionally photographed to promote their qualities for adoption. In addition, photographs of people and pets are taken for fund raising purposes.)
- Adoption Center where families can meet pets available for adoption in a positive environment and fill out paperwork for intended adoption
- Community Center for outreach groups to earn service hours by volunteering
- Housing of small animals recovering from treatment needed to prepare them for adoption
- Sale of pet related items to raise money to support the group's mission
- Eventually the group also hopes to offer a low cost spay/neuter clinic

It is anticipated that the volume of animals being housed at any one time will be less than the number housed in a typical veterinarian's office. Our pets are kept in homes with families. Living in a family environment increases the adoptability of the pet. The only time a dog may be housed at the facility will be when it is under observation to ensure its health status after being taken from a shelter environment and before being placed with a family. At any one time there could be between zero to three dogs.

The cats will be housed in the facility on a rotating basis. We will be using the same model as PetsMart where the cats may be brought in for a week at a time. Cats do not handle moving from one place to another like dogs do, so it is easier on them to stay for longer periods. We anticipate having no more than 10 cats or kittens being housed there at one time.

The reuse of the long vacant space by TMHPR would be viewed as a positive to the community and a low impact use relative to the use for which the space is zoned.

Board Members

Pam Nachajski/President	Kristi Cameron/Foster Coordinator
Elise Bissell/Vice President/Executive Director	Sally Seegers/Treasure
Sara Barnes/Secretary	Nikki Williamson/Communications

Advisory Board Members

Robert Barker, CPA	JC Barnes, PhD	Charley Bissell, MAI, CRE
Jonathan LaMendola, Esq.	Aron Neeman, DVM	Rebecca Poling, CPA
Kelly Richert/Feral Friends President	DJ Verrett, MD	Cheryl Wyly



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 11-02 / Take Me Home Pet Rescue
Property Owner: Larry J. Ward
Applicant: Elise Bissell / Take Me Home Pet Rescue
Location: 561 W. Campbell Road (See map on reverse side)
Current Zoning: LR-M(2) Local Retail District
Request: Special Permit for a pet rescue center and adoption organization

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

TUESDAY, FEBRUARY 15, 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.

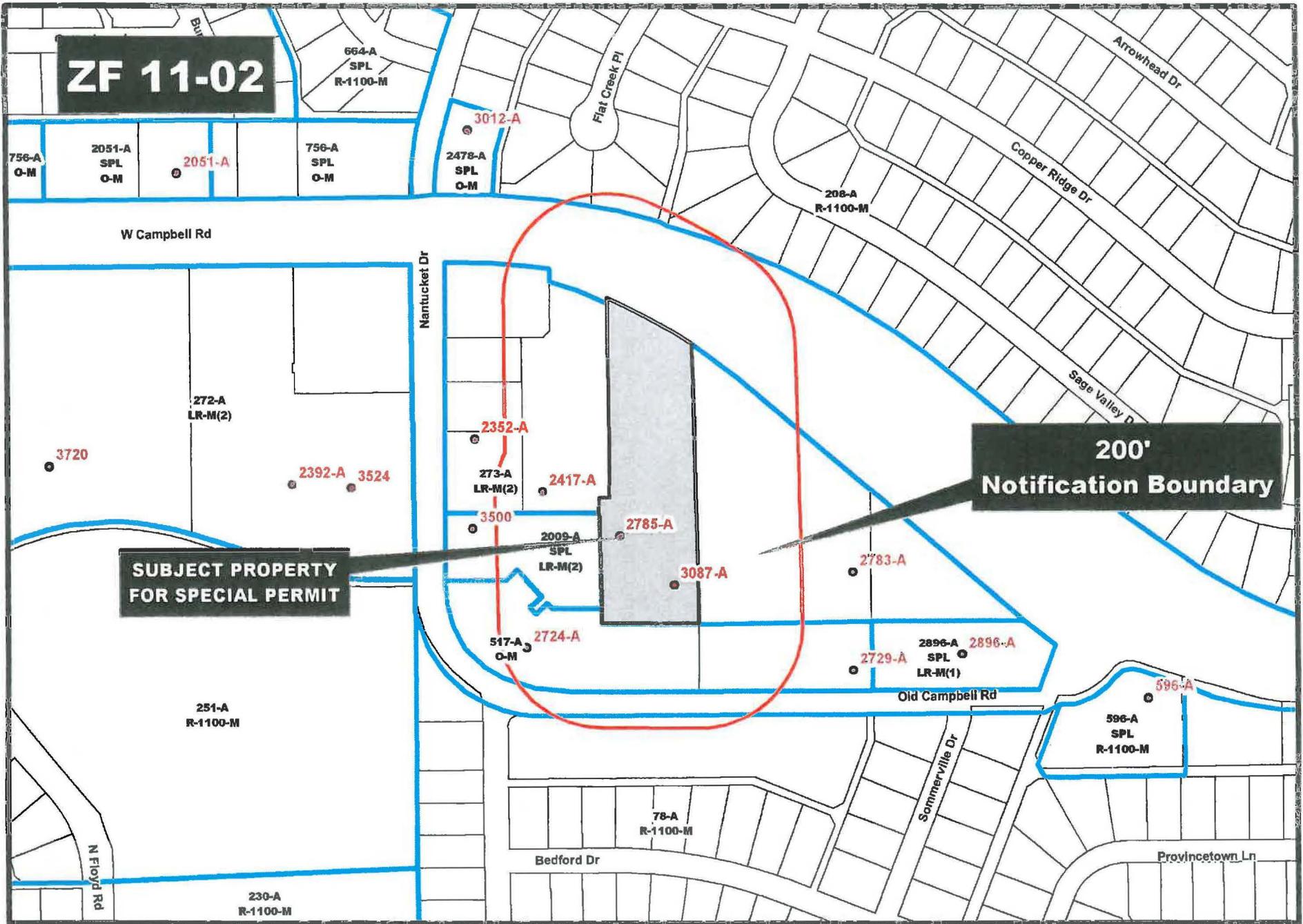
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 11-02.

Date Posted and Mailed: 02/04/11



ZF 11-02 Notification Map

Updated By: shacklet** Update Date: January 13, 2011
 File: DSI\Mapping\7 ^\2011\ZF1102\ZF1102 notification.mxd



QUINE DAVID N
2006 FLAT CREEK PL
RICHARDSON, TX 75080-2318

MIXON KEN D &
MARTHA CAROL MIXON
2003 FLAT CREEK PL
RICHARDSON, TX 75080-2318

HARRIS DAVID C & JANET M
2009 SAGE VALLEY DR
RICHARDSON, TX 75080-2326

HYDER REHAN & BETSY
537 SAGE VALLEY DR
RICHARDSON, TX 75080-2324

WILSON MARION E
535 SAGE VALLEY DR
RICHARDSON, TX 75080-2324

CAMPBELL PLAZA LTD
7005 CHASE OAKS BLVD # 20
PLANO, TX 75025-5943

BAINS BROTHERS LLC
591 W CAMPBELL RD
RICHARDSON, TX 75080-3326

WARD LARRY J
% BRAUMS ICE CREAM
PO BOX 833009
RICHARDSON, TX 75083-3009

TENG SHAN MEI CHU
11029 SHADY TRL STE 123
DALLAS, TX 75229-7653

MARINO MICHAEL J
6901 NORTHWOOD RD
DALLAS, TX 75225-2437

PROSPERITY ASSETS LTD
% TY EQUITY GROUP INC
5930 LBJ FWY STE 400
DALLAS, TX 75240-6372

WARD LARRY J
9683 FALLBROOK DR
DALLAS, TX 75243-6151

GRIFFITH BALIE & BEVERLY
1206 W 6TH ST
AUSTIN, TX 78703-5209

WARD LARRY J &
BARBARA J WARD
9683 FALLBROOK DR
DALLAS, TX 75243-6151

FAITH UNITED METHODIST
CHURCH
615 OLD CAMPBELL RD
RICHARDSON, TX 75080-3338

ACUPUNCTURE &
SPORT INJURY CLINIC LLC
610 OLD CAMPBELL RD #100
RICHARDSON, TX 75080-3379

VAJRA CHIH MIN & HWEI HWA
MASTERS FOUNDATION
610 OLD CAMPBELL RD #104
RICHARDSON, TX 75080-3379

MIAW DANIEL
610 OLD CAMPBELL RD #108-A
RICHARDSON, TX 75080-3379

SCHLOBOHM JONEEN LIV TRST
%MARIBETH SCHLOBOHM, TRUSTEE
1207 ETON DR
RICHARDSON, TX 75080-2908

CLARK GEORGE R & JUDITH
610 OLD CAMPBELL RD #4
RICHARDSON, TX 75080-3379

CHUCK WESTENHISER
QUINE & ASSOCIATES, INC.
301 S SHERMAN ST #100
RICHARDSON, TX 75081

ELISE BISSELL
TAKE ME HOME PET RESCUE
508 W LOOKOUT, #14-40
RICHARDSON, TX 75080

ZF 11-02

**Correspondence in Support
of Application**

RE: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011

Alan Balsler

to:

elise@bissellphotography.com

02/07/2011 03:06 PM

Cc:

"Chris.Shacklett@cor.gov", "info@takemehomepetrescue.com"

Hide Details

From: Alan Balsler <awb@palaura.com>

To: "elise@bissellphotography.com" <elise@bissellphotography.com>

Cc: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>, "info@takemehomepetrescue.com" <info@takemehomepetrescue.com>

The Balsers support your plans.

Alan Balsler

From: Elise Bissell [mailto:elise@bissellphotography.com]

Sent: Monday, February 07, 2011 12:51 PM

To: elise@bissellphotography.com

Cc: Chris.Shacklett@cor.gov; info@takemehomepetrescue.com

Subject: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011

Importance: High

Dear Friends and Supporters of Take Me Home Pet Rescue:

As you may already know, Take Me Home Pet Rescue is planning on opening an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson, Texas. The space, which belonged to a veterinarian and has been vacant for at least six years, is located in an older strip mall. The shopping center is very vibrant and caters to the local families in the surrounding neighborhoods and to UTD students.

The space we have carefully chosen is visible from Campbell Road and easy to get to. The owner has agreed to lease the space at half the going rate since we are a 501C3 nonprofit organization. By having actual office space our group will be able to do more than ever to help the homeless pet population and at the same time educate the community in the proper care of their pet including having them spayed or neutered.

Our plans for the space are as followings:

- Open room for the cats where they will be rotated in and out of their foster homes on a

- weekly basis
- Weekend adoption facility where the foster families can bring their foster dogs for the public to meet and complete applications.
- Occasional isolation for dogs and/or cats when bringing in new pets from local shelters
- Photography studio to allow us to professionally photograph the animals before they go up for adoption
- Storage for our many crates/cages and other rescue supplies
- Eventual spay/neuter clinic

The space will have enough room to bring in volunteers for training and also even have a small retail shop for pet related items. We have already had several requests from local high schools and community groups who have expressed an interest in helping out while earning community service hours. Within the following year we hope to offer a low cost spay neuter clinic as well. Our goal is to have the Adoption Facility open and functional between May 1 and June 1, 2011.

Because our concept is a fairly new one and the space is currently zoned for a veterinary office and pet store, we will need the city to approve its usage as an "Adoption Facility". Chris Shacklett who is handling our case at the City of Richardson has requested that we ask our supporters to send an email to him acknowledging your support.

Please take a moment from your day and send Mr. Shacklett a quick email indicating your support for our plans. He will be presenting the information to the Zoning Board next Monday and needs your response by THIS Thursday, February 10, 2011. His email address is Chris.Shacklett@cor.gov.

Thank you in advance for your time. Please let me know if you have any questions regarding this request.

Sincerely,

Elise Bissell, RN, BSN
214.908.0074
www.bissellphotography.com
www.takemehomepetrescue.com
www.neighborsgo.com



TMHPR Space
Alex Welgehausen
to:
Chris.Shacklett@cor.gov
02/07/2011 07:55 PM
Hide Details
From: Alex Welgehausen <spiker642@yahoo.com>

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>

Please respond to Alex Welgehausen <spiker642@yahoo.com>

Mr. Shacklett,

I have worked with Take Me Home Pet Rescue on many occasions. I am a Girl Scout working towards my Gold Award. They have been very accepting to volunteer opportunities for service hours. I was also a part of NJHS at my middle school. They provided me with alot of my service hours and they helped whenever they could. I hope you are considering letting them rent the space for an Adoption Facility. It will provide alot of opportunities for younger Girl Scout troops for them to continue being a Girl Scout. Thank You.

Sincerely,
Alex Welgehausen

Take me home Pet Rescue Adoption Facility
Anita Butler
to:
Chris.Shacklett
02/07/2011 09:44 PM
Hide Details
From: Anita Butler <nitebutler@yahoo.com>

To: Chris.Shacklett@cor.gov

Dear Mr. Shacklett,

I am writing to support Elise Bissell's Take Me Home Pet Rescue's concept to help our animals. This is something Richardson desperately needs. It would not only help our animals, but also provide volunteers with experience regarding animal rescue. This is vital to our community. I fully support this. This is taking us where we belong, into the future. If only all communities had this. Perhaps this will set an example to other cities. What a brilliant concept.

Thank you for presenting this and caring about our animals.

Kind regards,

Mrs. Anita Butler



Take Me Home Pet Rescue
Anne Fletcher to: chris.shacklett

02/07/2011 01:40 PM

From: Anne Fletcher <annefletcher85@yahoo.com>
To: chris.shacklett@cor.gov

To Whom it May Concern:

How exciting for Richardson to have such a reputable rescue group as Take Me Home Rescue planning on opening their doors within your community! I am so pleased for the city of Richardson to have an opportunity such as this to put a caring face on their city. How very convenient for your citizens who are wanting to find family companion animals or just to help out.

My daughter teaches in RISD and is so impressed with the city. She enjoyed the time she spent there so much that she just moved from a house in Garland to an apartment in Richardson. She will be making Richardson her permanent home soon. My children both attended UTD. You have much to offer. I hope this warm and fuzzy adoption facility will soon be added to your community. How wonderful for your citizens and the unwanted animals in need who will receive a second chance at life through this facility.

Regards,

S. Anne Fletcher
3802 Remington Dr.
Rowlett, TX 75088

972) 475-2349

Take Me Home Pet Rescue

Robert Zadina

to:

Chris.Shacklett

02/07/2011 01:34 PM

Hide Details

From: "Robert Zadina" <rzadina@basaresources.com>

To: <Chris.Shacklett@cor.gov>

Dear Mr. Shacklett,

I'd like to take this opportunity to express my support of the work of Ms. Elise Bissell and request that you approve zoning of her Campbell Road space to an "Adoption Facility".
Thank you for your consideration of my request.

Cordially,

Bob Zadina

Bob Zadina

rzadina@basaresources.com

I support this

Christine

to:

Chris.Shacklett

02/07/2011 09:48 PM

Hide Details

From: Christine <christinecoutu@sbcglobal.net>

To: Chris.Shacklett@cor.gov

I support 561 W. Campbell Road being approved for becoming an Adoption Facility. It's a great idea!

Christine Coutu

1101 Pacific Drive

Richardson, TX 75081

My support for TMHPR
chuck williams
to:
Chris.Shacklett
02/07/2011 11:47 PM
Hide Details
From: chuck williams <faststrat@yahoo.com>

To: Chris.Shacklett@cor.gov

Mr Shacklett,

I am writing to express my support for the organization called Take Me Home Pet Rescue. These people are compassionate and responsible, and thier noble cause is a win for all people in the community.

The services and efforts they provide are good for the community in many ways, They build positive relationships, they offer information to the public and network with other professionals in this field, and thier work is truly humane.

For what it is worth, please ad my name to the list of supporters and feel free to contact me if I can be of service to thier efforts of securing a facility in Richardson.

Regards,
Chuck Williams
817-323-8671



To: Chris.Shacklett@cor.gov,
Cc: Elise Bissel <elise@bissellphotography.com>, Pam Waugehausen
<pnachajski@yahoo.com>,
Bcc:
Subject: support for Take Me Home Pet Rescue
From: Claire Burns <claireburns59@yahoo.com> - Monday 02/07/2011 09:48 PM

Dear Mr Shacklett,

I wholeheartedly support the efforts of Take Me Home Pet Rescue in their plans to open a weekend Adoption Facility. It would certainly revitalize the shopping center that has been looking worn for some time.

Please give your support in helping them get this zoned for their use.

Sincerely,
Claire Burns

I believe what is doing for our community is outstanding

Take Me Home Pet Rescue "Zoning Request"
Coby Moenning
to:
chris.shacklett
02/07/2011 05:27 PM
Hide Details
From: Coby Moenning <cobyalan@hotmail.com>

To: <chris.shacklett@cor.gov>

Chris Shacklett,

I am writing this in support of Elise Bissell and her organization, Take Me Home Pet Rescue, and the zoning issues she has with leasing space at 561 W. Campbell Road in Richardson. I personally have adopted two beautiful, happy and healthy dogs from her Rescue that would have been euthanized by the local city shelters if she hadn't saved them. I am an employee of Dr. Aron Neeman/Kindness Small Animal Hospital in Garland, Tx, the animal hospital that takes care of all TMHPR's pets before being exposed to the public or other animals. She has vetted almost 600 pets at our clinic since starting her organization. Cleanliness, health risks, proper care, handling and safety are top priorities of Elise Bissell and her organization. Her organization would benefit the local economy by bringing in people to a shopping center that normally wouldn't stop there. She believes highly in helping her neighbors, whether personally or professionally.

Thank you for your time,

Coby Moenning



Take Me Home Pet Rescue

Colleen Manders to: Chris.Shacklett@cor.gov
Cc: "elise@bissellphotography.com"

02/07/2011 01:53 PM

From: Colleen Manders <colleen.manders@att.net>
To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>
Cc: "elise@bissellphotography.com" <elise@bissellphotography.com>

Chris,

I am a resident of Canyon Creek and I fully support rezoning the location Take Me Home Pet Rescue is interested in.

Thanks,
Colleen

Sent from my iPhone

Take Me Home Pet Rescue - Adoption Facility
Dana Huffman
to:
Chris.Shacklett
02/07/2011 01:08 PM
Hide Details
From: Dana Huffman <huffmanlaw@gmail.com>

To: Chris.Shacklett@cor.gov

Dear Mr. Shacklett,

I wanted to state that I am in complete support for Take Me Home Pet Rescue's efforts to lease space in the City of Richardson as an "adoption facility." I am on the Board of Directors for the Richardson Humane Society and the City of Richardson Animal Services Advisory Commission. Additionally, I am a municipal judge for several surrounding municipalities and see first hand the effect of animal overpopulation. Any entity's willingness to lease space in our city, in a space that has long been vacant, and their efforts to assist our shelter in further reducing Richardson's animal euthanasia rate, has my full support.

Dana D. Huffman
Richardson resident
972-998-0679



I support the Take Me Home Adoption facility
lpayton1 to: Chris.Shacklett

02/07/2011 01:25 PM

From: <lpayton1@tx.rr.com>
To: Chris.Shacklett@cor.gov

I am sending this email to show my support for the proposed adoption facility that Take Me Home Pet Rescue wants to open.
Thank you
Darlene Payton

Proposed Adoption Facility

Elizabeth Young

to:

Chris.Shacklett

02/07/2011 01:12 PM

Hide Details

From: Elizabeth Young <lele4447@yahoo.com>

To: Chris.Shacklett@cor.gov

I am all in favor of the Adoption Facility being planned by Elise Bissel of Take Me Home Pet Rescue. I've been a "foster parent" for dogs for her group for some time now, and all of the dogs I've cared for have been adopted, and have been tremendous assets to their new families.

Please give this your "all"!! Elizabeth and Westy Young 4447 Irvin Simmons Dallas, Tx 75229

Thank you so ve3ry much!

Take Me Home Pet Rescue

Elizabeth Ann Bodden

to:

Chris.Shacklett

02/07/2011 03:50 PM

Cc:

"elise", lpayton1

Hide Details

From: "Elizabeth Ann Bodden" <elizabeth@toonces.org>

To: Chris.Shacklett@cor.gov

Cc: "elise" <elise@bissellphotography.com>, lpayton1@tx.rr.com

7-Feb-11

Mr. Shacklett,

I would like to take just a moment to express *my support* for the exciting endeavors under way at Take Me Home Pet Rescue. It is my understanding that Take Me Home Pet Rescue is planning to open an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson, Texas. The space will be utilized as follows:

- *Open room for adoptable cats where they will be rotated in and out of their foster homes on a weekly basis
- *Weekend adoption facility where the foster families can bring their foster dogs for the public to meet and complete applications.
- *Photography studio to allow us to professionally photograph the animals before they go up for adoption
- *Eventual spay/neuter clinic

This is an amazing opportunity for the animals and the people of North Texas.

Thank you very much for helping to make this happen.

Most Sincerely,
Elizabeth Bodden
6316 Walling Lane
Plano, Texas 75093

Take Me Home Rescue

Johnnie Lee

to:

Chris.Shacklett

02/07/2011 07:42 PM

Hide Details

From: Johnnie Lee <johnnielee@sbcglobal.net>

To: Chris.Shacklett@cor.gov

I just wanted to let you know what a wonderful concept Take Me Home has come up with. I support their effort in acquiring a facility for their adoption program and for temporary housing of the cats and kittens. The option for having this serve as an isolation place for sick animals is also a wonderful ideal and will save fosters from exposing their own animals. Please know that everyone in the rescue field understands the challenges of acquiring a facility and hope they succeed in getting this zoned for their purpose. Thank you for your representation.

Thanks,

Johnnie Lee

Take Me Home Pet Rescue

Bonnely, Jean-Paul

to:

Chris.Shacklett@cor.gov

02/07/2011 01:11 PM

Hide Details

From: "Bonnely, Jean-Paul" <jp@therepublicofdog.com>

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>

Greetings Mr. Shacklett,

I wanted to write and ask that you please support the approval to allow Take Me Home Pet Rescue to use the space located at 561 W. Campbell Road in Richardson that is currently zoned for a veterinary office and pet store as and "Adoption Facility".

This is a group that benefits our community and helps lower city expenses by reducing the work load of the local animal control agency and reducing the number of stray animals on the streets.

They save lives that otherwise would be lost.

Thank you in advance for your support of Take Me Home Pet Rescue.

Regards,

Jean-Paul "JP" Bonnely
The Republic of Dog, Inc.

214-707-7005

www.therepublicofdog.com

jp@therepublicofdog.com

Richardson Pet Adoption Center
Karen Kraft
to:
Chris.Shacklett
02/07/2011 02:57 PM
Hide Details
From: "Karen Kraft" <kkraft@intnlusventdev.com>

To: <Chris.Shacklett@cor.gov>

I am writing to lend my voice to this very important and necessary endeavor! There are so many animals that are surrendered, found, or taken away from bad people... and they need to have an opportunity to move from "animals" to "pets". As I sit here, I have my 2 furry children next to me... black cats, that are the children I never had. Whether you agree or not with that sentiment (children), it's important to match homes and animals and not chose the easy option... to kill the extras!

I believe that Richardson will do what it the best for the city, the animals/pets and families!

Sincerely,

Spirits Soar Productions
(a division of International Venture Development, LLC)

Karen Kraft
Founder | CEO | Managing Director
kkraft@intnlUSventdev.com
214-707-8295

Grant me, Lord, courage as Your witness, gentleness in my dealing with people, and purity in my life, so that people may see in me the attractiveness of Jesus.

-IMPORTANT:

If you foreword this email, please delete the forwarding history including my email address.

It is a courtesy to me and others who may not wish to have their email addresses sent all over the world.

Erasing the history helps prevent spammers from mining addresses and viruses from being propagated

Take Me Home Pet Rescue

Parsons, Kelly

to:

Chris.Shacklett

02/07/2011 01:55 PM

Hide Details

From: "Parsons, Kelly" <Kelly.Parsons@mosaic.com>

To: <Chris.Shacklett@cor.gov>

Mr. Shacklett,

I am writing you to send my support for the TMHPR clinic and adoption facility to be located at 561 W. Campbell Road. The work this rescue does is important in not only saving many dogs and cats lives, but as importantly, educating the community on the critical need to spay and neuter our pets.

I would be grateful for your support with the zoning counsel to allow TMHPR to serve as both a vet clinic and adoption facility. The adoption facility will enable TMHPR to increase their adoptions and accordingly find homes for more dogs and cats, as well as offer the opportunity to educate the community.

Respectfully,

Kelly Parsons

Chief Financial Officer

Mosaic

6051 N State Hwy 161

Irving, TX 75038-2236

972.870.4891 direct

972.870.4810 fax

214.457.6966 wireless

www.mosaic.com



To: <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: FW: My support for plans to open the Adoption Facility at 561 W. Campbell Road in Richardson , Texas
From: "Elise Bissell" <elise@bissellphotography.com> - Monday 02/07/2011 01:57 PM

Please respond to <elise@bissellphotography.com>

Chris, for some reason Kim's email was returned to her as undeliverable so I am forwarding it for her to see if that makes a difference.

Thanks,

Elise Bissell
214.908.0074
www.bissellphotography.com
www.takemehomepetrescue.com

From: Kim K Wyatt [mailto:kim@thewyattlaw.com]
Sent: Monday, February 07, 2011 1:40 PM
To: 'Chris.Shacklett@cor.gov.'
Cc: elise@bissellphotography.com; 'Kim K Wyatt'
Subject: My support for plans to open the Adoption Facility at 561 W. Campbell Road in Richardson , Texas

Please note that I completely support the 'space that is currently zoned for a veterinary office and pet store' to be used as an "Adoption Facility"

Thanks!

Kim K. Wyatt
Attorney at Law



THE WYATT LAW FIRM
1000 E. Belt Line Rd.
Suite 210
Carrollton, TX 75006
p: 214.438.0250 f: 214.438.0251
alternate efax : 214.279.0043

Support

Marshall Hillman

to:

'chris.shacklett@cor.gov'

02/07/2011 01:37 PM

Hide Details

From: Marshall Hillman <mhillman@irr.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>

Mr. Shacklett,

I support Take Me Home Pet Rescue and their proposed usage of a pet adoption facility on Campbell Road.

Thanks,

Marshall Hillman

Marshall Hillman, CPA

Analyst

Integra Realty Resources DFW, LLP

700 E. Campbell Rd, Suite #265

Richardson, TX 75081

Direct: (972)960-1222 ext. 119

Mobile: (214)663-1447

Fax: (972)960-2922

E-mail: mhillman@irr.com

Website: www.irr.com

Take me Home - Suite

Molly Peterson

to:

Chris.Shacklett

02/07/2011 04:32 PM

Hide Details

From: Molly Peterson <mrlpeterson@yahoo.com>

To: Chris.Shacklett@cor.gov

Hello Mr Shacklett, thank you for taking the time to consider working w/ Take me Home Pet Rescue. We are in support of the plans for their adoption suite. If you have any questions, let me know.

Molly Peterson

President/Director CCHS

www.CollinCountyHumaneSociety.org

PO Box 2733 McKinney, TX 75070

Take me home pet rescue
robb barker
to:
Chris.Shacklett
02/07/2011 12:57 PM
Hide Details
From: robb barker <robbscpa@gmail.com>

To: Chris.Shacklett@cor.gov

I am a supporter and the cpa for take me hm pet rescue. I have known elisse for many years and their operation iis a perfect fit for the availalble space. Pleaase accommodate their request for zoning.

Thank you,

Robb Barker cpa

Rezoning - 561 W. Campbell Road

Robert L. \Skip\ Trimble

to:

Chris.Shacklett

02/07/2011 04:14 PM

Hide Details

From: "Robert L. \Skip\" Trimble" <skip@catlyn.net>

To: <Chris.Shacklett@cor.gov>

Mr. Shacklett:

I support Take Me Home Pet Rescue's plans request for rezoning of 561 W. Campbell Road for its usage as an "Adoption Facility". This organization does great work in rescuing and rehoming lost, abandoned and abused pets. Having a good facility to work from will make this work more effective. Thank you for your consideration.

Robert L. "Skip" Trimble
8333 Douglas Avenue, Suite 1350
Dallas, Texas 75225
Tel: (214) 855-2960
Fax: (214) 855-8858
Email: skip@catlyn.net

Elise Bissell
Sheila Theriot

to:

chris.shacklett@cor.gov

02/07/2011 02:16 PM

Hide Details

From: Sheila Theriot <stheriot@McKoolSmith.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>

*Elisa does wonderful things for the animals.....her new space will make it great for all of us to help the animals better.....please help herwe all need her !!!!!!!!!!!
Thank you!*

*Sheila L. Theriot
214-978-6347*

Take me Home Pet Rescue
Sondra York
to:
Chris.Shacklett
02/07/2011 08:17 PM
Hide Details
From: Sondra York <sondrasyork@yahoo.com>

To: Chris.Shacklett@cor.gov

Mr. Shacklett, I whole-heartedly support and encourage you to allow Take Me Home Pet Rescue to open the facility they are wanting to open. I work in Richardson and would like to see this happen. Thank you,

Sondra York
2325 Fountain Head Dr.
Plano, TX 75023

Take Me Home Pet Rescue proposal

Steven Butler

to:

Chris.Shacklett

02/07/2011 11:04 PM

Hide Details

From: Steven Butler <texian1846@yahoo.com>

To: Chris.Shacklett@cor.gov

Dear Mr. Shacklett:

As a Richardson taxpayer, voter, and resident of 27 years, I urge you to do all that you can to enable the non-profit Take Me Home Pet Rescue organization to open a facility on Campbell Road. I have read about their plans and it all sounds like a splendid idea to me, and one that I think will do our community a world of good.

Yours Sincerely,
Dr. Steven R. Butler
1114 Pacific Drive
Richardson, TX 75081
972-699-8823

Take Me Home Pet Rescue
Tom O'Keefe
to:
Chris.Shacklett
02/07/2011 06:28 PM
Hide Details
From: "Tom O'Keefe" <scubadiv2@verizon.net>

To: <Chris.Shacklett@cor.gov>

I would like to show my support for Take Me Home Pet Rescue and urge you to give support as well. This is a well organized group of experienced people whose heart is in the right place when helping animals when they are down. Thanks for your support!

Tom O'Keefe



Adoption Facility

Benjie Butler to: **Chris.Shacklett**

02/08/2011 08:16 AM

From: **Benjie Butler** <benjiebutler@yahoo.co.uk>
To: **Chris.Shacklett@cor.gov**

Dear Mr Shacklett,
I would like to add my name to the many that are in support of the proposed
Take Me Home cat adoption facility on Campbell Road in Richardson. I feel that
this is something that the area has needed desperately for a very long time.
This facility would be an invaluable asset to the community.
Please can you help to get them approved by the city as an adoption facility.
Sincerely,
Benjamin Butler

Take Me Home Pet Rescue
BEVERLY FYFE

to:

Chris.Shacklett

02/08/2011 01:46 PM

Hide Details

From: BEVERLY FYFE <tjfyfe@sbcglobal.net>

To: Chris.Shacklett@cor.gov

Mr. Shacklett - I am told that this animal rescue group wants to open an office and adoption venue at 561 W. Campbell Road. This is a wonderful idea from a dedicated animal rescue group. It would be beneficial to the area and to the city of Richardson.

As a citizen, please consider this my strong support of Take Me Home Rescue and their proposed plan for 561 W. Campbell Road. Thanks.

Beverly Fyfe
1208 Richland Oaks
Richardson 75081
972/690-9260

Metroplex Animal Coalition
Dallas Animal Cruelty Alliance
Angie's Friends



Take Me Home Pet Rescue
Candace Gray to: Chris.Shacklett

02/08/2011 01:41 PM

From: Candace Gray <cjgray@jcpenny.com>
To: <Chris.Shacklett@cor.gov>

I am so enthusiastic about this new Adoption Facility! It will truly bring Richardson another step closer to being a city of the future. I've been a resident for almost 10 years and the changes I've seen in just the past 2 years are so exciting. Please do what you can to make this Adoption Facility a reality.

Thank you!

Candace Gray
1932 N. Floyd Rd.
Richardson, TX 75080

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Take Me Home Pet Rescue

CWilcox

to:

Chris.Shacklett

02/08/2011 10:36 AM

Hide Details

From: <CWilcox@SpencerStuart.com>

To: <Chris.Shacklett@cor.gov>

I support this organization and their desire to open a facility in Richardson. It will serve the community as well as homeless pets.

Carrie Wilcox
Spencer Stuart
Dallas

T 214.672.5240

F 214.672.5299

cwilcox@spencerstuart.com

To learn more about our approach to executive search, board-level recruitment, succession planning, and management assessment -- and to access our latest perspectives on leadership -- please visit:
<http://www.spencerstuart.com>.

Pet Adoption Facility - Take Me Home Rescue

Cindy Hosch

to:

Chris.Shacklett

02/08/2011 07:54 AM

Hide Details

From: Cindy Hosch <cindyhosch@yahoo.com>

To: Chris.Shacklett@cor.gov

Please respond to Cindy Hosch <cindyhosch@yahoo.com>

Mr. Shacklett -

I would like to express my support for allowing Take Me Home Rescue to open an adoption facility in Richardson. The proposed address for this facility is 561 W. Campbell Road.

Please help us convince the 'powers that be' that this is a necessary and important cause for society - to help reduce the amount of homeless animals in our neighborhoods.

Thank you

Cindy Hosch

972.345.7292

'Until one has loved an animal, part of their soul remains unawakened'

Take Me Home Pet Rescue
Holly Gemmell
to:
Chris.Shacklett
02/08/2011 12:26 PM
Hide Details
From: Holly Gemmell <hgemmell1@yahoo.com>

To: Chris.Shacklett@cor.gov

Chris,

I am sending this email to show my support for Take Me Home Pet Rescue to open an adoption facility on Campbell Road in Richardson. I am frequently in this part of Richardson and think it will be a wonderful addition to the neighborhood.

Holly Gemmell

Adoption Facility
Jackie Mumaw
to:
Chris.Shacklett@cor.gov
02/08/2011 10:19 AM
Hide Details
From: Jackie Mumaw <Jackie.Mumaw@exeltransportation.com>

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>

We ask for your support of Take me Home request for adoption facility in Richardson, Texas. They will be filling another void for the domesticated animals – thanks for listening.

Jackie Mumaw
Protective Animal League volunteer

Jackie Mumaw
Account Manager



Exel Transportation
6309 Industrial Drive
Sachse, Texas 75048
USA

Beginning Friday 6/4/2010 * I will be out of the office on Fridays.

Telephone 1-972-442-3303 Ext.119
Toll-Free 1-800-897-3303
Cell 1-214-725-6704
Facsimile 1-972-442-9008

jackie.mumaw@exeltransportation.com
www.exeltransportation.com

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Take Me Home Pet Rescue Support

Karrie Ronk

to:

Chris.Shacklett

02/08/2011 09:06 AM

Cc:

elise

Hide Details

From: Karrie Ronk <kare2bfit@gmail.com>

To: Chris.Shacklett@cor.gov

Cc: elise@bissellphotography.com

Mr Shacklett,

I am writing to express my support of the office space requested for a new location for Take Me Home Pet Rescue. I am a Richardson resident and have adopted a wonderful dog from this amazing organization and there is no doubt the access to office space will be very beneficial to the organization as well as to the Richardson community.

Karrie Ronk, RN, BSN
Exercise Rehabilitation LCMC
Clinical Consultant, Lifelines Medical Solutions
kare2bfit@gmail.com
214-704-0957



Take Me Home Pet Rescue - Support
Michelle Simmons to: Chris.Shacklett

02/08/2011 02:17 PM

From: Michelle Simmons <msimmon9@jcpenny.com>
To: <Chris.Shacklett@cor.gov>

Mr. Shacklett,

This email is to inform you and your office that I fully support the rezoning effort for the Take Me Home Pet Rescue to be able to open its doors on Campbell Road. I live in Richardson, off of Custer Rd, and would love to have a facility like this nearby.

Thank you for including me in the support of this initiative.

Michelle (Hoyt) Simmons

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New facility in Richardson

Michele M Stamm

to:

Chris.Shacklett

02/08/2011 06:35 PM

Hide Details

From: "Michele M Stamm" <mstamm@contractor.jcpenny.com>

To: <Chris.Shacklett@cor.gov>

I am a taxpayer in Richardson, I vote and have resided here for 30 years. I am encouraged by this new facility and hope you do all you can to help Take Me Home Pet Rescue organization to open their facility. I believe it will really help our city.

Michele Stamm

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If the reader of this message is not the intended recipient, you are hereby notified that your access is unauthorized, and any review, dissemination, distribution or copying of this message including any attachments is strictly prohibited. If you are not the intended recipient, please contact the sender and delete the material from any computer.

Take Me Home Pet Rescue

Rinaldi, Paul

to:

Chris.Shacklett

02/08/2011 07:55 AM

Hide Details

From: "Rinaldi, Paul" <Paul.Rinaldi@medpro.com>

To: <Chris.Shacklett@cor.gov>

Chris:

I am a strong proponent of allowing this wonderful non-profit entity the opportunity to do great things in our local animal community. I am fully supporting your endeavor to make this happen!

Paul Rinaldi
409 High Brook Drive
Richardson, TX 75080

Take Me Home Pet Rescue
Rebecca Poling
to:
Chris.Shacklett
02/08/2011 10:03 PM
Hide Details
From: "Rebecca Poling" <rpoling1@swbell.net>
To: <Chris.Shacklett@cor.gov>

Hi Chris,

I've lived in North Texas all my life – I grew up in Richardson. I'm the founder of a non-profit organization that promotes humane education and responsible pet ownership. I currently serve on the City of Dallas Animal Shelter Commission and write an on-line column about animal rescue in the DFW area. I'm familiar with Take Me Home Pet Rescue and their plans for the space on Campbell Road. It's a good plan, well thought out and responsible. Take Me Home has the financial resources and community support to be sure the facility is top-notch. And it's something this community greatly needs. I wholeheartedly support Take Me Home's efforts.

Please let me know if you have any questions or if there is anything I can do to make this happen.

Rebecca

Rebecca Poling
President, Companions For Life
Dallas Animal Rescue Examiner

Please give your support to Take Me Home Rescue
Sharon Saricopoulos
to:
Chris.Shacklett@cor.gov
02/08/2011 04:22 PM
Hide Details
From: Sharon Saricopoulos <ssaricopoulos@philipvogel.com>
To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>

I support Take Me Home Rescue and their plans for an Adoption Facility on W. Campbell Road in Richardson.

This would be a wonderful win/win opportunity for the community and the City.

Sharon Saricopoulos
Direct 214.346.5837
Fax 214.346.5899



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This email has been scanned for virus and spam by SecurePipe mailMAX.

RE: Take Me Home Pet Rescue
Tammy Lewis
to:
chris.shacklett
02/08/2011 12:05 AM
Hide Details
From: Tammy Lewis <canadat1@hotmail.com>

To: <chris.shacklett@cor.gov>

From: canadat1@hotmail.com
To: chris.shacklette@cor.gov
Subject: RE: Take Me Home Pet Rescue
Date: Tue, 8 Feb 2011 00:04:37 -0600

From: canadat1@hotmail.com
To: chris.shacklette@cor.gov
Subject: Take MHome Pet Rescue
Date: Mon, 7 Feb 2011 16:02:36 -0600

Chris,

I totally support the new Adoption Center that Take Me Home Pet Rescue wants to have on Campbell Rd. The whole endeavor could not be anymore of a plus for the area in my opinion. Please let me know if there is anything I can do to help the process move forward.

Tammy Lewis RN,
canadat1@hotmail.com
469-767-9454

Adoption Facility at 561 W. Campbell Road

Thomas A. Colaw

to:

Chris.Shacklett

02/08/2011 05:37 AM

Hide Details

From: "Thomas A. Colaw" <colaw@tx.rr.com>

To: <Chris.Shacklett@cor.gov>

Dear Chris –

I want to convey my upmost support for your zoning modification efforts for Elise Bissell's facility.

I have been to the Richardson Pound many times, received two pets from them over the years and they are doing a wonderful job given their limited funding. I have also visited the other area pounds. Irving impressed me the most since they provide on the spot vaccinations, handle all the necessary paperwork and subtly screen the prospective owners. They also allow 4 weeks to return the pet if there are problems in "settling in", a reasonably adequate time.

This facility can bring the education, training and the right information to the public to fulfill the needs of the future owners, the helpless pet and the responsibilities of the City.

The Civic Pounds can only go so far. This facility would definitely be a complimentary asset and once again let Richardson show our other communities how it should be done and how it can be done.

You definitely have my support. As a senior, I've wanted to get more involved in the solution to homeless animals. This is the perfect venue.

Tom Colaw
972-934-1556
Dallas, TX

I support Take Me Home Pet Rescue.

Beth Smith

to:

CHris.Shacklett

02/09/2011 04:22 PM

Hide Details

From: "Beth Smith" <smithx5@sbcglobal.net>

To: <CHris.Shacklett@cor.gov>

Dear Mr. Shacklett,

I am writing to indicate my support of Take Me Home Pet Rescue and their plans to open an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson, Texas. I see it as a win-win for all involved.

Thank you for your consideration.

Beth Smith
Richardson Resident

Support for Take Me Home Pet Rescue
evie karlson
to:
chris.shacklett
02/09/2011 09:18 AM
Hide Details
From: evie karlson <eviekarlson@hotmail.com>

To: <chris.shacklett@cor.gov>

Mr. Shacklett,

I am a Richardson resident and I am in support of Take Me Home Pet Rescue's efforts to open an adoption facility on Campbell Road. I would appreciate your support in the matter as well.

Thank you!

Sincerely,

Evie Karlson-Hillman

Support for Take Me Home Pet Rescue

laura fine

to:

Chris.Shacklett

02/09/2011 10:15 PM

Cc:

elise

Hide Details

From: laura fine <rarkitty@aol.com>

To: Chris.Shacklett@cor.gov

Cc: elise@bissellphotography.com

Dear Mr. Shacklett,

i just want to let you know that i am emailing you to show my support for Take Me Home Pet Rescues plan to open an adoption facility at 561 W. Cambell Road in Richardson, Texas. i think its terrific, and as a pet lover and rescuer, i appreciate your support as well.

Thank you so much,

Laura T. Fine

6211 Turner Way
Dallas, Texas 75230

Adoption Facility at 561 W. Campbell Road in Richardson, Texas

Paul Breitzman

to:

Chris.Shacklett

02/09/2011 11:56 AM

Hide Details

From: Paul Breitzman <p.breitzman@gmail.com>

To: Chris.Shacklett@cor.gov

Please accept this e-mail as evidence of my support for the plans of Take Me Home Pet Rescue for the above referenced facility.

Thanks,

-Paul Breitzman



To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc: Elise TMHPR <info@takemehomepetrescue.com>,
Bcc:
Subject: FW: Support of Take Me Home Pet Rescue adoption facility
From: Paula Smith <pfierros@terremark.com> - Wednesday 02/09/2011 04:06 PM

Mr. Shacklett,

First off, thank you for taking on the plight for Take Me Home Pet Rescue and assisting in securing a location for this wonderful group. I would like to express my support for the Take Me Home Pet Rescue Adoption Center. As a fellow animal lover, rescuer and advocate for our 4 legged homeless friends, the shelter is, without a doubt, much needed in our area. The homeless rate and owners surrender of animals are growing expeditiously. The DFW kill shelters are full 100% of the time which pushes up the kill rate to create additional room for the daily mass intake of animals. Take Me Home Pet Rescue rescues shelter animals that are in need of medical attention or simply out of time and at risk of euthanasia. However, they do not have enough foster homes to accommodate all of the animals that they would like to rescue. This facility would be the portal to making this dream a reality.

One of the many objectives of Take Me Home Pet Rescue is to also educate the public about the importance of spay/neuter and proper pet care, as well as to assist them in resolving any basic behavioral issues they may be experiencing with their pet as an alternative to shelter relinquishment.

The adoption facility would provide vital care, love and socialization for some of the hundreds of unwanted animals given to local shelters every year. Fact: Over four million animals are put to death each year in the U.S. alone because they are abandoned and unwanted, pretty shocking and saddening statistics. TMHPR is ready, and willing, to help eliminate the euthanatizing of the dogs and cats and provide them with a second chance. How can anyone say no to a group that is will to take on the financial burden to provide a better life for animals in need, and to help get them off the streets?

I know firsthand the commitment, love and caring that Take Me Home Pet Rescue provides to the pets in their program. I wish everyone could see the difference that rescue groups make in removing homeless abandoned pets from the street and shelter. This is a good thing! The need for a no kill shelters are greatly needed in our area.

My summation support philosophy- The community relies on Take Me Home Pet Rescue as a resource for adoption, foster homes, veterinary care, behavioral training and animal welfare advocacy. Elise and her group considers the unique needs of all the animals in their care and work compassionately to prepare every safe, appropriately socialized pet for a wonderful new life.

Regards,

Paula L. Smith

Finance Operations

psmith@terremark.com

469.461.9248 office (please note new phone number)

222 W Las Colinas Blvd Ste 350E

Irving, TX 75039

terremark north america, inc.

www.terremark.com / NASDAQ: TMRK

To the world, you're just a person...To a rescued dog, you are the world!



Take Me Home Pet Rescue
rt251 to: chris.shacklett

02/09/2011 03:22 PM

From: <rt251@tx.rr.com>
To: chris.shacklett@cor.gov

Dear Mr. Shacklett:

We support Take Me Home Pet Rescue/Elise Bissell in locating the pet adoption facility on Campbell Road in Richardson.

Richard & Laura Taylor
435 Valley Glen Drive
Richardson



To: <Chris.Shacklett@cor.gov>,
Cc: "Pam Nachajski" <pnachajski@yahoo.com>,
From: "Duryea, Cynthanne" <cduryea@cooper-clinic.com> - Thursday 02/10/2011 12:33 PM
Subject: Take Me Home Pet Rescue

Chris,

I fully support "Take Me Home Pet Rescue" acquiring the space at 561 West Campbell Road in Richardson, Texas. I understand they plan to use the space for an office and weekend adoption facility. I understand in order to be allowed to do this under the current zoning for that location; they are in need of proving they have support.

I have been a Richardson Resident for 10 years and have known Elise Bissell, the founder of "Take Me Home Pet Rescue" for the 10 years I have been a Richardson resident. She has spoken to me at length of her desire to have a local office, and I know she has been looking at this location with anticipation. I am proud to support her cause and do ask that the City of Richardson would allow "Take Me Home Pet Rescue" to lease the 561 West Campbell Road location, regardless of the current zoning.

Thank you,

Cynthanne Duryea, RD, LD
Registered Dietitian
Cooper Clinic Nutrition
A Cooper Aerobics Company

12200 Preston Road | Dallas TX 75230
O: 972.560.2655 | 866.906.2667 (COOP) | F: 972.560.3232
cduryea@cooper-clinic.com | cooperaerobics.com

Get Cooperized™



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To: <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: FW: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011
From: "Kelly Richert" <krichert@verizon.net> - Thursday 02/10/2011 10:50 AM

Please respond to <krichert@verizon.net>

Dear Mr. Shacklett,

I would like to voice my support of my fellow rescue group, Take Me Home Pet Rescue in their endeavor to obtain space for their activities.

Thank you,

Kelly Richert
President
Feral Friends Community Cat Alliance

From: Elise Bissell [mailto:elise@bissellphotography.com]
Sent: Monday, February 07, 2011 12:51 PM
To: elise@bissellphotography.com
Cc: Chris.Shacklett@cor.gov; info@takemehomepetrescue.com
Subject: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011
Importance: High

Dear Friends and Supporters of Take Me Home Pet Rescue:

As you may already know, Take Me Home Pet Rescue is planning on opening an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson, Texas. The space, which belonged to a veterinarian and has been vacant for at least six years, is located in an older strip mall. The shopping center is very vibrant and caters to the local families in the surrounding neighborhoods and to UTD students.

The space we have carefully chosen is visible from Campbell Road and easy to get to. The owner has agreed to lease the space at half the going rate since we are a 501C3 nonprofit organization. By having actual office space our group will be able to do more than ever to help the homeless pet population and at the same time educate the community in the proper care of their pet including having them spayed or neutered.

Our plans for the space are as followings:

- Open room for the cats where they will be rotated in and out of their foster homes on a weekly basis
- Weekend adoption facility where the foster families can bring their foster dogs for the public to meet and complete applications.
- Occasional isolation for dogs and/or cats when bringing in new pets from local shelters
- Photography studio to allow us to professionally photograph the animals before they go up for adoption
- Storage for our many crates/cages and other rescue supplies
- Eventual spay/neuter clinic

The space will have enough room to bring in volunteers for training and also even have

a small retail shop for pet related items. We have already had several requests from local high schools and community groups who have expressed an interest in helping out while earning community service hours. Within the following year we hope to offer a low cost spay neuter clinic as well. Our goal is to have the Adoption Facility open and functional between May 1 and June 1, 2011.

Because our concept is a fairly new one and the space is currently zoned for a veterinary office and pet store, we will need the city to approve its usage as an "Adoption Facility". Chris Shacklett who is handling our case at the City of Richardson has requested that we ask our supporters to send an email to him acknowledging your support.

Please take a moment from your day and send Mr. Shacklett a quick email indicating your support for our plans. He will be presenting the information to the Zoning Board next Monday and needs your response by THIS Thursday, February 10, 2011. His email address is Chris.Shacklett@cor.gov.

Thank you in advance for your time. Please let me know if you have any questions regarding this request.

Sincerely,

Elise Bissell, RN, BSN
214.908.0074
www.bissellphotography.com
www.takemehomepetrescue.com
www.neighborsgo.com





To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Take Me Home - Pet Adoption Center
From: "Duncan, Lynne M [BMG]" <Lynne.M.Duncan@sprint.com> - Thursday 02/10/2011 01:31 PM

Mr. Shacklett,

I want to let you know that I am a huge advocate for the proposed Animal Adoption Center on Campbell Road in Richardson. As a foster family for the "Take Me Home" organization, I cannot tell you enough how evident it is that more resources like this, along with volunteers, are necessary to address the on-going pet rescue efforts in our community.

This Adoption Center would be a wonderful opportunity to promote awareness and adoption prospects. This is a great neighborhood location that has sat empty for several years now. The adoption center would serve an extremely worthwhile cause for our community and thousands of homeless pets.

Thanks for your support!

Regards,

Lynne Duncan

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Take Me Home Pet Rescue

Rekka Melby

to:

chris.shacklett

02/10/2011 09:55 AM

Hide Details

From: Rekka Melby <rekkamelby@yahoo.com>

To: chris.shacklett@cor.gov

Hi Chris,

I'm writing to tell you I'm in support of Take Me Home Pet Rescue and their desire to use the space in Richardson to do adoption events so we can save more homeless pets. Thank you for helping with the zoning efforts.

Rekka Melby

Fw: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011

Michelle Troop

to:

Chris.Shacklett

02/10/2011 11:44 AM

Hide Details

From: Michelle Troop <mtroop24@yahoo.com>

To: Chris.Shacklett@cor.gov

Hi Chris,

I can't begin to tell you how much a place like this is needed. I work pet adoptions and rescue care a minimum of 25 hours a week. Having a facility like this would help immensely. It would improve the communities ability to find homes and provide care for far more animals that we currently can. Plus, it fills a big void in the animal care, training and adoption space. There are lots of "stores" and shelters that provide some of these options, but most are not focused on the animals and forever homes that mean they are not coming back to shelters over and over again.

The space and location will greatly benefit from having something that promotes positive care, improved animal/family relationships and eventually a spay/neuter clinic to help reduce the feral population.

We can't thank you enough for helping Elise and TMHPR bring this much needed facility to life.

Sincerely,
Michelle Troop

----- Forwarded Message -----

From: Elise Bissell <elise@bissellphotography.com>

To: elise@bissellphotography.com

Cc: Chris.Shacklett@cor.gov; info@takemehomepetrescue.com

Sent: Mon, February 7, 2011 12:50:56 PM

Subject: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011

Dear Friends and Supporters of Take Me Home Pet Rescue:

As you may already know, Take Me Home Pet Rescue is planning on opening an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson , Texas . The space, which belonged to a veterinarian and has been vacant for at least six years, is located in an older strip mall. The shopping center is very vibrant and caters to the local families in the surrounding neighborhoods and to UTD students.

The space we have carefully chosen is visible from Campbell Road and easy to get to. The owner has agreed to lease the space at half the going rate since we are a 501C3 nonprofit organization. By having actual office space our group will be able to do more than ever to help the homeless pet population and at the same time educate the community in the proper care of their pet including having them spayed or neutered.

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- Weekend adoption facility where the foster families can bring their foster dogs for the public to meet and complete applications.
- Occasional isolation for dogs and/or cats when bringing in new pets from local shelters
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The space will have enough room to bring in volunteers for training and also even have a small retail shop for pet related items. We have already had several requests from local high schools and community groups who have expressed an interest in helping out while earning community service hours. Within the following year we hope to offer a low cost spay neuter clinic as well. Our goal is to have the Adoption Facility open and functional between May 1 and June 1, 2011.

Because our concept is a fairly new one and the space is currently zoned for a veterinary office and pet store, we will need the city to approve its usage as an "Adoption Facility". Chris Shacklett who is handling our case at the City of Richardson has requested that we ask our supporters to send an email to him acknowledging your support.

Please take a moment from your day and send Mr. Shacklett a quick email indicating your support for our plans. He will be presenting the information to the Zoning Board next Monday and needs your response by THIS Thursday, February 10, 2011. His email address is Chris.Shacklett@cor.gov.

Thank you in advance for your time. Please let me know if you have any questions regarding this request.

Sincerely,

Elise Bissell, RN, BSN
214.908.0074
www.bissellphotography.com
www.takemehomepetrescue.com
www.neighborsgo.com



To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: **Take Me Home Pet Rescue Adoption Facility**
From: Shannon Pinkston <atomic.casting@mac.com> - Thursday 02/10/2011 07:54 PM

RE: Take Me Home Pet Rescue is planning on opening an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson, Texas. Because the concept is a fairly new one and the space is currently zoned for a veterinary office and pet store, we will need the city to approve its usage as an "Adoption Facility". Chris Shacklett who is handling our case at the City of Richardson has requested that we ask our supporters to send an email to him acknowledging your support for our plans. He will be presenting the information to the Zoning Board next Monday and needs your response by THIS Thursday, February 10. His email address is Chris.Shacklett@cor.gov

Hi Chris!

Just saw this and want to say I am 300% behind this idea - please do what you can to help it pass. And let me know if I can be of any help to you in your work to push this through.

Thanks so much!

Shannon

Shannon L. Pinkston
Casting Director | Atomic Casting
South Side on Lamar Building
1409 South Lamar
| Suite 254 |
Dallas Texas 75215
214.528.1188 W | 214.683.5354 C | 214.960.2775 F
atomic.casting@mac.com
www.atomic-casting.com

Feed shelter animals for free @ www.theanimalrescuesite.com

Rid the world of pet over-population: Spay and Neuter your Pets

 Please consider the environment before printing this email.

Take Me Home Pet Rescue Adoption Facility
Tran Steel
to:
chris.shacklett
02/10/2011 11:12 AM
Hide Details
From: Tran Steel <tranthegirl@hotmail.com>

To: <chris.shacklett@cor.gov>

Dear Chris,

It is exciting to think that there is a possibility that the city could provide an adoption facility for one of its local rescue groups, Take Me Home Pet Rescue. I was a Richardson resident for over 10 years and attended school there as well. I frequented the Richardson shelter as well. Two of our family dogs, Silas and Zoey, were rescues from the shelter. My husband and I are active fosters for Operation Kindness in Carrollton and have seen the great positives in an adoption facility to that area. Also now being a part of helping Rescues, I've seen different cities and how they've managed their shelters, Richardson has always done a fine job. I imagine that the adoption facility for TMHPR will be of additional benefit to the city and to its shelter. Thank you!

Sincerely,
Tran Steel



To: "Chris.Shacklett" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re-Zoning for Take Me Home Pet Rescue
From: "Ashlynn B. Bourque" <ashlynn.bourque@sherwin.com> - Friday 02/11/2011 10:34 PM

Hi Chris,

Please know that citizens support the re-zoning of this building, so that Take Me Home Pet Rescue can assist in the animal crisis in the area.

Thank you,

Ashlynn



Ashlynn B. Bourque | Designer Account Executive | The Sherwin Williams Company

2100 Lakeside Boulevard, Suite 500, Richardson, TX 75082 ☎ (M) 214-686-0779 📠 (F) 214-553-2988 ✉ ashlynn.bou



To: <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: **Take Me Home Pet Adoption Facility: We're in favor of it!**
From: <jamesndonna@verizon.net> - Sunday 02/13/2011 09:04 PM

As former Richardson residents, and now just a block away, but still in the school district, we would like to weigh in on this issue. Please allow this organization to go forward and find homes for the abandoned and abused pets in this area.

Thank you.

Donna and James Johnson
5518 Round Rock Road
Garland, TX 75044

Correspondence in Opposition of Application

CAMPBELL PLAZA LTD

7005 CHASE OAKS BLVD. #200. PLANO TX 75025. (PH) 469-916-8888. (FAX) 469-916-8889

February 9, 2011
(Copy 1 of 2 sent)

Dept. of Development Services,
PO Box 830309,
Richardson, TX 75083
File No. ZF 11-02/Take Me Home Pet Rescue

RECEIVED

FEB 14 2011

DEVELOPMENT SERVICES

Dear Sir/Madam,

This letter is in response to the possibility of an animal rescue and adoption center being opened within 200 feet of Campbell Plaza on 581 W. Campbell Road. We are writing to inform the city that the Landlord strongly opposes the opening of this type of business within our area.

Recently, we had a potential tenant also make a similar request to open up an animal rescue and adoption center recently and the request was denied. Our concerns include the following items:

- We have a number of restaurants and food type businesses in our shopping center and we have concerns with hygiene and sanitation from animals that may be sick or have diseases. There are also concerns of hygiene when it comes to the waste of animals in public/open areas.
- With the animals being rescued, we have some worries with the safety of our customers and tenants. Some of these animals may have suffered abuse or trauma in the process and therefore, may not possess the calmness and training of typical domesticated pets.
- In addition, we understand that these pets will need to be walked and taken out for exercise. This property and the proposed location is not really conducive for this type of activity.
- We also are apprehensive about disturbances to our customers and tenants due to smell or noise in having a rescue and adoption center in the vicinity.

Because of the concerns that we have above, we believe that these issues will be concerns of future tenants and could potentially hinder us from leasing spaces down the road. This could also influence our current tenants to choose not to renew due to the effect on their businesses and customers.

We hope that you will take our points into consideration as our landlord believes that this business will have an adverse impact for the business, tenants and customers of Campbell Plaza.

Thank you,


Daniel Young
214-334-6684
Campbell Plaza Management



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



City Council Meeting Date:

Monday, March 14, 2011

Agenda Item:

VAR 11-03 and 11-04 Viawest Datacenter

Staff Resource:

Israel B. Roberts
Development Review Manager

Summary

The applicant is requesting two variances from the Subdivision and Development Code, Chapter 21 of the City of Richardson Code of Ordinances. The first variance is a request from Article III, Section 21-47(g) [Screening and Open Space] to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities. The second variance is a request from Article III, Section 21-47(i) [Screening and Open Space] to eliminate the requirement of a 6 foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location.

In both cases the applicant is requesting that the site remain in its as-built condition, since the existing ground level equipment, utility boxes and the dumpster and compactor locations were approved prior to the language requiring screening was adopted into ordinance form and to accommodate a 1,200 square foot addition onto Building B to meet ADA regulations.

Board/Commission Action:

VAR 11-03

On March 1, 2011, the City Plan Commission unanimously recommended approval of VAR 11-03 to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities.

VAR 11-04

Additionally, the City Plan Commission recommended approval of VAR 11-04 by a vote of 4-3 (Hammond, Frederick, and Henderson in opposition), to eliminate the requirement of a 6 foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location.

Action Proposed

The City Council may approve the requests as presented, approve with conditions, or deny.

VARIANCE 11-03 and 11-04

Attachments:

1. Staff Report
2. Applicant's Statement
3. Locator
4. Photos of existing conditions
5. Variance Exhibit
6. Except from March 1, 2011 CPC minutes
7. Notice of Variance Request
8. Notification List
9. Notification Map

**CITY COUNCIL
BACKGROUND INFORMATION
March 14, 2011**

Variance 11-03 and 11-04

SUMMARY

Owner: iStar Financial

Applicant: Stephen Aquino, ggkWorks

Project Name: Viawest Data Center
3000 Waterview Parkway
Northeast corner of Waterview Parkway and Stewart Drive

Request: The applicant is requesting two variances from the Subdivision and Development Code, Chapter 21 of the City of Richardson Code of Ordinances. The first variance is a request from Article III, Section 21-47(g) [*Screening and Open Space*] to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities. The second variance is a request from Article III, Section 21-47(i) [*Screening and Open Space*] to eliminate the requirement of a 6 foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location.

In both cases the applicant is requesting that the site remain in its as-built condition, since the existing ground level equipment, utility boxes and the dumpster and compactor locations were approved prior to the language requiring screening was adopted into ordinance form.

The existing 233,540 square foot technical office building was developed for a single user in 1990, which permitted internal circulation throughout the building. Currently the entire building is vacant. The new owner of the building plans to lease the building to four (4) separate tenants, thus eliminating internal circulation between lease spaces. To comply with ADA regulations for the proposed data center lease space, the applicant is proposing to add an additional 1,200 square feet to accommodate an elevator and stairwell.

Article II, Section 21-19(f) of the Subdivision and Development Code states, "Development plans reflecting a condition **not** in accordance with city requirements shall **not** be approved until all necessary variances have been secured." In this case, although the ground mounted equipment and dumpster locations were approved prior to the adoption of the screening language; variances for these two items must be secured before development plans can be approved for the proposed 1,200 square foot expansion to the existing building.

**CPC Action:
VAR 11-03**

On March 1, 2011, the City Plan Commission unanimously recommended approval of VAR 11-03 to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities.

VAR 11-04

Additionally, the City Plan Commission recommended approval of VAR 11-04 by a vote of 4-3 (Hammond, Frederick, and Henderson in opposition), to eliminate the requirement of a 6 foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location.

Notification:

This request is not a public hearing and specific notification is not required by State law. As a courtesy, adjacent property owners that may be affected by the variance request received written notification.

Correspondence:

No correspondence has been received to date.

DEVELOPMENT SUMMARY

Land Area: 16.01-acres (697,822 square feet)

Zoning: (TO-M) Technical Office District

Existing Development: Technical Office Building

Adjacent Land Use, Zoning:

North (*across Cotton Belt rail line*) Office: (TO-M) Technical Office District
East Undeveloped (UTD): (TO-M) Technical Office District
South (*across Synergy Pkwy*) Undeveloped (UTD): Temp (R-1500-M) Residential District

BACKGROUND INFORMATION

Staff Background:

The applicant is requesting two variances from the Subdivision and Development Code. Both variances request to eliminate the requirement for replacement or installation of additional screening for existing ground level equipment, utility boxes, and approved dumpster and compactor locations.

*VAR 11-03
Article III, Section 21-47(g)
[Screening and Open
Space]:*

This section of the Subdivision and Development Code states, "For nonresidential uses, all ground level equipment, including fans, vents, air conditioning units, cooling towers, fuel tanks and generators, should be screened from the view of streets and adjoining properties by means of a masonry wall or living screen not less than the height of the tallest element of the equipment." This language was added to the Subdivision and Development code in 2007.

Since 2007, there have been no requests for a variance from this section of the Subdivision and Development Code.

*VAR 11-04
Article III, Section 21-47(i)
[Screening and Open
Space]:*

This section of the Subdivision and Development Code states, "All trash receptacles shall be screened by a minimum six-foot-high masonry enclosure compatible in color with the main structure." This language was added to the Subdivision and Development Code in 2001.

Since 2001, two (2) variances have been approved for an alternate screening material other than a masonry wall for a dumpster enclosure. In 2007, Collins Technology Park (1201 N. Bowser Road) was granted a variance to permit the existing site conditions to remain in lieu of the installation of a masonry screening wall for a compactor. The compactor location was adjacent to the existing technical office building and screened from adjacent properties by existing mature trees and shrubs. Last, in 2008, Two Creeks was granted a variance to permit a 6-foot high wooden screening fence in lieu of a masonry screening wall.



viawest



**JONES LANG
LASALLE**

**Variance Request VAR-1103 & 11-04
2/24/2011**

Prepared by: Jones Lang LaSalle
On Behalf of Applicant -Viawest, Inc.

Executive Summary:

The applicant is seeking two variance approvals to eliminate the requirement for wholesale replacement or installation of additional visual screening above and beyond that which exists today for previously approved trash receptacle locations and ground mounted equipment, specifically; cooling towers, emergency generators, switchgear, chillers, chilled water storage tank, feeder distribution trays, and Oncor transformers.

The subject property (3000 Waterview Parkway, Richardson, TX, 75080), was originally developed in 1990 and has been modified over the years requiring as many as (5) subsequent site plan approvals by the City, with the latest review and City Administrative approval being requested and granted in 2005.

The City adopted new subdivision and development ordinance in 2007, which put more stringent requirements around visual screening.

Conversion of single occupant building to a multi-tenant building is requiring a separation of the (3) existing office buildings from the existing Data Center Building, which is to be occupied by the Applicant. Code compliant access points were originally shared between buildings and as such, the necessary demising and separation of buildings is driving the need for a 1,200 SF expansion to facilitate installation of a code complaint elevator and entrance.

The 1,200 SF building addition is driving a CPC site plan review & approval. The recently adopted City ordinance taken literally will require significant improvements to the site to facilitate replacement of visual screening.

The requirements suggested by the strict adherence to the ordinances will result in minimal benefits to the visual buffers which presently exist today, yet; will cause a significant cost burden and schedule impact to the applicant.

The applicant; i) intends to use the premises in the same manner as previous occupant, (data center), ii) is not adding or relocating new equipment or trash receptacles, and iii) seeks only for a variance that applies to existing and previously acceptable conditions.

The affected areas requiring new or additional screening per the 2007 ordinance are not visible from public streets and are only visible from the north looking south, (railroad) and from the east looking west, (Oncor easement or vacant land beyond).

Variance Exhibit-A and the following documentation and additional detail below is provided to support this Executive Summary



Existing Site & Buildings Improvements:

The subject 16.019 acre property is located in an Industrial zone and borders active railroad to the north and an Oncor overhead high-voltage distribution easement immediately to the east. Existing structures on the site include (3) 2-story office buildings totaling approximately 220,199 SF, (bldgs A, C & D) and a Data Center Building of 67,825 SF on the ground level and a mezzanine of 19,200 SF, (Bldg B).

A portion of the Data Center Building's mechanical and electrical infrastructure is located outside of the building foot-print in a secured and screened equipment yard tucked in tightly to the west corner of Building B with a larger portion of equipment between Buildings A&B on the southwest side of the property.

Applicable Property Ownership, Use and Occupancy History:

The subject property was originally developed for and operated by Convex Computer Corporation, (a single occupant), for purposes of conducting its administrative functions in the (3) Office buildings and as its data center and technology R&D functions within the Data Center building. Convex was later acquired by Compaq Computer who was later acquired by Hewlett Packard, who occupied and utilized the property for the same purposes through February of 2010. In 1999 the property was sold to iStar Financial Services a real estate investment company who now is offering the property as a multi-tenant leased facility. In November 2010, Viawest, Inc. leased the portion of the property originally developed as and previously operated as Convex Computer Corp's data center. At this time the (3) office buildings are vacant, not under lease and the timing of potential occupancy by a future tenant(s) is unknown.

Planning & Zoning History:

The property was originally developed in 1989/1990. Since the original improvements approximately (5) additional phases requiring P&Z reviews were granted either Administrative or City Planning Commission Approval by the City, the last being approved in 2005.

In 2007, the City of Richardson adopted new Subdivision and Development Code of Ordinances. The property as it exists to date does not meet all of the requirements within the ordinance for screening; Section 21-47(g) ground level equipment and Section 21-47(i) trash receptacles. Note that the subject screening requirements for trash receptacles was first established in a revision of the ordinance in 2001 and re-adopted in 2007.

Purpose and Scope of Work for New Improvements Related to this Application for Variance:

To facilitate conversion of a single occupant facility to a multi-tenant facility, it is necessary to demise and separate the data center space within Building B from Buildings A and C. Existing entrances and elevators within the office Buildings A & C support ADA/TAS accessibility for Building B in their present configuration. Separation of the



buildings will require installation of a new code compliant entrance and elevator for Building B, which requires a 1,200 SF addition and therefore City Planning Commission review and approval.

Viawest Inc's Planned Future Improvements:

Viawest, Inc's long range plan for 3000 Waterview includes supporting significantly more power and related cooling demand than the existing Building B systems are capable of today. Expansion of its offering to 5 Mega Watts of data center power will require increasing electrical capacity and mechanical cooling capacities for the Data Center Building B. This expansion will require adding a new chilled water plant and improved exterior equipment yard on the site. These improvements will not doubt require a second review by the City's Planning Commission for revised site plan. Timing of this planned expansion is not known exactly, however; it is estimated that it could be needed within the next 6 to 24 months depending on customer demand.

On future expansions, Viawest understands if it desires to add ground mounted equipment it will be necessary to meet applicable City ordinances for visual screening in effect at such time, as they apply to ground mounted equipment.

Variance Requests:

VAR 11-03 A & B -- Ground Level Equipment Screening --

- A) Miscellaneous scattered ground level equipment -- The applicant is seeking a variance approval to eliminate the requirement for a wholesale replacement or installation of additional visual screening above and beyond that which exists today for miscellaneous ground level mechanical equipment.

As illustrated in the attached Variance Exhibit - A, there are (6) pieces of ground level equipment that is not compliant with the literal definition of the 2007 ordinance under Section 21-47(g) for screening because the existing planted materials do not presently extend above the highest point of the equipment. The subject equipment consists of (5) Oncor commercial power transformers of various sizes and one 100kw emergency power generator serving Building A & C.

- o In each location, there is existing landscaping intended to provide screening and a visual buffer of the equipment. The existing landscaping does not completely screen the equipment.
- o No equipment is being relocated and no additional or new equipment is being installed on the site.
- o The equipment is not visible from public streets and is only visible from the north looking south, (railroad) and from the east looking west, (Oncor easement or vacant land beyond).

- B) Data Center Building B Equipment Yard -- The applicant is seeking a variance approval to eliminate the requirement for a wholesale replacement or installation of additional visual screening above and beyond that which exists today for



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ground level mechanical equipment located within the existing Data Center Equipment Yard.

As illustrated in the attached Variance Exhibit - A, the data center Building B Equipment Yard is located on the west corner of the building with the majority of equipment tucked tightly between Building A and B. The equipment yard does not meet the literal definition of the 2007 ordinance under Section 21-47(g) for screening because the existing planted materials do not presently extend above the highest point of the equipment.

- The portion of the existing equipment yard that is not presently screened by Buildings A & B is mostly surrounded by an existing 12 to 16 ft tall photina hedge, which provides significant screening of equipment. The existing landscaping does not completely screen the equipment.
- The equipment is not visible from public streets and is only visible from the north looking south, (railroad) and from the east looking west, (Oncor easement or vacant land beyond).
- Construction of a 20 ft plus masonry or pre-cast screen wall will provide minimally improved screening and will be very expensive and difficult to achieve without significant site re-work due to proximity of equipment yard and adjoining parking and fire lanes.
- No equipment is being relocated and no additional or new equipment is being installed in the equipment yard or anywhere else on the site.

VAR 11-04 – Trash Receptacle Screening –

The applicant is seeking a variance approval to eliminate the requirement for a wholesale replacement or installation of additional visual screening above and beyond that which exists today for previously approved trash receptacle locations.

As illustrated in the attached Variance Exhibit – A, there are (3) existing and previously approved trash receptacle locations on the site, which are not compliant with the literal interpretation of the 2007 ordinance under Section 21-47(i) screening for trash receptacles. The primary substandard condition is that the existing trash receptacles are not screened by a 6ft or taller masonry screen wall.

- While the existing trash receptacles are not screened by masonry walls, they are however screened by a variety of landscape materials placed for the purpose of screening, which does accomplish providing a reasonable visual buffer.
- The existing approved trash compactor location illustrated on Exhibit A on the west side of Building B, will be located in this location for a short and temporary period due to future expansion of Building B to accommodate a new chilled water plant. When this compactor is relocated as result of the future phase, the new location will comply completely with the then current ordinances in effect
- The existing approved trash receptacles supporting the Office Buildings A, C & D, may need to be relocated when and after to be determined tenants are secured for these now vacant spaces.



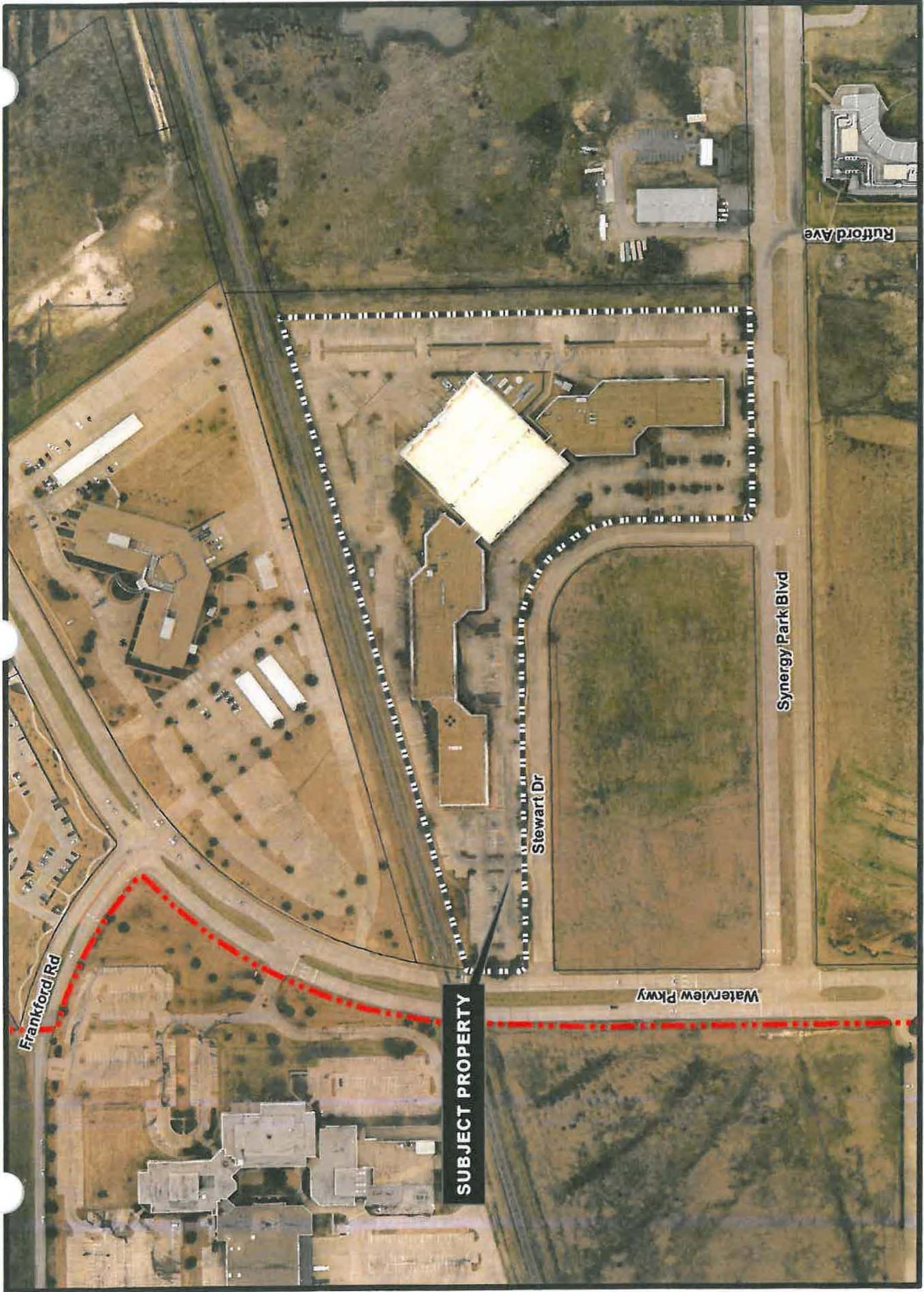
viawest



**JONES LANG
LASALLE**

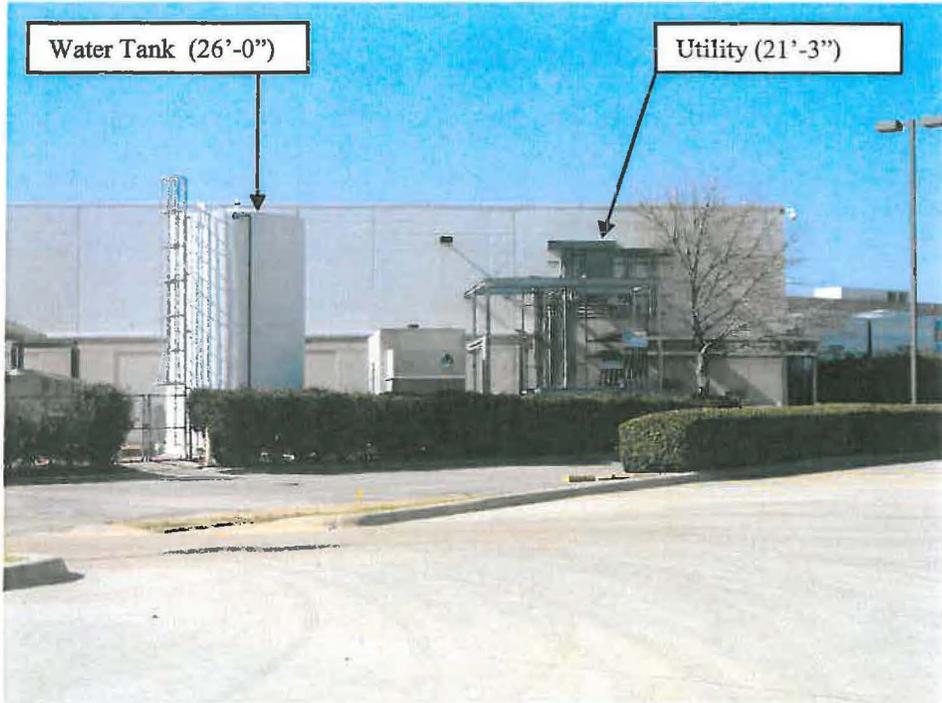
- The existing approved trash receptacle locations are not visible from public streets and are only visible from the north looking south, (railroad) and from the east looking west, (Oncor easement or vacant land beyond).

End...

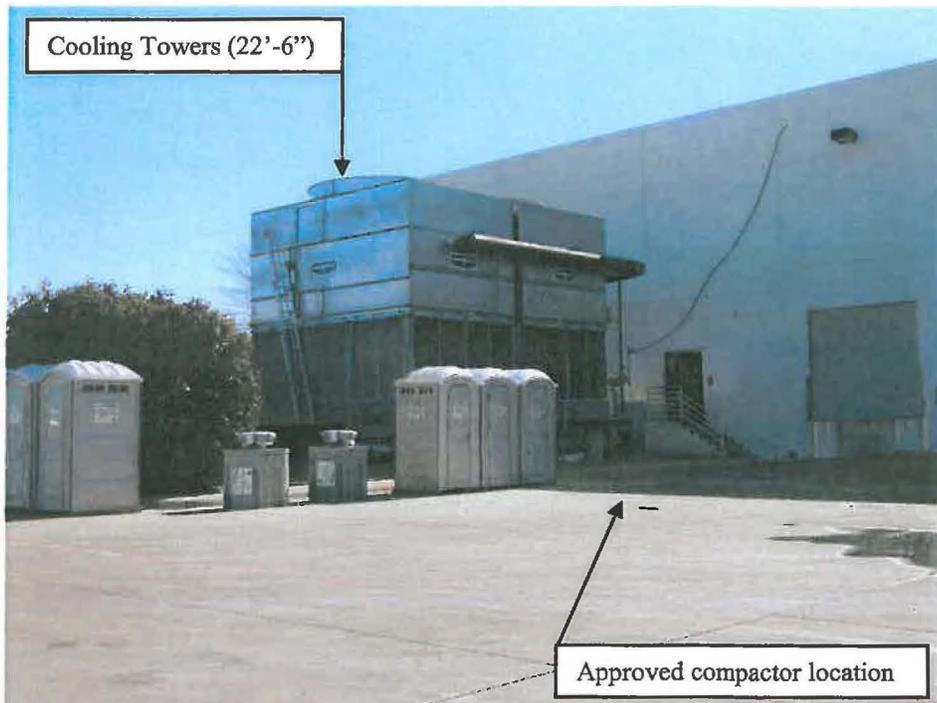


**VAR 11-03 and 11-04
3000 Waterview Parkway**





View of partially screened utility yard behind Building B



View of cooling towers and approved compactor location



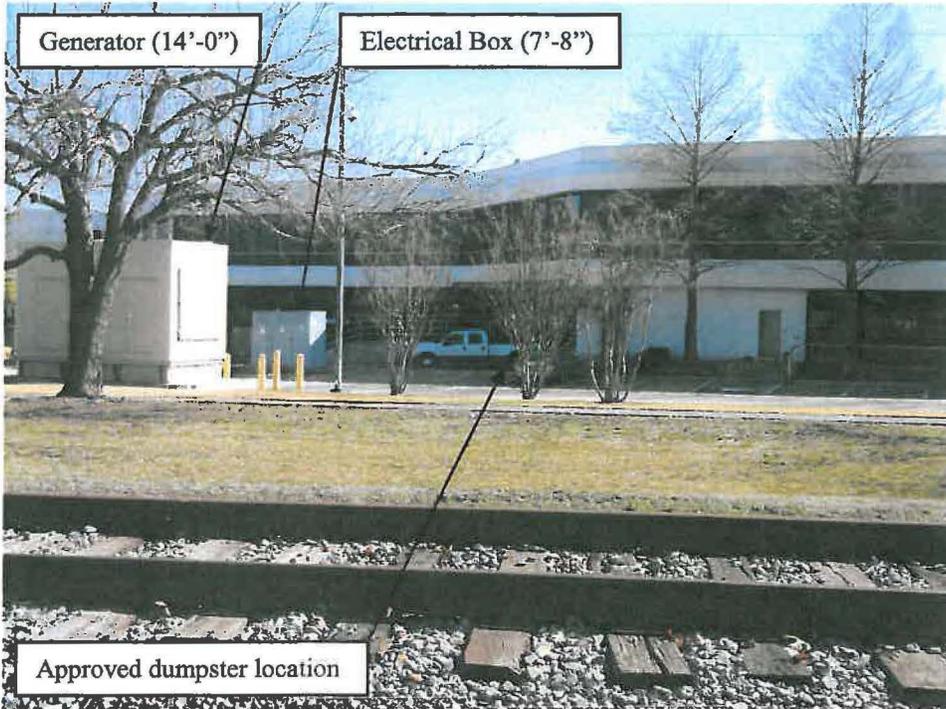
Approved dumpster location

View of approved dumpster location behind Building A



Approved dumpster location

View of approved dumpster location behind Building C

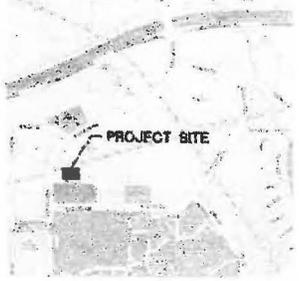


View of Building C from property to the north

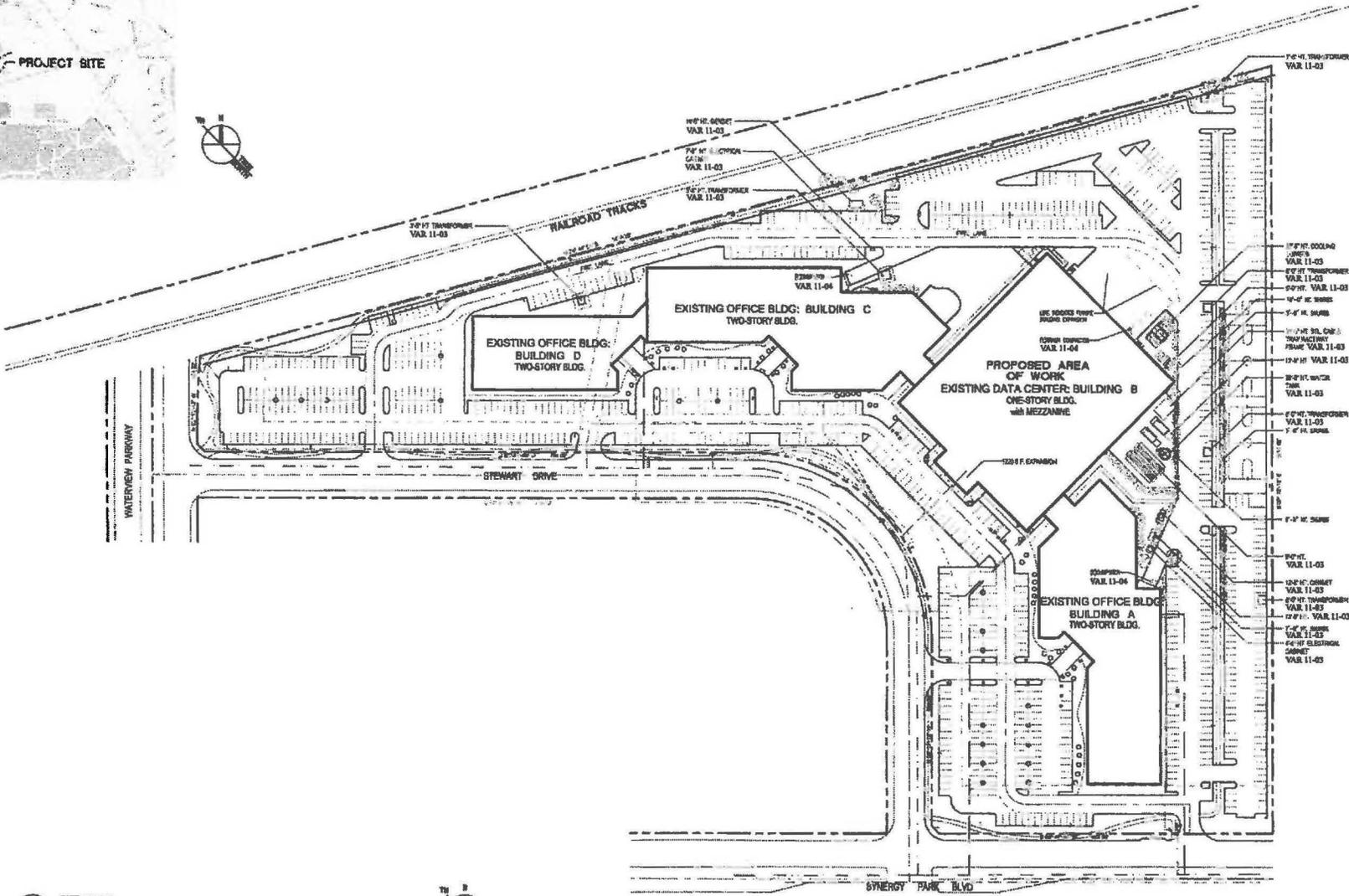


View of utility boxes in parking lot behind Building A

LOCATOR MAP



PROJECT SITE



A1 SITE PLAN
SCALE 1"=50'



gkkworks

3000 Main Street Suite 220
Irving | CA 95014
949 250 9800
949 999 8700 fax

Architect Seal

Demolition and Seal

Agency Approval

Project Name
**VIWEST
WATERVIEW DATA CENTER
3000 WATERVIEW PKWY
RICHARDSON, TEXAS 75252**

Checked By: _____ Drawn By: _____

Street Title
**VARIANCE EXHIBIT
VAR 11-03 and 11-04**

Sheet Number
EXHIBIT

Project Number: 80040-091-NE Spots: 1"=10'-0"

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DRAFT CPC Minutes from March 1, 2011:

Variations 11-03 and 11-04: A request for approval of two (2) variations from the Subdivision and Development Code. The first variation (VAR 11-03), is a request from Article III, Section 21-47(g), Screening and Open Space, to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities. The second variation (VAR 11-04), is a request from Article III, Section 21-47(i), Screening and Open Space, to eliminate the requirement of a 6-foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location. The 16.01-acre site is located at 3000 Waterview, northeast corner of Waterview Parkway and Stewart Drive.

Mr. Roberts advised the applicant was requesting two variations from the Subdivision and Development Code: one, regarding screening of ground level equipment; and two, the screening of trash receptacles. He added that the applicant was proposing a 1,200 foot expansion to accommodate the addition of elevators and stairs because the building was changing from a single tenant to multiple tenants.

Mr. Roberts stated Variance 11-03 was a request to eliminate the requirement for additional screening for existing ground level equipment, some of which exceeded 20 feet in height (i.e., cooling tower, water tank, outside utilities, etc.). He added that the building was originally built in 1990 and the existing ground level equipment was part of the site plan prior to the amendment to the City's Subdivision and Development Code in 2007 requiring additional screening.

Regarding Variance 11-04, Mr. Roberts noted that the applicant was requesting relief from a requirement for a 6 foot masonry screening wall around a trash receptacle. He stated that the location for the compactors was also approved prior to the 2007 change in the City's Subdivision and Development Code.

Chairman Gantt suggested that the Commission discuss the variations together then vote on each one separately.

Commissioner Maxwell asked if the two variations were related to the 1,200 foot expansion, and/or to any future expansion. If not, he wanted to know if the applicant would have to come back before the Commission for approval.

Mr. Roberts replied that it was a blanket variance for the locations shown on the plan.

Chairman Gantt asked to clarify the location and approach for the dumpster for Building A

Mr. Roberts replied that the parking spaces in the photo were in the foreground and there was a loading dock in the background where the dumpster would be located.

Commissioner Henderson asked why the dumpster did not need gates to screen them from the front as with most dumpsters that have been approved in the past.

Mr. Roberts replied that the locations were approved prior to the Subdivision and Development Code having language that required screening walls and until recently gates were prohibited on dumpsters, but were now optional.

Chairman Gantt asked if the dumpster variance was denied, would the applicant be required to build one side wall at each of the three locations.

Mr. Roberts replied that was correct.

Commissioner Henderson stated that to screen one side was useless and served no purpose. He added that the other concern was possibly setting precedence for similar areas to have trash receptacles without any type of screening.

Chairman Gantt pointed out that in the staff report pointed out two variances that had been approved in the past for alternate screening material – first, leaving the existing site conditions in lieu of a screen wall; and second, a wood fence was allowed, which set the precedence that the Commission had been flexible on specific locations.

Mr. Roberts pointed out that the ordinance required every dumpster to have a masonry screening wall, but if the applicant wanted something other than a masonry wall, the Commission and City Council has the option to grant a variance once an applicant applies and would be on a case-by-case basis and each application would be judged on its own merit.

Commissioner Henderson commented if the requests were reviewed on a case-by-case basis, the request for a variance to the utility screening was different from the request for the dumpster screening and he did not have a problem with that request, but felt the ordinance requiring dumpster screening would not have been enacted unless it was perceived as a necessity. Also, any type of screening would help keep any type of trash from blowing into the adjacent properties.

Commissioner Frederick noted that staff had commented in the briefing session that part of the building would be perceived as another side of the screening and would therefore deter the possibility of trash getting out of the receptacle.

Mr. Roberts agreed that when a dumpster is against a building, the staff looks at the building as one side of the screening wall.

Chairman Gantt asked if the wall to be constructed would be attached to the building.

Mr. Roberts replied that generally the wall was attached to the building.

Chairman Gantt asked if there was a possibility of adding natural screening, such as a hedge, and wanted to know if the Commission would consider that possibility.

Commissioner Hand commented that it would be great if all the items could be screened, but acknowledged that the variances were examples of an existing complex with existing infrastructure and a one-size fits all approach might not apply. Hand added that he might be open to having a third wall in the compactor area, but was not sure that would solve the problem of wind-blown material, which would only be solved by the addition of gates.

Commissioner Hand said he was comfortable with what was being proposed by the applicant, and a third wall around the compactor would be nice, but the two other dumpsters were pretty well screen behind inlets that could be improved with landscaping.

Vice Chair Hammond stated that the larger pieces of equipment, such as the water tower, were not objectionable, and felt it was up to the Commission to make it as easy as possible for businesses to come into the community, but at the same time felt there was an obligation to keep up with the codes as they are written. He added that the trash compactor was a closed system and that should eliminate the need for a screening wall, but felt there should be screening on all sides of the dumpsters that included gates.

Commissioner Maxwell concurred with Mr. Hammond's comments with regard to not screening the trash compactor.

Commissioner DePuy said she agreed with most of Mr. Hand's comments with the exception of a screening wall around the trash compactor. DePuy added that she did not have a preference about screening walls for the dumpsters, and felt if there was a problem with trash outside of the receptacles it should be handled by the Code Enforcement Department. She said she would vote to approve the item as presented.

Commissioner Bright concurred with Ms. DePuy and said he would vote to approve the item as presented.

Commissioner Hand said he was not advocating for a third screening wall, but thought if there was a consensus among the Commission he would go along with the majority and was in favor of the item as presented.

Motion: Commissioner Bright made a motion to recommend approval of Variance 11-03 as presented; second by Commissioner Henderson. Motion passed 7-0.

Motion: Commissioner DePuy made a motion to recommend approval of Variance 11-04 as presented; second by Commissioner Hand. Motion passed 4-3 with Vice Chair Hammond and Commissioners Frederick and Henderson opposed.



**NOTICE OF VARIANCE REQUEST
RICHARDSON CITY PLAN COMMISSION**

An application has been received by the City of Richardson for variances to Chapter 21, Subdivision and Development Ordinance.

- VAR No./Name:** VAR 11-03 and 11-04/Data center
- Property Owner:** iStar Financial
- Applicant:** Stephen Aquino, gkkWorks
- Location:** 3000 Waterview Parkway, northeast corner of Waterview Parkway and Stewart Drive
- Request:** Request for approval of two (2) variances from the Subdivision and Development Code:
1. Article III, Section 21-47(g) [*Screening and Open Space*] to allow the screening for existing ground level equipment and utilities to remain in its current condition.
 2. Article III, Section 21-47(i) [*Screening and Open Space*] to allow landscaping in lieu of a 6-foot high masonry screening wall for existing dumpster locations.

The City Plan Commission will consider this application on:

**TUESDAY, MARCH 1, 2011
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas**

As courtesy, adjacent property owners who may be affected by this request are receiving written notification of this meeting; as such ownership appears on the last approved city tax roll.

PROCESS FOR PUBLIC INPUT: This item is not a public hearing and specific notification is not required by State law.

While all interested persons are invited to attend the meeting, those wanting 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: Development Services Department, P.O. 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 prior to the meeting. For a copy of the agenda, please go to:
<http://www.cor.net/DevelopmentServices.aspx?id=11512>

For additional information, please contact the Department of Development Services at 972-744-4240 and reference this variance number.

Date Posted and Mailed: February 22, 2010

COUSINS PROPERTIES WATERVIEW L
PO BOX 56526
ANTA, GA 30343-0526

DALLAS AREA RAPID TRANSIT
1401 PACIFIC AVE
DALLAS, TX 75202-2732

UTD
2601 N FLOYD
RICHARDSON, TX 75080-1407

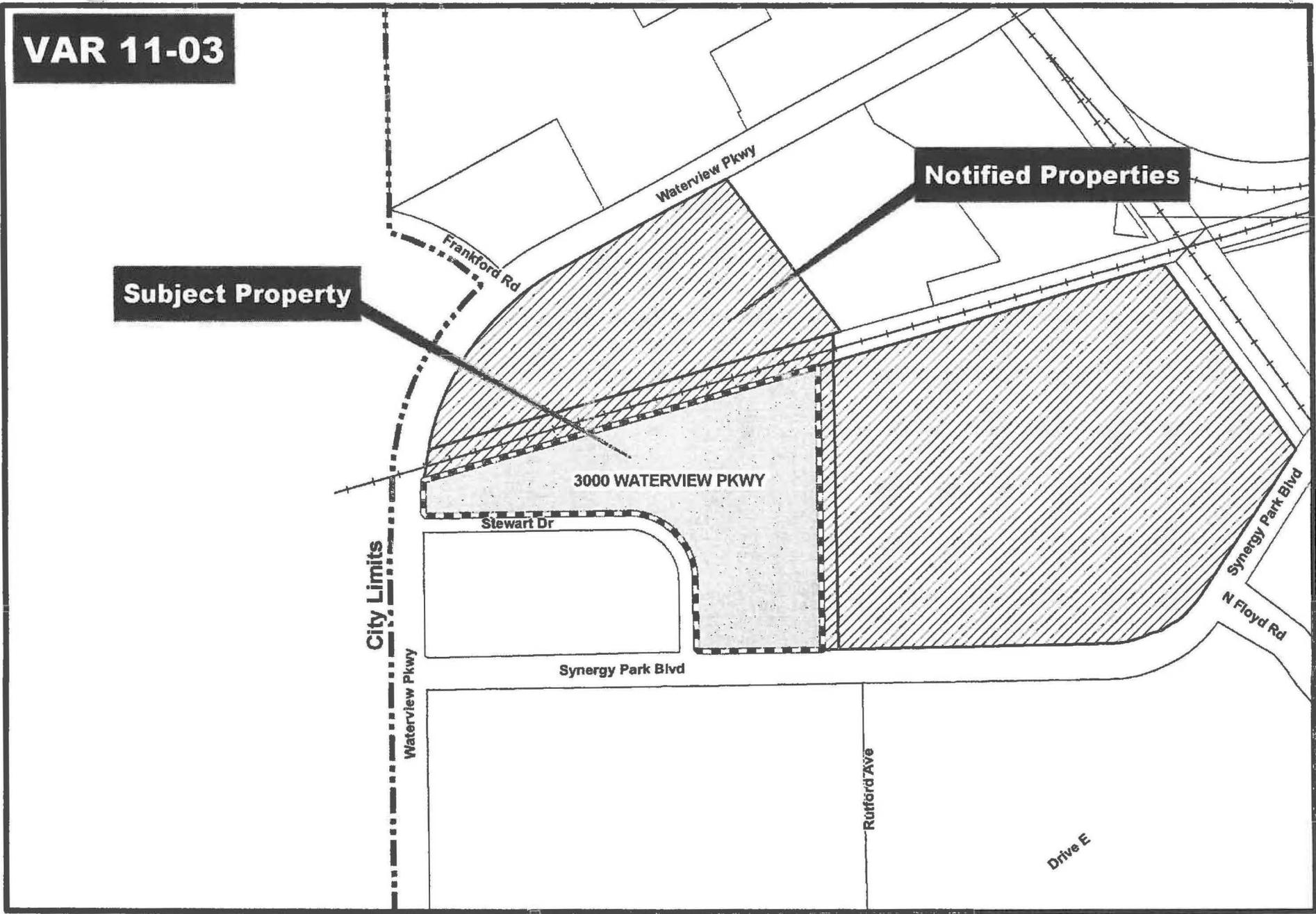
UNIVERSITY OF TEXAS
PO BOX 830688
RICHARDSON, TX 75083-0688

**VAR 11-03
and 11-04**

VAR 11-03

Subject Property

Notified Properties



**VAR 11-03 Notification Map
3000 Waterview Parkway**

Updated By: mbireima, Update Date: Feb. 21, 2011
File:DS\Mapping\Cases\ZVar\2011\VAR11-03\VAR11-03.mxd





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



City Council Meeting Date:

Monday, March 14, 2011

Agenda Item:

VAR 11-03 and 11-04 Viawest Datacenter

Staff Resource:

Israel B. Roberts
Development Review Manager

Summary

The applicant is requesting two variances from the Subdivision and Development Code, Chapter 21 of the City of Richardson Code of Ordinances. The first variance is a request from Article III, Section 21-47(g) [Screening and Open Space] to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities. The second variance is a request from Article III, Section 21-47(i) [Screening and Open Space] to eliminate the requirement of a 6 foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location.

In both cases the applicant is requesting that the site remain in its as-built condition, since the existing ground level equipment, utility boxes and the dumpster and compactor locations were approved prior to the language requiring screening was adopted into ordinance form and to accommodate a 1,200 square foot addition onto Building B to meet ADA regulations.

Board/Commission Action:

VAR 11-03

On March 1, 2011, the City Plan Commission unanimously recommended approval of VAR 11-03 to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities.

VAR 11-04

Additionally, the City Plan Commission recommended approval of VAR 11-04 by a vote of 4-3 (Hammond, Frederick, and Henderson in opposition), to eliminate the requirement of a 6 foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location.

Action Proposed

The City Council may approve the requests as presented, approve with conditions, or deny.

VARIANCE 11-03 and 11-04

Attachments:

1. Staff Report
2. Applicant's Statement
3. Locator
4. Photos of existing conditions
5. Variance Exhibit
6. Except from March 1, 2011 CPC minutes
7. Notice of Variance Request
8. Notification List
9. Notification Map

**CITY COUNCIL
BACKGROUND INFORMATION
March 14, 2011**

Variance 11-03 and 11-04

SUMMARY

Owner: iStar Financial

Applicant: Stephen Aquino, ggkWorks

Project Name: Viawest Data Center
3000 Waterview Parkway
Northeast corner of Waterview Parkway and Stewart Drive

Request: The applicant is requesting two variances from the Subdivision and Development Code, Chapter 21 of the City of Richardson Code of Ordinances. The first variance is a request from Article III, Section 21-47(g) [*Screening and Open Space*] to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities. The second variance is a request from Article III, Section 21-47(i) [*Screening and Open Space*] to eliminate the requirement of a 6 foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location.

In both cases the applicant is requesting that the site remain in its as-built condition, since the existing ground level equipment, utility boxes and the dumpster and compactor locations were approved prior to the language requiring screening was adopted into ordinance form.

The existing 233,540 square foot technical office building was developed for a single user in 1990, which permitted internal circulation throughout the building. Currently the entire building is vacant. The new owner of the building plans to lease the building to four (4) separate tenants, thus eliminating internal circulation between lease spaces. To comply with ADA regulations for the proposed data center lease space, the applicant is proposing to add an additional 1,200 square feet to accommodate an elevator and stairwell.

Article II, Section 21-19(f) of the Subdivision and Development Code states, "Development plans reflecting a condition **not** in accordance with city requirements shall **not** be approved until all necessary variances have been secured." In this case, although the ground mounted equipment and dumpster locations were approved prior to the adoption of the screening language; variances for these two items must be secured before development plans can be approved for the proposed 1,200 square foot expansion to the existing building.

**CPC Action:
VAR 11-03**

On March 1, 2011, the City Plan Commission unanimously recommended approval of VAR 11-03 to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities.

VAR 11-04

Additionally, the City Plan Commission recommended approval of VAR 11-04 by a vote of 4-3 (Hammond, Frederick, and Henderson in opposition), to eliminate the requirement of a 6 foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location.

Notification:

This request is not a public hearing and specific notification is not required by State law. As a courtesy, adjacent property owners that may be affected by the variance request received written notification.

Correspondence:

No correspondence has been received to date.

DEVELOPMENT SUMMARY

Land Area:	16.01-acres (697,822 square feet)
Zoning:	(TO-M) Technical Office District
Existing Development:	Technical Office Building
Adjacent Land Use, Zoning:	
North (<i>across Cotton Belt rail line</i>)	Office: (TO-M) Technical Office District
East	Undeveloped (UTD): (TO-M) Technical Office District
South (<i>across Synergy Pkwy</i>)	Undeveloped (UTD): Temp (R-1500-M) Residential District

BACKGROUND INFORMATION

Staff Background:

The applicant is requesting two variances from the Subdivision and Development Code. Both variances request to eliminate the requirement for replacement or installation of additional screening for existing ground level equipment, utility boxes, and approved dumpster and compactor locations.

*VAR 11-03
Article III, Section 21-47(g)
[Screening and Open
Space]:*

This section of the Subdivision and Development Code states, "For nonresidential uses, all ground level equipment, including fans, vents, air conditioning units, cooling towers, fuel tanks and generators, should be screened from the view of streets and adjoining properties by means of a masonry wall or living screen not less than the height of the tallest element of the equipment." This language was added to the Subdivision and Development code in 2007.

Since 2007, there have been no requests for a variance from this section of the Subdivision and Development Code.

*VAR 11-04
Article III, Section 21-47(i)
[Screening and Open
Space]:*

This section of the Subdivision and Development Code states, "All trash receptacles shall be screened by a minimum six-foot-high masonry enclosure compatible in color with the main structure." This language was added to the Subdivision and Development Code in 2001.

Since 2001, two (2) variances have been approved for an alternate screening material other than a masonry wall for a dumpster enclosure. In 2007, Collins Technology Park (1201 N. Bowser Road) was granted a variance to permit the existing site conditions to remain in lieu of the installation of a masonry screening wall for a compactor. The compactor location was adjacent to the existing technical office building and screened from adjacent properties by existing mature trees and shrubs. Last, in 2008, Two Creeks was granted a variance to permit a 6-foot high wooden screening fence in lieu of a masonry screening wall.



**Variance Request VAR-1103 & 11-04
2/24/2011**

Prepared by: Jones Lang LaSalle
On Behalf of Applicant -Viawest, Inc.

Executive Summary:

The applicant is seeking two variance approvals to eliminate the requirement for wholesale replacement or installation of additional visual screening above and beyond that which exists today for previously approved trash receptacle locations and ground mounted equipment, specifically; cooling towers, emergency generators, switchgear, chillers, chilled water storage tank, feeder distribution trays, and Oncor transformers.

The subject property (3000 Waterview Parkway, Richardson, TX, 75080), was originally developed in 1990 and has been modified over the years requiring as many as (5) subsequent site plan approvals by the City, with the latest review and City Administrative approval being requested and granted in 2005.

The City adopted new subdivision and development ordinance in 2007, which put more stringent requirements around visual screening.

Conversion of single occupant building to a multi-tenant building is requiring a separation of the (3) existing office buildings from the existing Data Center Building, which is to be occupied by the Applicant. Code compliant access points were originally shared between buildings and as such, the necessary demising and separation of buildings is driving the need for a 1,200 SF expansion to facilitate installation of a code complaint elevator and entrance.

The 1,200 SF building addition is driving a CPC site plan review & approval. The recently adopted City ordinance taken literally will require significant improvements to the site to facilitate replacement of visual screening.

The requirements suggested by the strict adherence to the ordinances will result in minimal benefits to the visual buffers which presently exist today, yet; will cause a significant cost burden and schedule impact to the applicant.

The applicant; i) intends to use the premises in the same manner as previous occupant, (data center), ii) is not adding or relocating new equipment or trash receptacles, and iii) seeks only for a variance that applies to existing and previously acceptable conditions.

The affected areas requiring new or additional screening per the 2007 ordinance are not visible from public streets and are only visible from the north looking south, (railroad) and from the east looking west, (Oncor easement or vacant land beyond).

Variance Exhibit-A and the following documentation and additional detail below is provided to support this Executive Summary



Existing Site & Buildings Improvements:

The subject 16.019 acre property is located in an Industrial zone and borders active railroad to the north and an Oncor overhead high-voltage distribution easement immediately to the east. Existing structures on the site include (3) 2-story office buildings totaling approximately 220,199 SF, (bldgs A, C & D) and a Data Center Building of 67,825 SF on the ground level and a mezzanine of 19,200 SF, (Bldg B).

A portion of the Data Center Building's mechanical and electrical infrastructure is located outside of the building foot-print in a secured and screened equipment yard tucked in tightly to the west corner of Building B with a larger portion of equipment between Buildings A&B on the southwest side of the property.

Applicable Property Ownership, Use and Occupancy History:

The subject property was originally developed for and operated by Convex Computer Corporation, (a single occupant), for purposes of conducting its administrative functions in the (3) Office buildings and as its data center and technology R&D functions within the Data Center building. Convex was later acquired by Compaq Computer who was later acquired by Hewlett Packard, who occupied and utilized the property for the same purposes through February of 2010. In 1999 the property was sold to iStar Financial Services a real estate investment company who now is offering the property as a multi-tenant leased facility. In November 2010, Viawest, Inc. leased the portion of the property originally developed as and previously operated as Convex Computer Corp's data center. At this time the (3) office buildings are vacant, not under lease and the timing of potential occupancy by a future tenant(s) is unknown.

Planning & Zoning History:

The property was originally developed in 1989/1990. Since the original improvements approximately (5) additional phases requiring P&Z reviews were granted either Administrative or City Planning Commission Approval by the City, the last being approved in 2005.

In 2007, the City of Richardson adopted new Subdivision and Development Code of Ordinances. The property as it exists to date does not meet all of the requirements within the ordinance for screening; Section 21-47(g) ground level equipment and Section 21-47(i) trash receptacles. Note that the subject screening requirements for trash receptacles was first established in a revision of the ordinance in 2001 and re-adopted in 2007.

Purpose and Scope of Work for New Improvements Related to this Application for Variance:

To facilitate conversion of a single occupant facility to a multi-tenant facility, it is necessary to demise and separate the data center space within Building B from Buildings A and C. Existing entrances and elevators within the office Buildings A & C support ADA/TAS accessibility for Building B in their present configuration. Separation of the



buildings will require installation of a new code compliant entrance and elevator for Building B, which requires a 1,200 SF addition and therefore City Planning Commission review and approval.

Viawest Inc's Planned Future Improvements:

Viawest, Inc's long range plan for 3000 Waterview includes supporting significantly more power and related cooling demand than the existing Building B systems are capable of today. Expansion of its offering to 5 Mega Watts of data center power will require increasing electrical capacity and mechanical cooling capacities for the Data Center Building B. This expansion will require adding a new chilled water plant and improved exterior equipment yard on the site. These improvements will not doubt require a second review by the City's Planning Commission for revised site plan. Timing of this planned expansion is not known exactly, however; it is estimated that it could be needed within the next 6 to 24 months depending on customer demand.

On future expansions, Viawest understands if it desires to add ground mounted equipment it will be necessary to meet applicable City ordinances for visual screening in effect at such time, as they apply to ground mounted equipment.

Variance Requests:

VAR 11-03 A & B – Ground Level Equipment Screening –

- A) Miscellaneous scattered ground level equipment – The applicant is seeking a variance approval to eliminate the requirement for a wholesale replacement or installation of additional visual screening above and beyond that which exists today for miscellaneous ground level mechanical equipment.

As illustrated in the attached Variance Exhibit - A, there are (6) pieces of ground level equipment that is not compliant with the literal definition of the 2007 ordinance under Section 21-47(g) for screening because the existing planted materials do not presently extend above the highest point of the equipment. The subject equipment consists of (5) Oncor commercial power transformers of various sizes and one 100kw emergency power generator serving Building A & C.

- o In each location, there is existing landscaping intended to provide screening and a visual buffer of the equipment. The existing landscaping does not completely screen the equipment.
- o No equipment is being relocated and no additional or new equipment is being installed on the site.
- o The equipment is not visible from public streets and is only visible from the north looking south, (railroad) and from the east looking west, (Oncor easement or vacant land beyond).

- B) Data Center Building B Equipment Yard – The applicant is seeking a variance approval to eliminate the requirement for a wholesale replacement or installation of additional visual screening above and beyond that which exists today for



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**JONES LANG
LASALLE**

ground level mechanical equipment located within the existing Data Center Equipment Yard.

As illustrated in the attached Variance Exhibit - A, the data center Building B Equipment Yard is located on the west corner of the building with the majority of equipment tucked tightly between Building A and B. The equipment yard does not meet the literal definition of the 2007 ordinance under Section 21-47(g) for screening because the existing planted materials do not presently extend above the highest point of the equipment.

- The portion of the existing equipment yard that is not presently screened by Buildings A & B is mostly surrounded by an existing 12 to 16 ft tall photina hedge, which provides significant screening of equipment. The existing landscaping does not completely screen the equipment.
- The equipment is not visible from public streets and is only visible from the north looking south, (railroad) and from the east looking west, (Oncor easement or vacant land beyond).
- Construction of a 20 ft plus masonry or pre-cast screen wall will provide minimally improved screening and will be very expensive and difficult to achieve without significant site re-work due to proximity of equipment yard and adjoining parking and fire lanes.
- No equipment is being relocated and no additional or new equipment is being installed in the equipment yard or anywhere else on the site.

VAR 11-04 – Trash Receptacle Screening –

The applicant is seeking a variance approval to eliminate the requirement for a wholesale replacement or installation of additional visual screening above and beyond that which exists today for previously approved trash receptacle locations.

As illustrated in the attached Variance Exhibit – A, there are (3) existing and previously approved trash receptacle locations on the site, which are not compliant with the literal interpretation of the 2007 ordinance under Section 21-47(i) screening for trash receptacles. The primary substandard condition is that the existing trash receptacles are not screened by a 6ft or taller masonry screen wall.

- While the existing trash receptacles are not screened by masonry walls, they are however screened by a variety of landscape materials placed for the purpose of screening, which does accomplish providing a reasonable visual buffer.
- The existing approved trash compactor location illustrated on Exhibit A on the west side of Building B, will be located in this location for a short and temporary period due to future expansion of Building B to accommodate a new chilled water plant. When this compactor is relocated as result of the future phase, the new location will comply completely with the then current ordinances in effect
- The existing approved trash receptacles supporting the Office Buildings A, C & D, may need to be relocated when and after to be determined tenants are secured for these now vacant spaces.



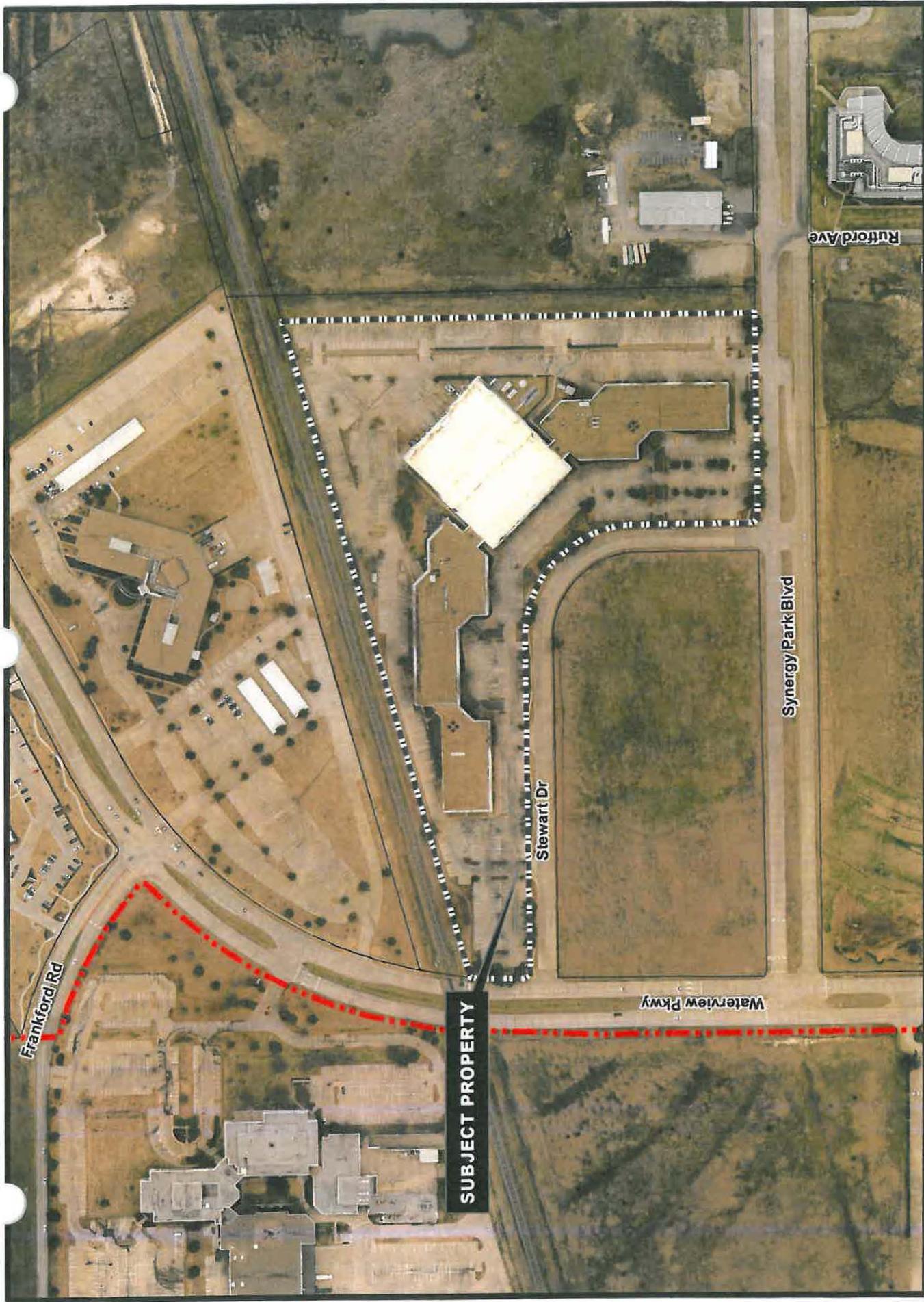
viawest



**JONES LANG
LASALLE**

- The existing approved trash receptacle locations are not visible from public streets and are only visible from the north looking south, (railroad) and from the east looking west, (Oncor easement or vacant land beyond).

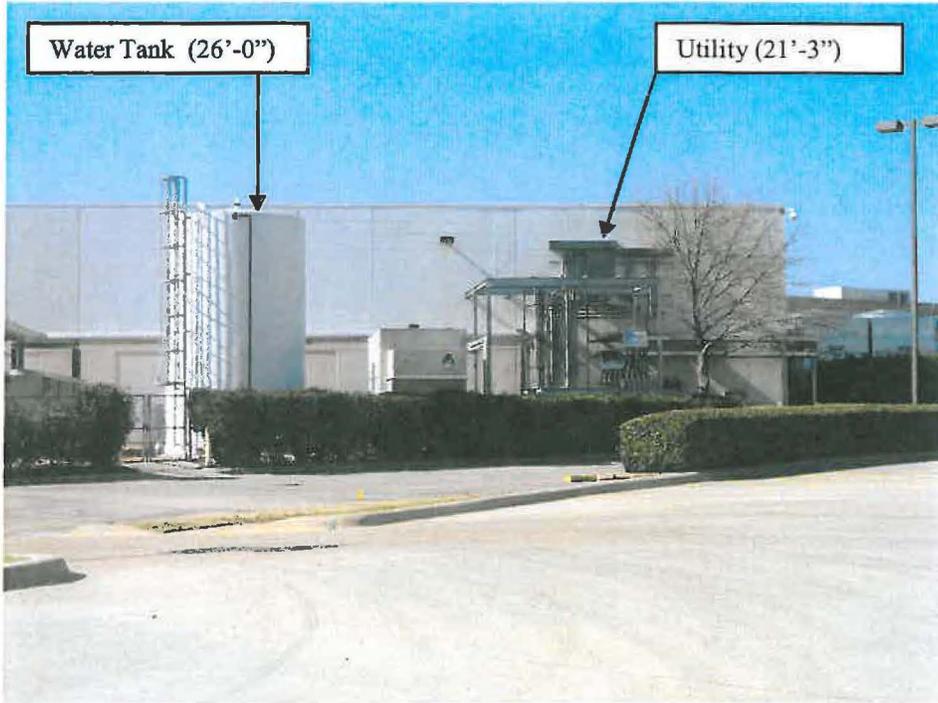
End...



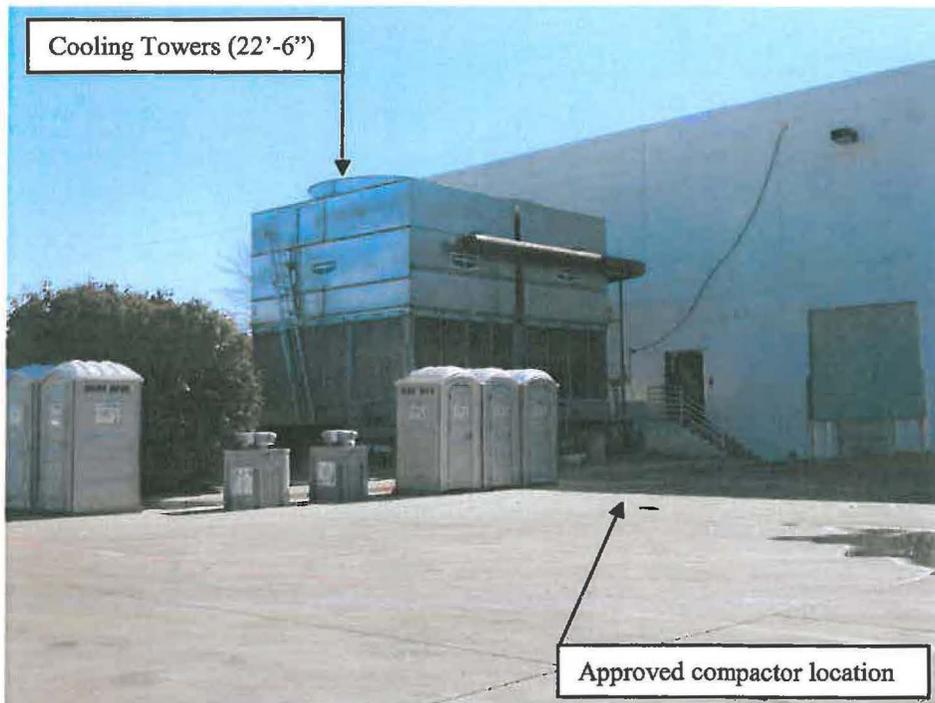
SUBJECT PROPERTY

**VAR 11-03 and 11-04
3000 Waterview Parkway**





View of partially screened utility yard behind Building B



View of cooling towers and approved compactor location



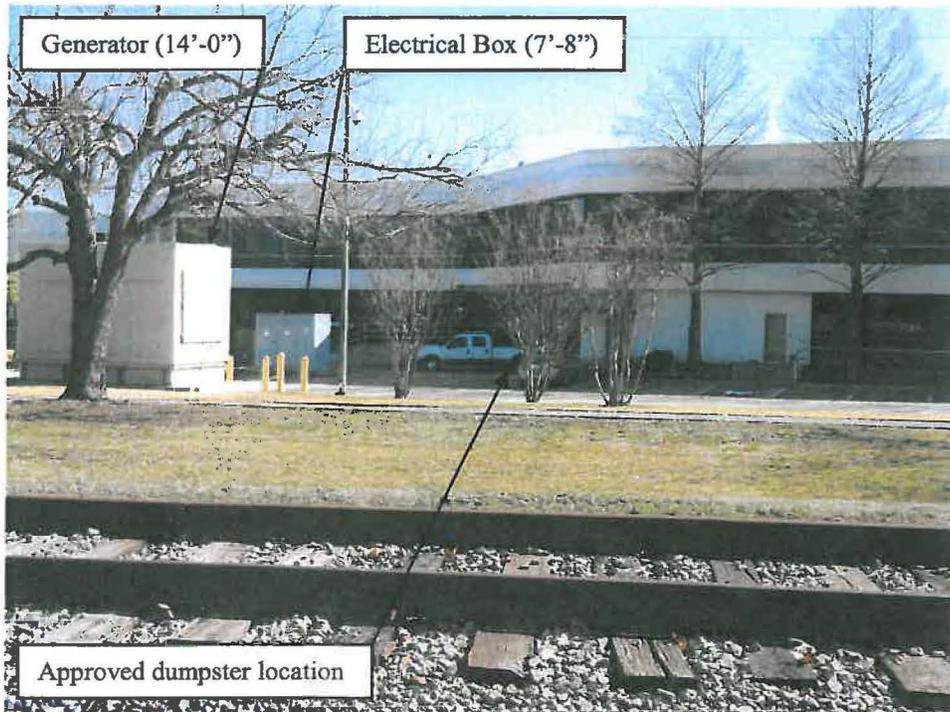
Approved dumpster location

View of approved dumpster location behind Building A



Approved dumpster location

View of approved dumpster location behind Building C



View of Building C from property to the north



View of utility boxes in parking lot behind Building A

DRAFT CPC Minutes from March 1, 2011:

Variations 11-03 and 11-04: A request for approval of two (2) variations from the Subdivision and Development Code. The first variance (VAR 11-03), is a request from Article III, Section 21-47(g), Screening and Open Space, to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities. The second variance (VAR 11-04), is a request from Article III, Section 21-47(i), Screening and Open Space, to eliminate the requirement of a 6-foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location. The 16.01-acre site is located at 3000 Waterview, northeast corner of Waterview Parkway and Stewart Drive.

Mr. Roberts advised the applicant was requesting two variations from the Subdivision and Development Code: one, regarding screening of ground level equipment; and two, the screening of trash receptacles. He added that the applicant was proposing a 1,200 foot expansion to accommodate the addition of elevators and stairs because the building was changing from a single tenant to multiple tenants.

Mr. Roberts stated Variance 11-03 was a request to eliminate the requirement for additional screening for existing ground level equipment, some of which exceeded 20 feet in height (i.e., cooling tower, water tank, outside utilities, etc.). He added that the building was originally built in 1990 and the existing ground level equipment was part of the site plan prior to the amendment to the City's Subdivision and Development Code in 2007 requiring additional screening.

Regarding Variance 11-04, Mr. Roberts noted that the applicant was requesting relief from a requirement for a 6 foot masonry screening wall around a trash receptacle. He stated that the location for the compactors was also approved prior to the 2007 change in the City's Subdivision and Development Code.

Chairman Gantt suggested that the Commission discuss the variations together then vote on each one separately.

Commissioner Maxwell asked if the two variations were related to the 1,200 foot expansion, and/or to any future expansion. If not, he wanted to know if the applicant would have to come back before the Commission for approval.

Mr. Roberts replied that it was a blanket variance for the locations shown on the plan.

Chairman Gantt asked to clarify the location and approach for the dumpster for Building A

Mr. Roberts replied that the parking spaces in the photo were in the foreground and there was a loading dock in the background where the dumpster would be located.

Commissioner Henderson asked why the dumpster did not need gates to screen them from the front as with most dumpsters that have been approved in the past.

Mr. Roberts replied that the locations were approved prior to the Subdivision and Development Code having language that required screening walls and until recently gates were prohibited on dumpsters, but were now optional.

Chairman Gantt asked if the dumpster variance was denied, would the applicant be required to build one side wall at each of the three locations.

Mr. Roberts replied that was correct.

Commissioner Henderson stated that to screen one side was useless and served no purpose. He added that the other concern was possibly setting precedence for similar areas to have trash receptacles without any type of screening.

Chairman Gantt pointed out that in the staff report pointed out two variances that had been approved in the past for alternate screening material – first, leaving the existing site conditions in lieu of a screen wall; and second , a wood fence was allowed, which set the precedence that the Commission had been flexible on specific locations.

Mr. Roberts pointed out that the ordinance required every dumpster to have a masonry screening wall, but if the applicant wanted something other than a masonry wall, the Commission and City Council has the option to grant a variance once an applicant applies and would be on a case-by-case basis and each application would be judged on its own merit.

Commissioner Henderson commented if the requests were reviewed on a case-by-case basis, the request for a variance to the utility screening was different from the request for the dumpster screening and he did not have a problem with that request, but felt the ordinance requiring dumpster screening would not have been enacted unless it was perceived as a necessity. Also, any type of screening would help keep any type of trash from blowing into the adjacent properties.

Commissioner Frederick noted that staff had commented in the briefing session that part of the building would be perceived as another side of the screening and would therefore deter the possibility of trash getting out of the receptacle.

Mr. Roberts agreed that when a dumpster is against a building, the staff looks at the building as one side of the screening wall.

Chairman Gantt asked if the wall to be constructed would be attached to the building.

Mr. Roberts replied that generally the wall was attached to the building.

Chairman Gantt asked if there was a possibility of adding natural screening, such as a hedge, and wanted to know if the Commission would consider that possibility.

Commissioner Hand commented that it would be great if all the items could be screened, but acknowledged that the variances were examples of an existing complex with existing infrastructure and a one-size fits all approach might not apply. Hand added that he might be open to having a third wall in the compactor area, but was not sure that would solve the problem of wind-blown material, which would only be solved by the addition of gates.

Commissioner Hand said he was comfortable with what was being proposed by the applicant, and a third wall around the compactor would be nice, but the two other dumpsters were pretty well screen behind inlets that could be improved with landscaping.

Vice Chair Hammond stated that the larger pieces of equipment, such as the water tower, were not objectionable, and felt it was up to the Commission to make it as easy as possible for businesses to come into the community, but at the same time felt there was an obligation to keep up with the codes as they are written. He added that the trash compactor was a closed system and that should eliminate the need for a screening wall, but felt there should be screening on all sides of the dumpsters that included gates.

Commissioner Maxwell concurred with Mr. Hammond's comments with regard to not screening the trash compactor.

Commissioner DePuy said she agreed with most of Mr. Hand's comments with the exception of a screening wall around the trash compactor. DePuy added that she did not have a preference about screening walls for the dumpsters, and felt if there was a problem with trash outside of the receptacles it should be handled by the Code Enforcement Department. She said she would vote to approve the item as presented.

Commissioner Bright concurred with Ms. DePuy and said he would vote to approve the item as presented.

Commissioner Hand said he was not advocating for a third screening wall, but thought if there was a consensus among the Commission he would go along with the majority and was in favor of the item as presented.

Motion: Commissioner Bright made a motion to recommend approval of Variance 11-03 as presented; second by Commissioner Henderson. Motion passed 7-0.

Motion: Commissioner DePuy made a motion to recommend approval of Variance 11-04 as presented; second by Commissioner Hand. Motion passed 4-3 with Vice Chair Hammond and Commissioners Frederick and Henderson opposed.



**NOTICE OF VARIANCE REQUEST
RICHARDSON CITY PLAN COMMISSION**

An application has been received by the City of Richardson for variances to Chapter 21, Subdivision and Development Ordinance.

- VAR No./Name:** VAR 11-03 and 11-04/Data center
Property Owner: iStar Financial
Applicant: Stephen Aquino, gkkWorks
Location: 3000 Waterview Parkway, northeast corner of Waterview Parkway and Stewart Drive
Request: Request for approval of two (2) variances from the Subdivision and Development Code:
1. Article III, Section 21-47(g) [*Screening and Open Space*] to allow the screening for existing ground level equipment and utilities to remain in its current condition.
 2. Article III, Section 21-47(i) [*Screening and Open Space*] to allow landscaping in lieu of a 6-foot high masonry screening wall for existing dumpster locations.

The City Plan Commission will consider this application on:

**TUESDAY, MARCH 1, 2011
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas**

As courtesy, adjacent property owners who may be affected by this request are receiving written notification of this meeting; as such ownership appears on the last approved city tax roll.

PROCESS FOR PUBLIC INPUT: This item is not a public hearing and specific notification is not required by State law.

While all interested persons are invited to attend the meeting, those wanting 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: Development Services Department, P.O. 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 prior to the meeting. For a copy of the agenda, please go to:
<http://www.cor.net/DevelopmentServices.aspx?id=11512>

For additional information, please contact the Department of Development Services at 972-744-4240 and reference this variance number.

Date Posted and Mailed: February 22, 2010

COUSINS PROPERTIES WATERVIEW L
PO BOX 56526
ATLANTA, GA 30343-0526

DALLAS AREA RAPID TRANSIT
1401 PACIFIC AVE
DALLAS, TX 75202-2732

UTD
2601 N FLOYD
RICHARDSON, TX 75080-1407

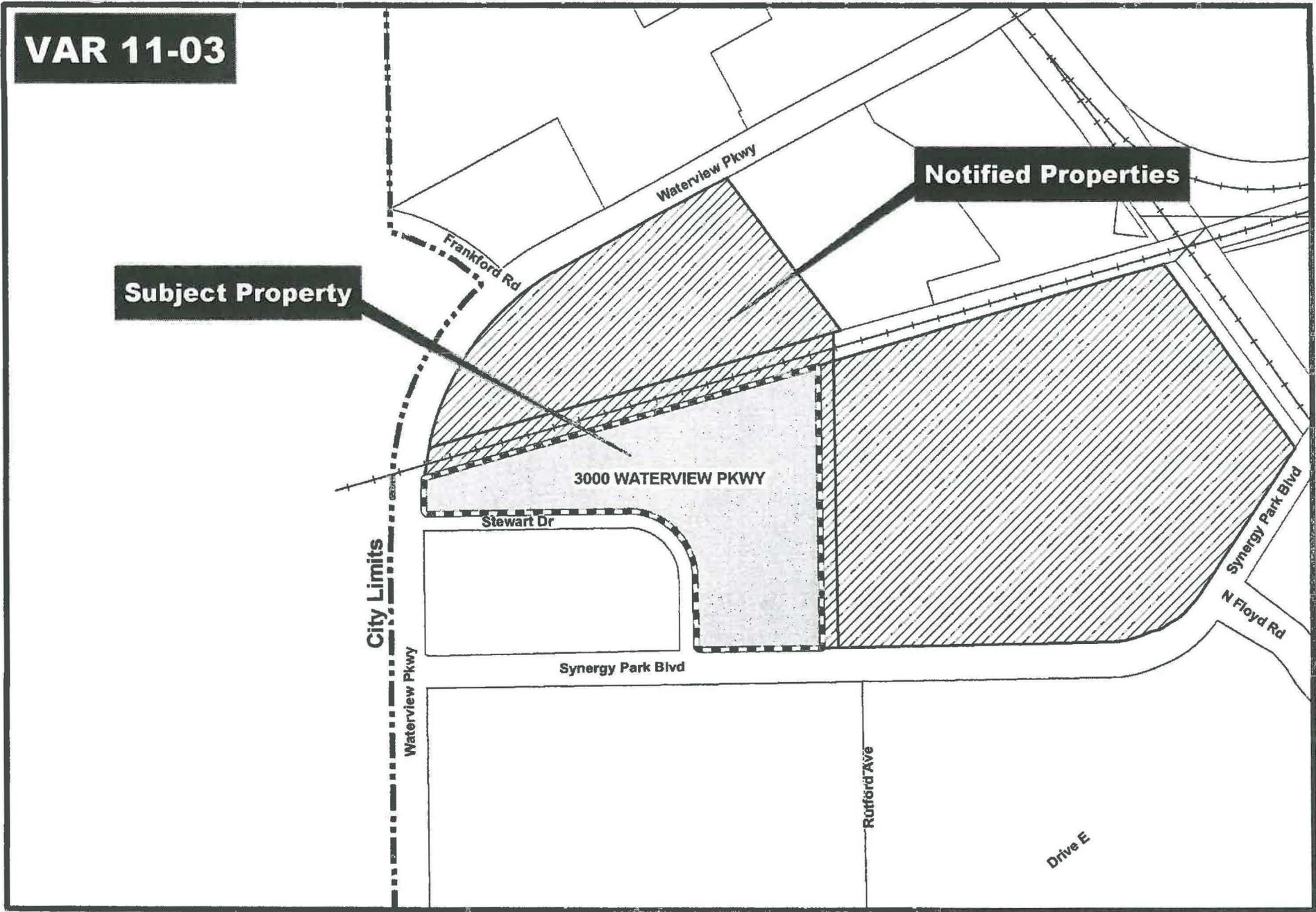
UNIVERSITY OF TEXAS
PO BOX 830688
RICHARDSON, TX 75083-0688

**VAR 11-03
and 11-04**

VAR 11-03

Subject Property

Notified Properties



**VAR 11-03 Notification Map
3000 Waterview Parkway**

Updated By: mbirelma. Update Date: Feb. 21, 2011
File: DSI\mapping\Cases\ZVar\2011\VAR11-03\VAR11-03.mxd



ORDINANCE NO. 3811

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FOR AN 8.1-ACRE TRACT OF LAND FROM R-1500-M TEMP TO R-1500-M RESIDENTIAL AND TO GRANT A SPECIAL PERMIT FOR A FREESTANDING ANTENNA TOWER WITH SPECIAL CONDITIONS, SAID TRACT BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 11-03).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning for an 8.1-acre tract of land from R-1500-M Temp to R-1500-M Residential and to grant a Special Permit for a freestanding antenna tower with special conditions, said tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the change in zoning and Special Permit for a freestanding antenna tower is granted subject to the following special conditions:

1. The Special Permit is limited to a 180-foot freestanding antenna with attached antennas extending no more than fifteen (15) feet above the top of the freestanding antenna as depicted on the Concept Plan attached as Exhibits "B-1" and "B-2", and the Elevation Plan, attached as Exhibit "C", and made a part thereof, and which are hereby approved.

2. No screening shall be required for the freestanding antenna or associated equipment building and generator.
3. The freestanding antenna shall be constructed and maintained in substantial conformance with the Concept Plan and Elevation Plan.

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

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

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

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

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

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

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of March, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:



CITY ATTORNEY
(PGS:03-06-11:48183)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 11-03

Beginning at the southeast corner of said 8.1-acre tract, said corner being the southwest corner of Lot 1, Block A, Telecom Park Addition;

Thence in a westerly direction along the south property line of said 8.1-acre tract of land and the boundary line between the City of Richardson and the City of Garland, an approximate distance of 635 feet to a point being the southwest corner of said 8.1-acre tract and a point in the east line of President George Bush Turnpike;

Thence in a north-northwesterly direction along the western property line of said 8.1-acre tract and the east line of President George Bush Turnpike, an approximate distance of 335 feet;

Thence in a northerly direction along western property line of said 8.1-acre tract and the east line of Shiloh Road an approximate distance of 187 feet to a point being the northwest corner of said 8.1-acre tract and the southwest corner of Lot 5, Block A, Telecom Park Addition;

Thence in an easterly direction along the northern property line of said 8.1-acre tract and the south property line of Lot 5, Block A and Lot 2A, Block A, Telecom Park Addition, an approximate distance of 720 feet to a point being the northeast corner of said 8.1-acre tract and being in the east line of Lot 1, Block A, Telecom Park Addition;

Thence in a southerly direction along the east property line of said 8.1-acre tract and the west property line of Lot 1, Block A, Telecom Park Addition, an approximate distance of 500 feet to the Point of Beginning and CONTAINING a total of approximately 8.10 acres of which a portion lies in Dallas County and a portion lies in Collin County.

Shiloh Rd.

PG&T Frontage Rd

27

40

Communications Shelter, Steel Monopole & Generator

Reservoir

Reservoir

Reservoir

Exhibit B-1 - Part of Ordinance



CITY OF RICHARDSON
Shiloh Rd.
Communications Shelter
Project
2-1-2011
Not to Scale

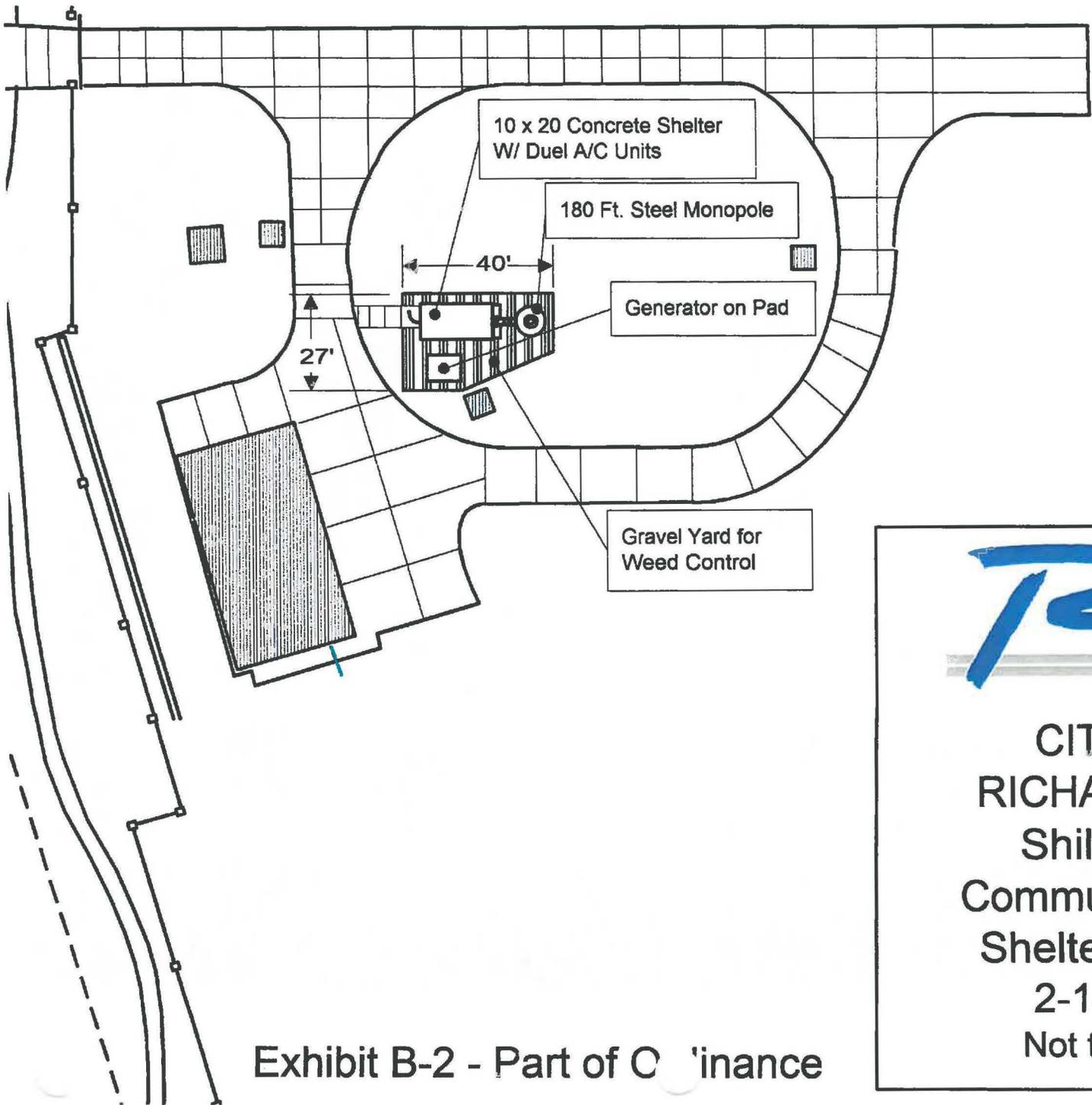
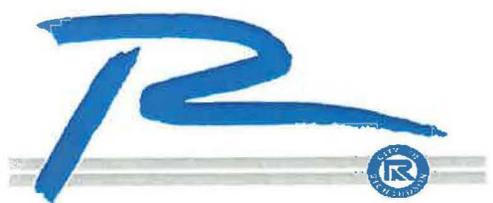
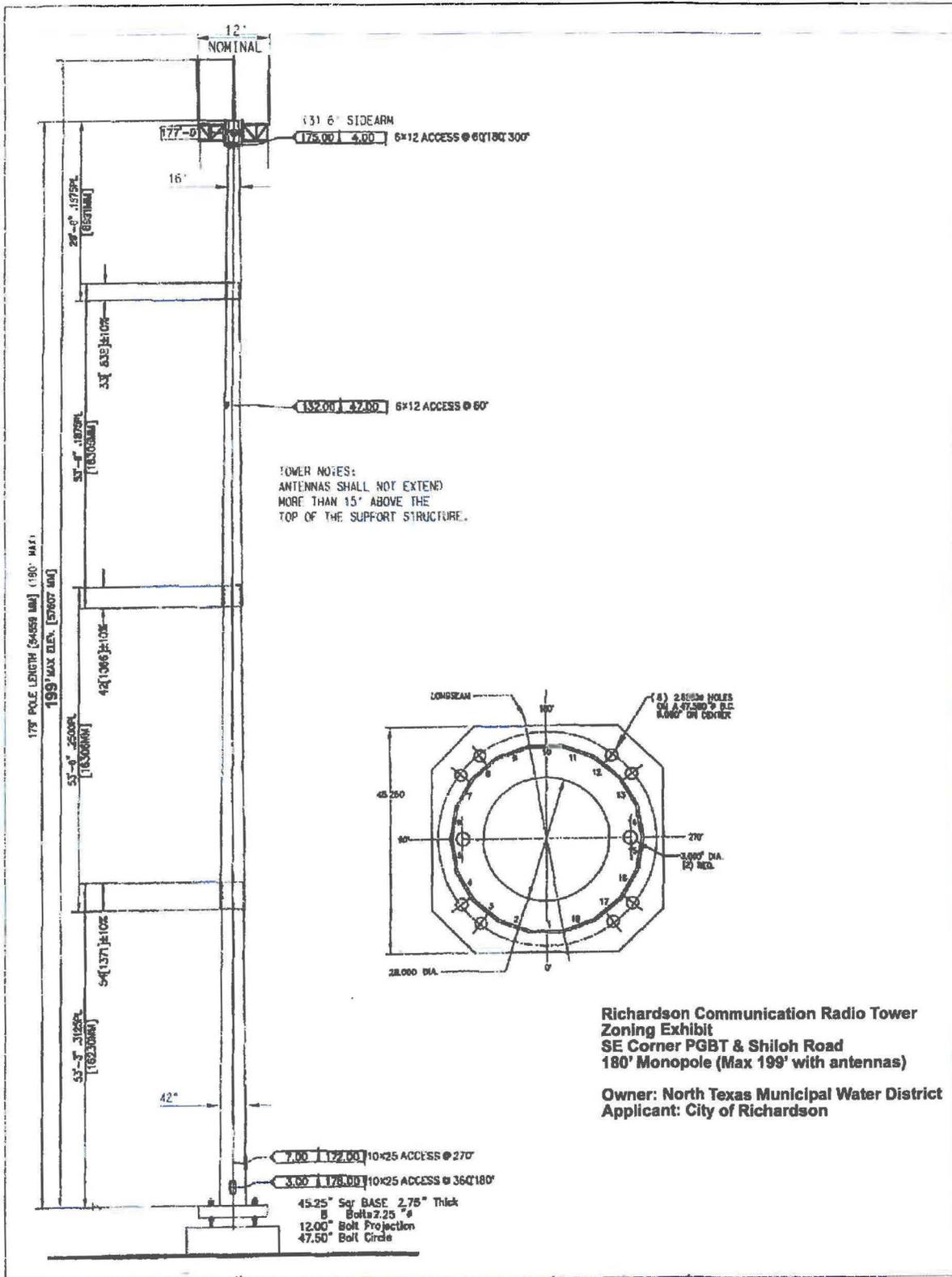


Exhibit B-2 - Part of C 'inance



CITY OF
 RICHARDSON
 Shiloh Rd.
 Communications
 Shelter Project
 2-1-2011
 Not to Scale



Richardson Communication Radio Tower
 Zoning Exhibit
 SE Corner PGBT & Shiloh Road
 180' Monopole (Max 199' with antennas)

Owner: North Texas Municipal Water District
 Applicant: City of Richardson

RESOLUTION NO. 11-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, REQUESTING IMPROVEMENTS TO INTERSTATE 35 EAST AS DESIGNED BY THE TEXAS DEPARTMENT OF TRANSPORTATION TO BE FULLY FUNDED AND IMPLEMENTED FOR THE FULL PROJECT LENGTH FROM INTERSTATE HIGHWAY 635 IN DALLAS COUNTY TO U.S. HIGHWAY 380 IN DENTON COUNTY; SUPPORTING THE JOINT RESOLUTION BETWEEN THE NORTH TEXAS TOLLWAY AUTHORITY AND THE REGIONAL TRANSPORTATION COUNCIL FOR THE DELIVERY OF IH 35E, SH 183, AND THE NORTH TARRANT EXPRESS BY THE TEXAS DEPARTMENT OF TRANSPORTATION THROUGH PUBLIC-PRIVATE PARTNERSHIPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the North Central Texas Council of Governments (NCTCOG) is designated as the Metropolitan Planning Organization for the Dallas-Fort Worth Metropolitan Area by the Governor of the State of Texas in accordance with federal law; and

WHEREAS, the Regional Transportation Council (RTC), comprised primarily of local elected officials, is the regional transportation policy body associated with the North Central Texas Council of Governments and has been and continues to be the regional forum for cooperative decisions on transportation; and

WHEREAS, the North Texas Tollway Authority (NTTA) is a regional tollway authority governed by Chapter 366 of the Texas Transportation Code and serves the North Central Texas region; and

WHEREAS, draft recommendations for Mobility 2035: The Metropolitan Transportation Plan for North Central Texas, identify the need for improvements to IH 35E, SH 183, and the North Tarrant Express as critical components in addressing the region's mobility needs; and

WHEREAS, the NTTA and RTC strongly support the development of the following projects as public-private partnerships to be implemented by the Texas Department of Transportation: 1) IH 35E Managed Lanes from US 380 to IH 635; 2) SH 183 Managed Lanes from SH 161 to IH35E/Trinity Parkway; and 3) North Tarrant Express to include the following segments: SH 183 from SH 121 to SH 161; IH35W from IH 30 to SH 170; and IH 820 from SH 183 North to South of Randol Mill Road; and

WHEREAS, the NTTA and RTC strongly support necessary legislative changes to grant the Texas Department of Transportation the authority to implement the projects through public-private partnerships or other similar mechanisms; and

WHEREAS, the NTTA and RTC joint resolution requests the Texas Department of Transportation to proceed with a public-private partnership delivery model for the projects identified in Section 1 as expeditiously as possible upon adoption of the necessary legislative authority; and

WHEREAS, the NTTA and RTC Joint Resolution shall not be construed as a waiver of NTTA's right and obligation under Texas Transportation Code Section 366.038 to provide toll collection, customer service, and enforcement services with respect to the projects; and

WHEREAS, the interstate highway system in Texas has a positive economic impact and Interstate Highway 35 in particular has become one of the nation's most important interstate routes due to international trade and commerce; and

WHEREAS, traffic volume has increased geometrically as cities along Interstate 35 grew and became economic centers of national importance; and

WHEREAS, Interstate Highway 35 East (I-35E) has been designated as an international trade route for commerce known as the NAFTA Superhighway; and

WHEREAS, Interstate 35 was an original Interstate Highway and approved by the Texas State Highway Commission in 1962 that was 492 miles in length; and

WHEREAS, Interstate 35 has been designated by the United States Congress as a National High Priority Corridor – Corridor 23; and

WHEREAS, the segment of I-35E from Interstate Highway 635 in Dallas to U.S. Highway 380 in Denton is approximately 28 miles in length with average daily vehicle count of between 175,000 and 200,000 vehicles per day; and

WHEREAS, the 2030 traffic projections show traffic will exceed 330,000 vehicles per day in the most congested areas of I-35E; and

WHEREAS, the use of managed toll lanes on I-35E has already been authorized by the Federal Highway Administration ("FHWA") through approval of an Express Lane Demonstration Program entered into between TxDOT and FHWA on September 30, 2009; and

WHEREAS, the current Design Schematics and Interstate Access Justification for I-35E were approved by FHWA on October 28, 2009; and

WHEREAS, the current design plans for I-35E provides for the construction of four general purpose lanes and three access road lanes in each direction, which combined a total of fourteen (14) lanes, for which no toll will be assessed; and

WHEREAS, the capacity for the I-35E general purpose lanes and access lanes will be enhanced with the inclusion of two managed toll lanes in each direction where the managed lanes are a critical component to obtain financing necessary to complete development of the project; and

WHEREAS, there has been significant public involvement during the development of the I-35E design process, including multiple public meetings and forums; and

WHEREAS, TxDOT has over the past ten years worked closely with local elected officials, stakeholders, and communities of interest along I-35 on the planned improvements; and

WHEREAS, the total cost of the IH 35E project which is divided into three segments covering 28 miles, is projected to be \$4.4 billion; and

WHEREAS, Denton County has pledged its Regional Toll Revenue in the amount of \$535 million, in addition to voter approved County Road Bond funds in the amount of \$55 million, to help finance the completion of the entire I-35E project; and

WHEREAS, local officials understand the need for and support the inclusion of managed lanes in the congested I-35E corridor; and

WHEREAS, the completion of I-35E with the "pay as you go" appropriation method utilizing motor fuel tax revenue could delay implementation of the project for an additional 20-30 years; and

WHEREAS, staged construction of I-35E, utilizing innovative financing mechanisms, including Public Private Partnerships remains the only viable alternative to complete the construction of I-35E within a time horizon of 5-7 years; and

WHEREAS, I-35E public hearings are scheduled for the Fall of 2010 with environmental clearance and the issuance of a Finding of No Significant Impact expected in the first quarter of 2011.

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

SECTION 1. That the Richardson City Council supports the proposed TxDOT schematic and design of Interstate Highway 35 East from Interstate Highway 635 to U.S. State Highway 380, which incorporates managed toll lanes.

SECTION 2. That the Richardson City Council supports the authorization of innovative funding concepts, public private partnerships and other funding alternatives which can be implemented by reauthorizing TxDOT to enter into contracts with private sector partners to complete I-35E, SH 183, and the North Tarrant Express as designed, in 5-7 years.

SECTION 3. That the Richardson City Council joins with the other political subdivisions adjacent to and along the I-35E, SH 183, and the North Tarrant Express corridors to

request and support the statutory authority for TxDOT to enter into public private partnerships, as previously authorized by statute, for the purpose of seeking competitive proposals and awarding the construction of the designed improvements for I-35E, SH 183, and the North Tarrant Express.

SECTION 4. That the Richardson City Council supports the expedited consideration of reauthorization for TxDOT to enter into public private partnerships with an effective date in the first quarter of calendar year 2011 to facilitate an early issuance of requests for proposals to accelerate the initiation of the needed improvements for I-35E, SH 183, and the North Tarrant Express.

SECTION 5. That this resolution shall be transmitted to the Regional Transportation Council, Dallas Regional Mobility Coalition, Tarrant Regional Transportation Coalition, North Texas Tollway Authority, and the Texas Transportation Commission.

SECTION 6. That this resolution shall become effective immediately from and after its passage.

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

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY
(PGS:03-10-11:48232)

**CITY OF RICHARDSON
CIVIL SERVICE RULES AND REGULATIONS
PROPOSED RULE CHANGES
Honorable Mayor and Members of the City Council**

The Civil Service Board approves the following amendments to the Rules and Regulations of the City of Richardson Municipal Civil Service system and requests your approval.

(Text to be changed/added is shown in *bold colored italics*.)

RATIONALE: Amend current Rule to allow employee holiday on Martin Luther King Day.

RULE XX

OTHER LEAVE OF ABSENCES

SECTION 79. OFFICIAL HOLIDAYS, OFFICIAL LEAVES, AND JURY LEAVES

- (a) The following days will be observed as legal holidays for all City employees: **New Year's Day** - January 1; **Martin Luther King Day** – third Monday in January; **Memorial Day** - last Monday in May; **Independence Day** - July 4; **Labor Day** - first Monday in September; **Thanksgiving Day** - fourth Thursday in November; **Day after Thanksgiving Day** - fourth Friday in November; **Christmas** - December 25. All holidays are accrued and used as eight (8) hours each.

If a holiday falls on a Saturday, the preceding Friday will be observed as a holiday. If a holiday falls on a Sunday, the following Monday will be observed as a holiday.

The City Manager will also designate one floating holiday each calendar year.

To be eligible for the paid holiday, employees must not be absent without leave (AO) on the work day immediately prior to or after an official holiday, except in cases of suspensions.

Other holidays may be observed from time to time and all of those listed herein may not be observed by all departments at the same time.

RATIONALE: Delete reference to leave in days, and change it to refer to hours. This clarifies use for employees that work other than 8-hour days.

SECTION 80. BEREAVEMENT LEAVES

In case of death in the immediate family, the Department Head may grant as much as ~~five (5) days~~ 40 hours of bereavement leave per occurrence. Immediate family shall include an employee's husband, wife, child, step-child, son/daughter-in-law, parent, step-parent, current mother/father-in-law, grandparent/grandparent-in-law, grandchild, brother, sister, step-brother/sister, and brother/sister-in-law.



Mary Bedosky, Chairman

March 1, 2011
Date



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



City Council Meeting Date: Monday, March 14, 2011

Agenda Item: Replat for Lots 1 and 2, Block 1 of Creekdale Estates Addition No. 2, Fourth Section, and Lot 9a, Block 7 of the Creekdale Estates Addition No. 2, Third section.

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

Summary: The purpose of the replat is to subdivide a 0.89-acre tract of unplatted lane into two (2) lots and to accurately reflect the ownership boundary of Lot 9A.

Board/Commission Action: Approved by the City Plan Commission on March 1, 2011

Action Proposed: For information only.

CITY OF RICHARDSON

TO: Bill Keffler - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 29-11
DATE: March 8, 2011

Request Council approval to initiate bids for the following:

Fire Station #4 – Site Improvements (Huffhines Park & RISD)

Proposed Council approval date: March 14, 2011
Proposed advertising dates: March 16, 2011 & March 23, 2011
Proposed bid due date: Tuesday, April 5, 2011 – 2:00 p.m.
Proposed bid opening date: Tuesday, April 5, 2011 – 2:30 p.m.
Engineer's estimated total cost: \$725,000
Account: General Fund Special Projects, 2006
G.O. Interest Earnings and Project
Savings and 2010 G.O. Bond Proceeds

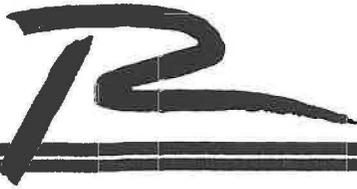

Pam Kirkland, CPPS, CPPB
Purchasing Manager


Kent Pfeil
Director of Finance


Date

Approved: _____
Bill Keffler
City Manager

Date



MEMO

TO: Bill Keffler, City Manager
THROUGH: Cliff Miller, Assistant City Manager *COM*
FROM: Steve Spanos, P.E., Director of Engineering *S*
SUBJECT: Permission to Advertise Bid #29-11
Fire Station #4-Site Improvements (Huffhines Park & RISD)
DATE: February 22, 2011

BACKGROUND INFORMATION:

The Fire Station No. 4 Site Improvements includes the construction of new parking and sidewalk pavement, modifying existing driveway openings and medians at Huffhines Park and Apollo Junior High School. The project primarily involves the removal of approximately 8700 Square Yards of concrete sidewalk and pavement and the installation of approximately 13,000 Square Yards of new concrete sidewalk and pavement. The relocation of existing street and parking lot lights, modification to landscaping and irrigation, the installation of brick pavers and other appurtenances are also included in the project.

FUNDING:

Funding is provided from General Fund Special Projects, 2006 G.O. Interest Earnings and Project Savings and 2010 G.O. Bond Proceeds.

SCHEDULE:

Capital Projects plans to begin construction for this project June 2011 and completed by August 2011.

Cc: Jim Dulac, P.E., Senior Project Engineer
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**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**FIRE STATION #4 – SITE IMPROVEMENTS
(HUFFHINES PARK & RISD)**

BID #29-11

Sealed Bids addressed to the Purchasing Manager of the City of Richardson, Texas, will be received at the Office of the Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Tuesday at 2:00 p.m. on April 5, 2011**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

The Fire Station No. 4 Site Improvements includes the construction of new parking and sidewalk pavement, modifying existing driveway openings and medians at Huffhines Park and Apollo Junior High School. The project primarily involves the removal of approximately 8700 Square Yards of concrete sidewalk and pavement and the installation of approximately 13,000 Square Yards of new concrete sidewalk and pavement. The relocation of existing street and parking lot lights, modification to landscaping and irrigation, the installation of brick pavers and other appurtenances are also included in the project.

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

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

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

A maximum of Seventy-Five (75) calendar days will be allowed for construction.

One set of plans, specifications and Bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, March 15, 2011** upon receipt of a **NON-REFUNDABLE FEE OF Fifty Dollars (\$50.00)** per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A Pre-bid meeting will be held Thursday, at 10:00 a.m., March 24, 2011 in the Capital Projects Conference Room 206, Richardson Civic Center/City Hall.

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

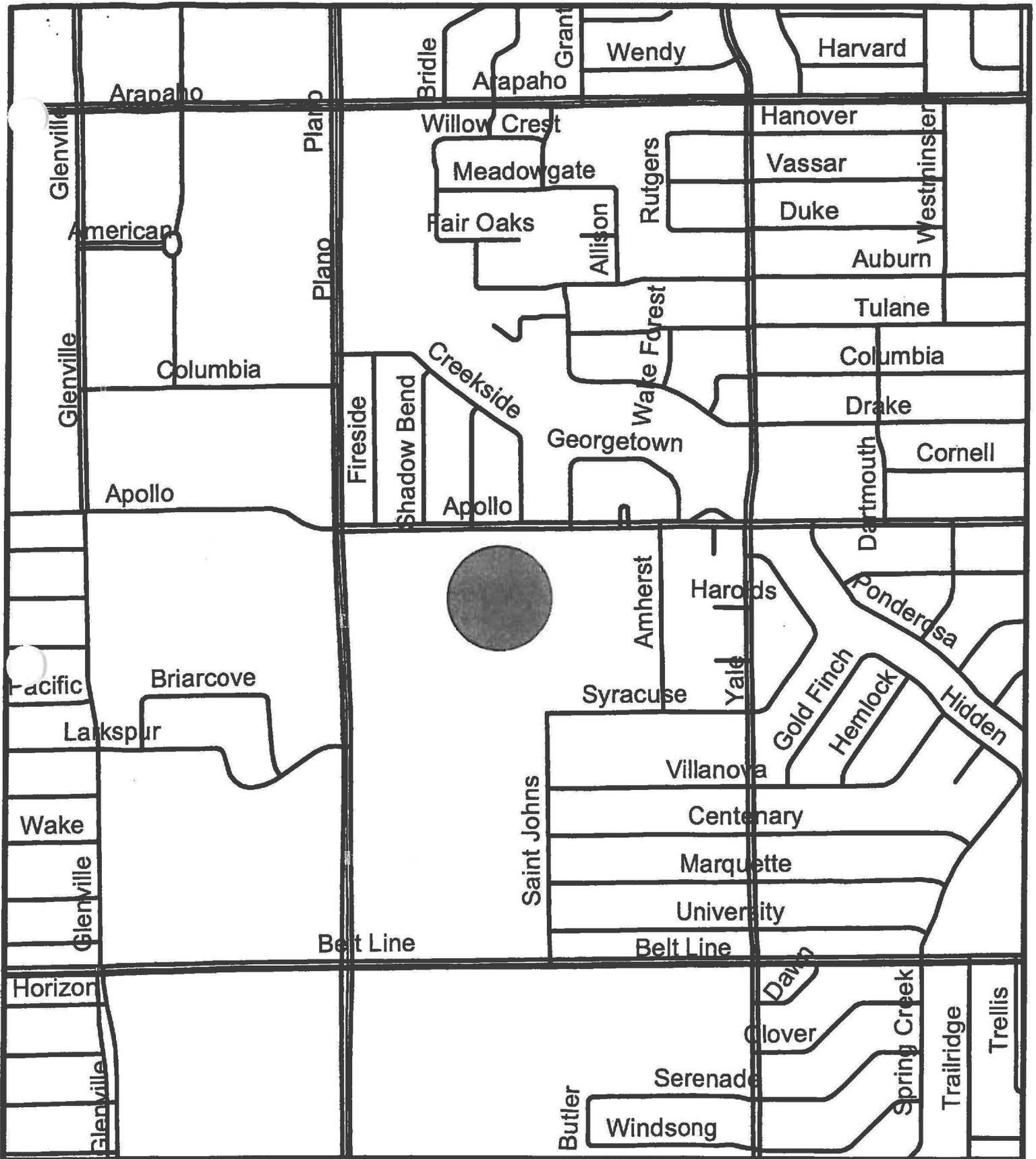
PROPOSED PROJECT SCHEDULE

FIRE STATION #4 – SITE IMPROVEMENTS (HUFFHINES PARK & RISD)

BID #29-11

Agenda Paperwork to Advertise	Friday, March 4, 2011
Council Authorization to Advertise	Monday, March 14, 2011
Plans/Specs Available for Contractors	Tuesday, March 15, 2011
Advertise in Daily Commercial Record	Wednesday, March 16, 2011
Advertise in Daily Commercial Record	Wednesday, March 23, 2011
Pre Bid Meeting (Room 206 - 10:00 a.m.)	Thursday, March 24, 2011
Bids Received & Opened (2:00 open @ 2:30 Room 206)	Tuesday, April 5, 2011
Agenda Paperwork to Award Contract	Friday, April 15, 2011
Council to Award Contract	Monday, April 25, 2011
Pre-Construction Meeting	May 23, 2011
Project Start	June 6, 2011
Project 75 Calendar Days	~August 2011

*Project Manager: Jim Dulac, P.E.
Engineers Estimate: \$725,000
Account #378-8701-585-7524 PB-1002*



**Fire Station No. 4
Site Improvements
(Huffhines Park and RISD)**

 Project Location

CITY OF RICHARDSON

D: Bill Keffler - City Manager
THRU: Kent Pfeil- Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 31-11
DATE: March 9, 2011

Request Council approval to initiate bids for the following:

Hill Streets Rehabilitation
(Hillcrest Avenue/Hillside Avenue/Edgehill Blvd.)

Proposed Council approval date: March 14, 2011
Proposed advertising dates: March 16, 2011 & March 23, 2011
Proposed bid due date: Tuesday, April 5, 2011 – 3:00 p.m.
Proposed bid opening date: Tuesday, April 5, 2011 – 3:30 p.m.
Engineer's estimated total cost: \$642,000
Account: 377-8702-585-7524, Project #SD0639



Pam Kirkland, CPPO, CPPB
Purchasing Manager


Kent Pfeil
Director of Finance

3/9/11
Date

Approved: _____

Bill Keffler
City Manager

Date



MEMO

TO: Bill Keffler, City Manager
THROUGH: Cliff Miller, Assistant City Manager *CEM*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Permission to Advertise Bid #31-11 – Hill Streets Rehabilitation
(Hillcrest Avenue/Hillside Avenue/Edgehill Blvd.)
DATE: March 4, 2011

BACKGROUND INFORMATION:

The asphalt pavement, along Hillcrest Avenue, Hillside Avenue and Edgehill Boulevard from Greenville Avenue to Dorothy Lane, will be rehabilitated. This project consists of recycling the existing asphalt roadway, re-grading the ditches, and replacing the driveway approaches. Recycling the roadway includes removing the top 2" of asphalt, remixing and compacting the remaining asphalt and base, and then overlaying the entire roadway with 2" of new asphalt.

FUNDING:

Funding is provided from Streets & Drainage Account 377-8702-585-7524 Project #SD0639.

SCHEDULE:

Capital Projects Department plans to begin construction for this project early May 2011 and completed by September 2011.

Cc: Henry Drexel, P.E., Senior Project Engineer *HD*

Office\Agenda\Executive\Adv\Hillstreet31-11.doc

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**HILL STREETS REHABILITATION
HILLCREST AVE. / HILLSIDE AVE. / EDGEHILL BLVD.**

BID # 31-11

Sealed Bids addressed to the Purchasing Manager of the City of Richardson, Texas, will be received at the Office of the Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Tuesday at 3:00 p.m. on April 5, 2011**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

This project consists of the removal of approximately 8,728 SY of asphalt and replacement of approximately 7,550 SY of asphaltic street and 2,662 SY of concrete driveway pavement and related sidewalk, concrete curbing, grading, sodding and other miscellaneous appurtenances as shown on the construction documents.

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

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

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

A maximum of One Hundred Twenty (120) calendar days will be allowed for construction.

One set of plans, specifications and Bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, March 15, 2011** upon receipt of a **NON-REFUNDABLE FEE OF Fifty Dollars (\$50.00)** per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A Pre-bid meeting will be held **Tuesday, at 10:00 a.m., March 29, 2011** in the **Capital Projects Conference Room 206**, Richardson Civic Center/City Hall.

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

PROPOSED PROJECT SCHEDULE
HILL STREETS REHABILITATION
(Hillcrest Avenue/Hillside Avenue/Edgehill Blvd.)

BID #31-11

Agenda Paperwork to Advertise	Friday, March 4, 2011
Council Authorization to Advertise	Monday, March 14, 2011
Plans/Specs Available for Contractors	Tuesday, March 15, 2011
Advertise in Daily Commercial Record	Wednesday, March 16, 2011
Advertise in Daily Commercial Record	Wednesday, March 23, 2011
Pre Bid Meeting (Room 206 - 10:00 a.m.)	Tuesday, March 29, 2011
Bids Received & Opened (3:00 open @ 3:30 Room 206)	Tuesday, April 5, 2011
Agenda Paperwork to Award Contract	Friday, April 15, 2011
Council to Award Contract	Monday, April 25, 2011
Pre-Construction Meeting	~ May 2, 2011
Project Start	~ May 9, 2011
Project 120 Calendar Days	~September 2011

Project Manager: Henry Drexel, P.E.

Consultants Engineers Estimate: \$642,000

Account #377-8702-585-7524 Project #SD0639



**HILL STREETS PROJECT
EARLY 2011**



**CITY OF
RICHARDSON
TEXAS**



MEMO

DATE: March 8, 2011
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Competitive Sealed Proposal #901-11 for the 2011 Eastside Concrete Tank Rehabilitation to TMI Coatings, Inc. in the amount of \$486,000

Proposed Date of Award: March 14, 2011

I concur with the recommendation of Joe Travers, Assistant Director of Public Services, and request permission to issue a contract to TMI Coatings, Inc. for the above referenced rehabilitation of the Eastside concrete tank, which includes the base proposal and Alternate 1 for new aluminum tank vents and Alternate 2 for new inlet piper for the adjacent 8,500,000 gallon tank, for a total award of \$486,000.

Competitive sealed proposals were solicited and three responsive proposals were received. The proposals were evaluated by representatives from Public Services and our consultant on criteria related to the proposed contract amount; the qualifications of key personnel; the contractor's experience with similar projects both past and in progress; the quality of the contractor's goods and services; and the reputation of the contractor. As per the attached evaluation by committee member form, it is our recommendation to award to the highest ranking firm, TMI Coatings, Inc. with 93 out of 100 points.

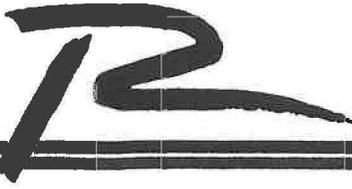
Funding is provided from 2010 Water & Sewer C.O.'s 546-5710-585-7524, Project WS1006 for this expenditure. Eight proposals were solicited and three proposals were received. A pre-proposal conference was held on February 11, 2011.

Concur:


Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Bill Keffler, City Manager

THROUGH: Cliff Miller, Assistant City Manager *[Signature]*

FROM: Jerry Ortega, Director of Public Services *[Signature]*
 Joe Travers, Assistant Director of Public Services

SUBJECT: Award CSP #901-11 to TMI Coatings, Inc.
 2011 Eastside Concrete Tank Rehabilitation

DATE: March 5, 2011

ACTION REQUESTED:
 Council to consider award of CSP #901-11 to TMI Coatings, Inc., for the 2011 Eastside Concrete Tank Rehabilitation for a total amount of \$486,000.

BACKGROUND INFORMATION:
 On February 22, 2011, Public Services Department opened proposals for the subject project. The attached tabulation certifies that TMI Coatings, Inc., was the top ranked proposer with a proposal of \$486,000.

The Competitive Sealed Proposal (CSP) Committee met and after compiling independent scoring of all contractor CSP submittals for the 2011 Eastside Concrete Tank Rehabilitation determined that TMI Coatings was top ranking. On the basis of the lowest cost of \$486,000, TMI Coatings, Inc., was selected.

\$385,000.00	Proposed Amount
21,000.00	Alternate-New Aluminum Tank Vents
80,000.00	Alternate-New Inlet Piper for adjacent 8,500,000 gallon tank
<u>\$486,000.00</u>	<u>Total Amount</u>

References and financials are not required at this time since TMI has completed two large projects since April of 2009. We recommend awarding this project to TMI Coatings, Inc., in the amount of \$486,000.

Rehabilitation of the 5 million gallon concrete ground storage tank, will include cleaning and coating of interior metal surfaces and exterior metal and concrete surfaces; repair of cracked and spalled concrete; replacement of sealant in exterior roof seams and modifications to interior ladder. The project will also include installation of new overhead inlet pipes on the 5 million and adjacent 8.5 million gallon tanks to meet TCEQ requirements.

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

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

EVALUATION BY COMMITTEE MEMBER - 2 EASTSIDE CONCRETE TANK REHABILITATION

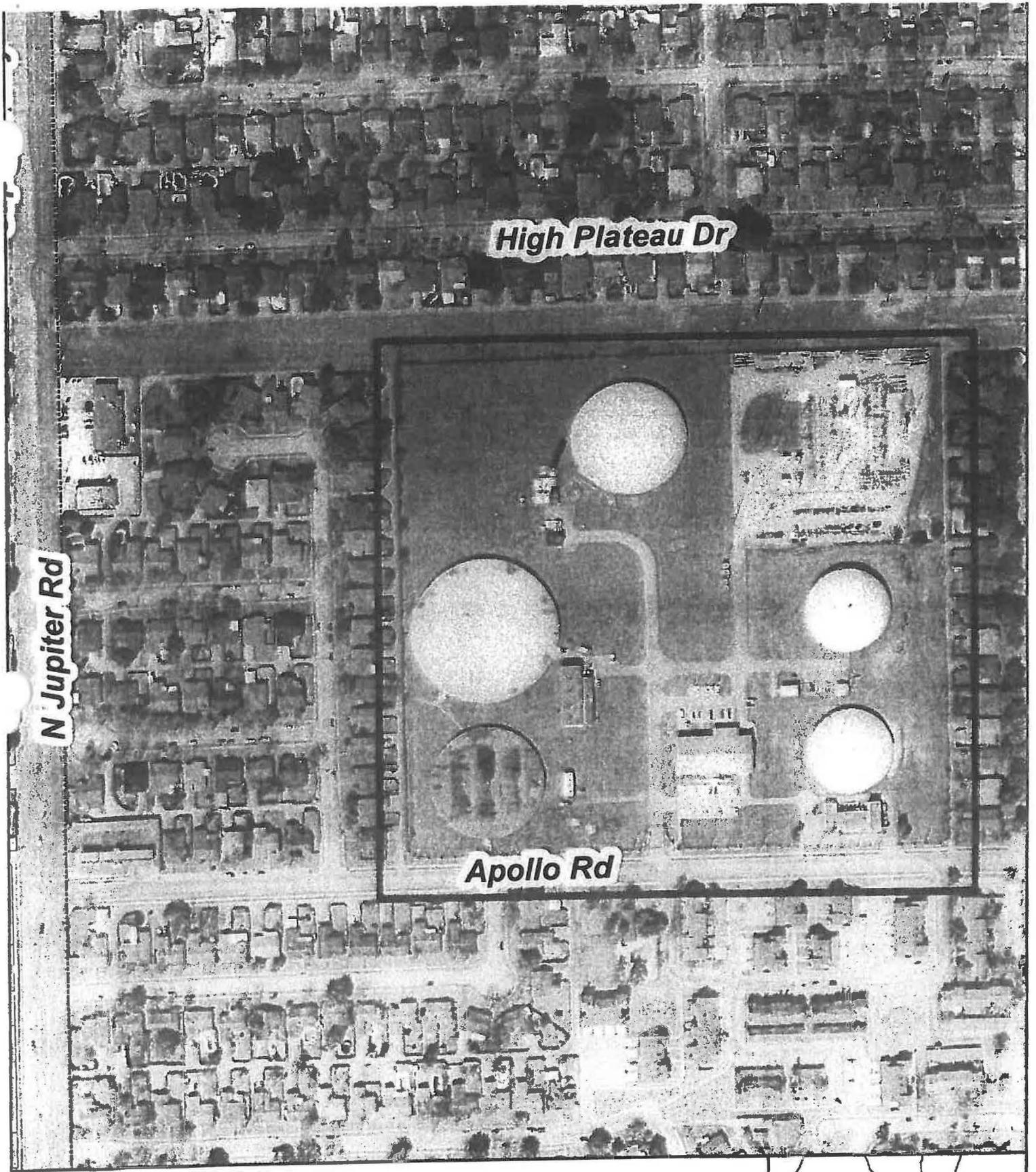
VENDOR & EVALUATION FACTORS	Maximum Points	Committee Member #1	Committee Member #2	Committee Member #3	Committee Member #4	Average Score	Ranking
BAZAN PAINTING COMPANY							
1. Proposed Contract Amount	30	18	26	24	15		
2. Qualifications of Key Personnel	15	14	15	15	15		
3. Similar Project Experience	20	18	20	20	18		
4. Quality of Offeror's Goods & Services	30	25	15	28	30		
5. Reputation of Vendor/Familiarity w/Owner	5	5	5	5	5		
	100	80	81	92	83	84.0	3
CLASSIC PROTECTIVE COATINGS							
1. Proposed Contract Amount	30	18	25	18	22		
2. Qualifications of Key Personnel	15	14	15	15	15		
3. Similar Project Experience	20	18	20	20	20		
4. Quality of Offeror's Goods & Services	30	26	20	27	30		
5. Reputation of Vendor/Familiarity w/Owner	5	5	5	5	5		
	100	81	85	85	92	85.8	2
FMI COATINGS, INC.							
1. Proposed Contract Amount	30	30	28	28	28		
2. Qualifications of Key Personnel	15	14	15	15	15		
3. Similar Project Experience	20	18	20	20	20		
4. Quality of Offeror's Goods & Services	30	24	20	28	29		
5. Reputation of Vendor/Familiarity w/Owner	5	5	5	5	5		
	100	91	88	96	97	93.0	1

EASTSIDE CONCRETE TANK REHABILITATION
CSP NO. 901-11
BID OPEN: TUESDAY, FEBRUARY 22, 2011 @ 2:30 ROOM 206

CONTRACTOR	Addendum <input checked="" type="checkbox"/>	Bid Bond <input checked="" type="checkbox"/>	Total Base Bid	Alternate 1	Alternate 2	Total Base Bid with Alternates 1 & 2
1 <u>TMI Coatings, Inc.</u>	X	X	<u>\$385,000.00</u>	<u>\$21,000.00</u>	<u>\$80,000.00</u>	<u>\$486,000.00</u>
2 <u>Bazan Painting, Co.</u>	X	X	<u>\$429,650.00</u>	<u>\$15,000.00</u>	<u>\$215,150.00</u>	<u>\$659,800.00</u>
3 <u>Classic Protective Coatings</u>	X	X	<u>\$535,050.00</u>	<u>\$29,400.00</u>	<u>\$93,000.00</u>	<u>\$657,450.00</u>

**Consultants Estimate with
Alternates: \$656,000**

Certified By: 
Joe Travers, Assistant Director of Public Services



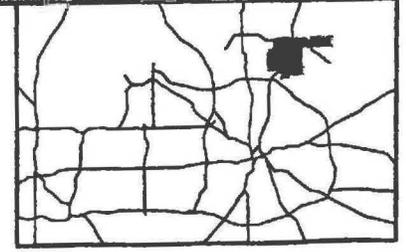
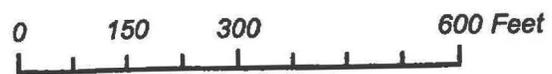
High Plateau Dr

N Jupiter Rd

Apollo Rd



**3306 Apollo Rd
Richardson, Texas**





MEMO

DATE: March 8, 2011
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Competitive Sealed Proposal #902-11 for the 2011 Communication Equipment Shelters & Monopole to Sabre Communications Corporation in the amount of \$262,869, which includes Alternate 1 for the Shiloh Pump Station site with monopole

Proposed Date of Award: March 14, 2011

I concur with the recommendation of Steve Graves – Chief Information Officer, and request permission to issue a contract to Sabre Communications Corporation for the above referenced communication equipment shelters and monopole, which includes the base proposal and Alternate 1 for a shelter and monopole at the Shiloh site, for a total award of \$262,869.

Three competitive sealed proposals were solicited and two responsive proposals were received. The proposals were evaluated by representatives from Information Services on criteria related to the technical compliance with the CSP requirements; the total proposed cost; the experience and qualifications of the proposed project team with projects of similar size and type; the demonstrated ability to schedule, implement, and manage the project; and the location of the business in relation to the project site. As per the attached evaluation by committee member form, it is our recommendation to award to the highest ranking firm, Sabre Communications Corporation with 95 out of 100 points.

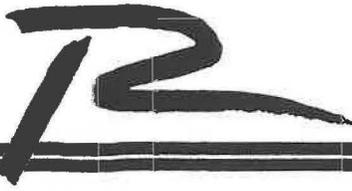
Funding is provided from the account 230-0540-581-7401, Project #IS-1002, Water & Sewer Utility account 546-0540-581-7401, Project #IS-1002, and the Solid Waste account 592-0540-581-7401, Project #IS-1002. Eight proposals were solicited and three proposals were received. A pre-proposal conference was held on February 11, 2011.

Concur:


Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Bill Keffler, City Manager

THROUGH: Michelle Thames, Assistant City Manager *mt*

FROM: Steve Graves, Chief Information Office *SG*
 Kevin Sims, Manager of LAN/WAN *KS*

SUBJECT: Award CSP #902-11 to Sabre Communications Corp.
 Communication Equipment Shelters and Monopole

DATE: March 5, 2011

ACTION REQUESTED:

Council to consider award of CSP #902-11 to Sabre Communications Corp., for the Communication Equipment Shelters and Monopole for a total amount of \$262,869 including Base Proposal and Alternate 1.

BACKGROUND INFORMATION:

On March 4, 2011, Information Services Department opened proposals for the subject project. The base proposal includes installation of communication equipment shelters at the Holly and Centennial water tower sites. Alternate 1 consists of equipment shelter and monopole at the Shiloh Pump Station. Alternate 2 consist of equipment shelter at the Renner water tower site. The attached tabulation certifies that Sabre Communications Corp., was the top ranked proposer with a proposal of \$262,869 including Base Proposal and Alternate 1.

The Competitive Sealed Proposal (CSP) Committee met and after compiling independent scoring of all contractors CSP submittals for the Communication Equipment Shelters and Monopole determined that Sabre Communications was top ranking. On the basis of the establish selection criteria and cost of \$262,869.00 Sabre Communications Corp, was selected.

\$140,863.00	Base Proposal (Holly and Centennial Water Tower Sites)
<u>122,006.00</u>	<u>Alternate #1 (Shiloh Site with Monopole)</u>
\$262,869.00	Total Amount

Staff as well as the Finance Department have reviewed Sabre's financials and references and believe this company is in a financial position to perform the work. We recommend awarding this project to Sabre Communications Corp., in the amount of \$262,869.

Equipment installations at each will include communications equipment, equipment shelter, shelter foundation, foundation design, HVAC equipment, electrical systems and lighting and appurtenances. The Shiloh Pump Station Site alternative also includes the installation of a 180-foot tall monopole, monopole design, monopole foundation, ice bridge, and related items.

FUNDING:

Funding is provided from account #230-0540-581-7401 Project #IS-1002, Water & Sewer Utility, Account #546-0540-581-7401 Project #IS-1002, and Solid Waste, Account #592-0540-581-7401 Project #IS-1002.

SCHEDULE:

Information Services anticipates this project to begin construction in April 2011 and be completed by June 2011.

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COMMUNICATION EQUIPMENT SHELTERS & MONOPOLE

CSP NO. 902-11

FRIDAY, MARCH 4, 2011 @ 10:30

Evaluation Criteria:	Maximum Awardable Points	Sabre Communications Corp	AmChel Communication:
Technical compliance with the requirements stated in this request for Competitive Sealed Proposals	25	25	15
Total proposed cost of the Project.	25	25	18
Experience and qualifications of the proposed Project team with projects of similar size and type to the Project.	20	20	17
Demonstrated ability to schedule, implement, and manage the Project in an expeditious manner.	20	20	15
Location of business in relation to the Project site and City of Richardson.	5	0	5
Attendance at pre-proposal conference	5	5	5
Total Possible Points	100	95	75

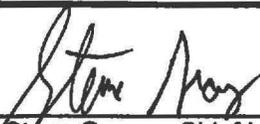
Base Proposal: Holly and Centennial Water Tower Sites	Sabre Communications Corp	AmChel Communications
Mobilization	\$2,888.00	\$500.00
Furnish & Install 9' x 15' Communications Equipment at Holly Drive Water Tower Site	\$54,608.00	\$54,375.00
Furnish & Install 10' x 20' Communication Equipment Shelter at Centennial Water Tower Site	\$58,717.00	\$62,825.00
Engineering Design by Licensed Professional Engineer(s) (Texas)	\$4,650.00	\$27,350.00
Construction Contingency	\$20,000.00	\$20,000.00
Base Proposal Total	\$140,863.00	\$165,050.00
Contractors Base Proposal Total	\$133,325.00	SAME

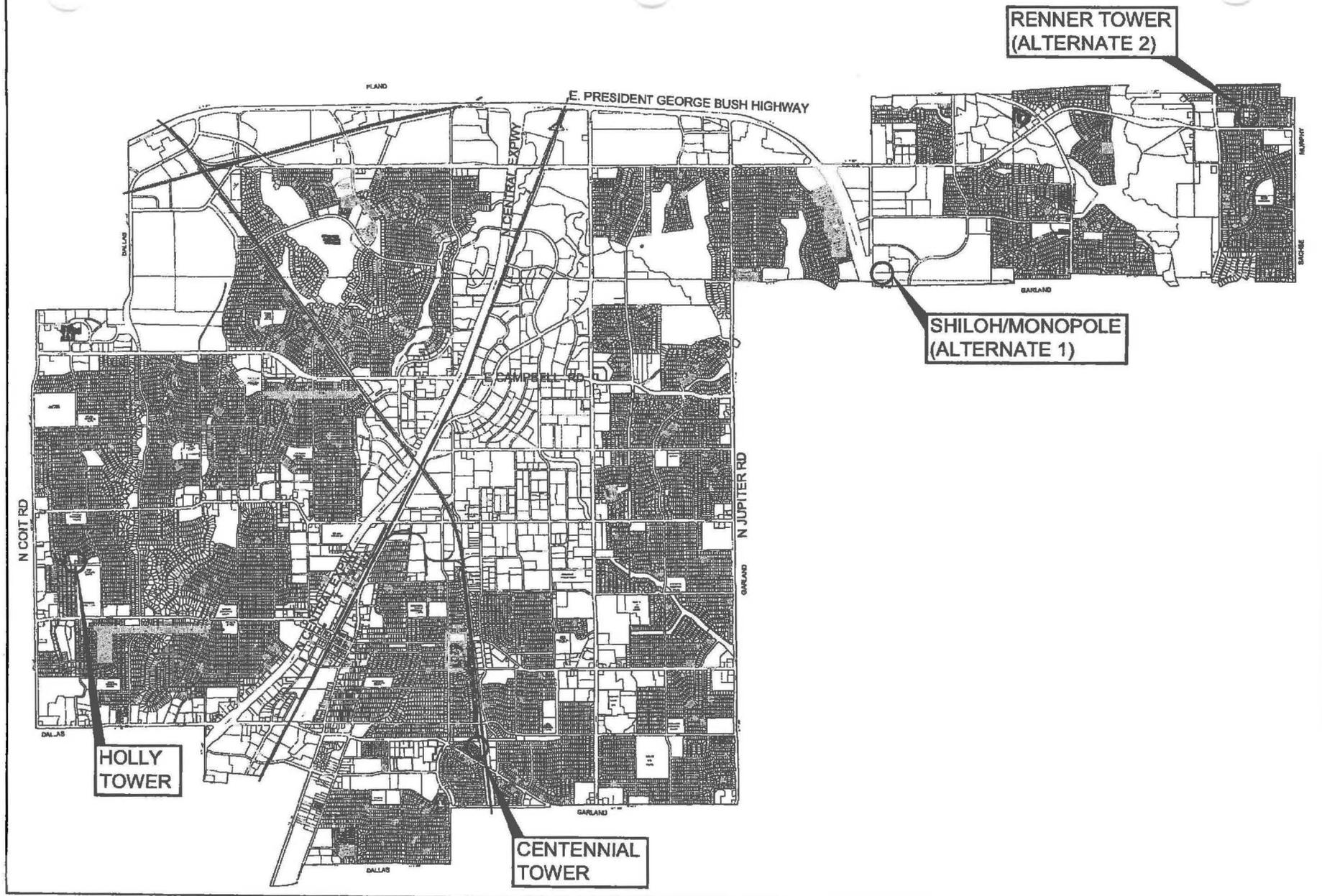
Alternate 1: Shiloh Site with Monopole		
Furnish & Install 10' x 20' Communication Equipment Shelter at Shiloh Rd Pump Staging Site	\$52,442.00	\$65,575.00
Furnish & Install 180' Galvanized Steel Self Supporting Monopole Structure	\$67,239.00	\$84,125.00
Engineering Design by Licensed Professional Engineer(s) (Texas)	\$2,325.00	\$19,500.00
Base Proposal Total	\$122,006.00	\$169,200.00
Contractors Base Proposal Total	\$122,003.00	SAME

Alternate 2: Renner Water Tower Site		
Furnish & Install 10' x 20' Communication Equipment Shelter at Renner Water Tower Site	\$62,825.00	\$55,377.00
Engineering Design by Licensed Professional Engineer(s) (Texas)	\$15,275.00	\$2,325.00
Base Proposal Total	\$78,100.00	\$57,702.00
Contractors Base Proposal Total	SAME	SAME

Base with Alternate 1	\$262,869.00	\$334,250.00
Base with Alternate 2	\$218,963.00	\$222,752.00
Base with Alternates 1 & 2	\$340,969.00	\$391,952.00

Consultants Engineers Estimate: \$210,000
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Certified By: 
Steve Graves, Chief Information Officer



**COMMUNICATION EQUIPMENT
SHELTER SITES CSP #902-11
FEBRUARY 2011**





MEMO

DATE: March 7, 2011

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager
Bill Morgan for

SUBJECT: Award of Request for Qualifications #2011-1 for construction manager at risk preconstruction services to Hill & Wilkinson General Contractors for the Heights Recreation Center/Aquatics Center & Gymnastics Center

Proposed Date of Award: March 14, 2011

I concur with the recommendation of David Morgan – Assistant City Manager and request permission to enter into a preconstruction services agreement with Hill & Wilkinson General Contractors for construction manager at risk services for the above referenced project in the amount of \$20,000.

Ten proposals were received from Byrne Construction Services, Cadence McShane Construction, CORE Construction, Hill & Wilkinson General Contractors, Hunt Construction Group, Journeyman Construction, Manhattan Construction Company, McCarthy Building Companies, Inc., Pogue Construction and Rogers-O'Brien Construction. The proposals were evaluated by representatives from the City Manager's Office, Parks & Recreation, Engineering, Purchasing, Brinkley Sargent Architects and Tin Star Services on criteria related to relevant company and proposed project team experience and expertise, ability to establish budgets and control costs, ability to meet schedules, knowledge of current construction methodologies, technologies and best practices and fee structure.

Four firms were selected for interviews and Hill & Wilkinson General Contractors was chosen as the top ranked firm.

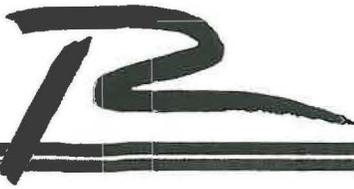
Funding is provided from account 378-8704-585-7524, Project PK1011.

Concur:


Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Bill Keffler, City Manager

THROUGH: David Morgan, Assistant City Manager 

FROM: Michael Massey, Director of Parks and Recreation 

SUBJECT: CMAR-Heights Recreation Center/Aquatics Facility & Gymnastics Center

DATE: March 8, 2011

ACTION REQUESTED:

Council to consider approval of Request for Qualifications (RFQ) #2011-1 Construction Manager-at-Risk (CMAR) to Hill and Wilkinson General Contractors for the Heights Park Recreation Center and Aquatic Center and Gymnastics Center and authorization of preconstruction services in the amount of \$20,000.

BACKGROUND INFORMATION:

The project is composed of preconstruction services for improvements to be located on two different sites. The Gymnastics Center is located at the southeast corner of Arapaho Road and Grove Road. A one level Gymnastics Center of approximately 16,000 square feet plus parking will be placed on this project. The Gymnastics Center will be LEED Certified.

The Heights Park Recreation Center and Aquatic Center is located at the southwest corner of Arapaho Road and Floyd Road and is currently occupied by a recreation center and pool which will be demolished as part of this contract. In its place an approximate 25,000 square foot Recreation Center will be located and an outdoor leisure pool of approximately 10,000 square foot water surface area with supporting bathhouse and mechanical area. The Recreation Center will be LEED Certified with Silver level being sought.

FUNDING:

Funding is provided from 2010 G.O. Parks Account 378-8704-585-7524 Project PK1011.

SCHEDULE:

Parks and Recreation plans to begin work for this project March 2011 with preconstruction services completed by January 2012.

Cc: Roger Scott, Assistant Director of Parks & Recreation
Cliff Goff, Tin Star
Office\Agenda Reports\Executive\CMAR Heights



MEMO

DATE: March 8, 2011

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Change Order to increase purchase order 110158 to Classic Protective Coatings, Inc. for the installation of an equipment rail on the roof of Centennial tower and for the touch-up coating on the interior and exterior damaged by the railing installation in the amount of \$70,000

Proposed Date of Award: March 14, 2011

I concur with the recommendation of Joe Travers – Assistant Director of Public Services, and request permission to increase the above referenced purchase order in the amount of \$70,000, as outlined in Mr. Travers attached memo.

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

Funding for the additional services is available in account 546-5710-585-7524, Project WS1015.

Concur:

Kent Pfeil

Kent Pfeil

Approved:

Bill Keffler

ATTACHMENTS

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



MEMO

TO: Pam Kirkland, Purchasing Manager

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

SUBJECT: Change Order #1 to Increase Purchase Order #110158
 Classic Protective Coatings, Inc. – Lockwood Tower Rehabilitation Project

DATE: March 3, 2011

ACTION REQUESTED:

Please process change order #1 to increase Purchase Order #110158.

ACCOUNT SUMMARY:

Original Purchase Order	\$494,530.00
Change Order #1	70,000.00
Total Authorized Contract Amount	<u>\$564,530.00</u>

BACKGROUND INFORMATION:

The change order includes the installation of an equipment rail on the roof of the Centennial Tower and touch-up coating on the interior and exterior damaged by the railing installation. Classic Protective Coatings is currently completing a rehab of the Lockwood Tower and is available to start this work immediately upon authorization. Following discussions with Tank Industry Consultants, staff we have determined the cost is reasonable based on the scope of work.

This rail is necessary for mounting communications equipment on the Centennial Tower to be used by Information Services to support the Public Safety Radio System and Utility Security System.

FUNDING INFORMATION:

Funding is provided from Water & Sewer account 546-5710-585-7524 project WS1015.

If you have any questions, or need any additional information, please let me know.

APPROVED

Bill Keffler, City Manager



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



Meeting Date: Monday, March 14, 2011

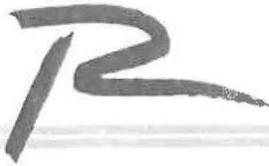
Agenda Item: Review and Discuss Item Listed on the City Council Meeting Agenda

Staff Resource: Bill Keffler, City Manager

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

Board/Commission Action: Various, if applicable.

Action Proposed: No action will be taken.



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



Worksession Meeting Date: Monday, March 14, 2011

Agenda Item: Review and Discuss the Texas Municipal Library Directors Association – Achievement of Excellence in Libraries Award

Staff Resource: Steve Benson, Director of Library Services

Summary: This annual award is given by the Texas Municipal Library Directors Association to libraries that demonstrate their service excellence through the attainment of ten service criteria. The Richardson Public Library has once again received this award. City Staff will provide an overview of the awards program.

Board/Commission Action: N/A

Action Proposed: Review and Discuss the Texas Municipal Library Directors Association – Achievement of Excellence in Libraries Award



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



City Council Meeting Date:

Monday, March 14, 2011

Agenda Item:

Review and Discuss the Home Improvement Incentive Program

Staff Resource:

Don Magner, Director of Neighborhood Services

Summary:

An update on the Home Improvement Incentive Program will be presented. In addition to discussing how the program is administered, an overview of the applications received, description of project locations and types, and estimate of the total reinvestment will be covered.

Board/Commission Action:

N/A

Action Proposed:

No action will be taken.



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



Worksession Meeting Date: Monday, March 14, 2011

Agenda Item: 2011 Texas Legislative Session Update

Staff Resource: E.A. Hoppe, Assistant to the City Manager

Summary: The City Council will review and discuss the 2011 City of Richardson Legislative Agenda and the 82nd Texas Legislative Session.

Board/Commission Action: N/A

Action Proposed: Review and discuss



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



Meeting Date: Monday, March 14, 2011

Agenda Item: Items of Community Interest

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will have an opportunity to address items of community interest, including:

Expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City of Richardson or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after the posting of the agenda.

Board/Commission Action: NA

Action Proposed: No action will be taken.



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



Meeting Date: Monday, March 14, 2011

Agenda Item: Executive Session

Staff Resource: Bill Keffler, City Manager

Summary: The Council will convene into a closed session in compliance with Texas Government Code Section 551.074 – Personnel to discuss appointment of Municipal Court Alternate/Assistant Judge.

Board/Commission Action: N/A

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