

**RICHARDSON CITY COUNCIL**  
**JULY 23, 2012**  
**7:30 P.M.**  
**CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

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1. **INVOCATION – SCOTT DUNN**
  2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN**
  3. **MINUTES OF THE JULY 9, 2012 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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**PUBLIC HEARING ITEMS:**

5. PUBLIC HEARING, ZONING FILE 12-08: A REQUEST BY JOHN B. WATSON, REPRESENTING FIREBRAND PROPERTIES, LP, TO REVOKE A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE AND APPROVAL OF A NEW SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE WITH MODIFIED DEVELOPMENT STANDARDS TO BE LOCATED AT 177 W. CAMPBELL ROAD (SOUTH SIDE OF CAMPBELL ROAD, WEST OF CENTRAL EXPRESSWAY). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.

*ACTION TAKEN:*

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

6. CONSENT AGENDA:
  - A. CONSIDER RESOLUTION NO. 12-14, APPOINTING BRUCE ARFSTEN AS ALTERNATE TO THE AGGREGATED POSITION OF REPRESENTATIVE TO THE REGIONAL TRANSPORTATION COUNCIL OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, WHICH FRACTIONAL ALLOCATION MEMBERSHIP IS SHARED WITH THE TOWN OF ADDISON, AND THE CITIES OF MURPHY, SACHSE, AND WYLIE.
  - B. CONSIDER ADVERTISEMENT OF THE FOLLOWING BIDS:
    1. BID #50-12 – PEDESTRIAN BRIDGE AT BRECKINRIDGE PARK (BECK BRANCH). BIDS TO BE RECEIVED BY FRIDAY, AUGUST 10, 2012 AT 2:00 P.M.
    2. BID #52-12 – 2010 ALLEY RECONSTRUCTION PHASE IV (SHANNON LANE, ARVADA DRIVE, AND MERRIE CIRCLE. BIDS TO BE RECEIVED BY WEDNESDAY, AUGUST 15, 2012 AT 2:00 P.M.
    3. BID #54-12 – DEBRIS REMOVAL AND VEGETATION MANAGEMENT-WEST FORK OF COTTONWOOD CREEK. BIDS TO BE RECEIVED BY THURSDAY, AUGUST 9, 2012 AT 2:00 P.M.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #38-12 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO HELENA CHEMICAL COMPANY (PRIMARY CONTRACTOR) AND WINFIELD SOLUTIONS (SECONDARY CONTRACTOR) FOR HERBICIDES, INSECTICIDES, AND CHEMICALS PURSUANT TO UNIT PRICES STIPULATED IN THE BID.
2. BID #51-12 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO AUSTIN TURF & TRACTOR FOR A HEAVY DUTY UTILITY VEHICLE AND A TURF SWEEPER IN THE AMOUNT OF \$29,891.56 AND TO PROFESSIONAL TURF PRODUCTS, L.P. FOR A GREENSMOWER IN THE AMOUNT OF \$27,235.51 THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #373-11 FOR THE SHERRILL PARK GOLF COURSE FOR A TOTAL EXPENDITURE OF \$57,127.07.

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7. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE JULY 11, 2012, MEETING.

ACTION TAKEN:

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THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, JULY 23, 2012, 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. Receive and Discuss a report concerning the petition submitted to City Secretary on July 5, 2012 requesting the City Council to call an election to consider amendments to the City Charter to Provide for the Direct Election of the Mayor
- C. Review and Discuss the West Spring Valley Road Rehab Project
- D. Review and Discuss the 2012 Corporate Challenge Program
- E. Review and Discuss the Baseball League and Tournament Activity in Richardson
- F. Report on Items of Community Interest

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JULY 20, 2012, BY 5:00 P.M.

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DEPUTY CITY SECRETARY

**MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL**  
**July 9, 2012**  
**City of Richardson, Texas**

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, July 9, 2012 with a quorum of said Council present, to-wit:

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

City staff present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Vickie Schmid	Deputy City Secretary
Michael Spicer	Director of Development Services
Dave Carter	Assistant Director of Development Services – Traffic & Transportation
Michael Titus	Transportation Engineering Manager
Michael Massey	Director of Parks and Recreation

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1. **INVOCATION – MARK SOLOMON**
  2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON**
  3. **MINUTES OF THE JUNE 25, 2012 REGULAR MEETING AND JUNE 25, 2012 SPECIAL MEETING**

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

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

None.

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5. **CONSIDER THE REQUEST OF ERNEST WARNOCK, ON BEHALF OF EE WARNOCK AND ASSOCIATES, FOR APPROVAL OF A CONCEPT PLAN FOR A PARKING LOT INCLUDING AN EXCEPTION TO ALLOW OFF-SITE PARKING FOR**

**THE SARA GROCERY AND BAKERY. THE SITE IS LOCATED AT 808 S. SHERMAN STREET WITHIN THE SPRING VALLEY STATION PLANNED DEVELOPMENT ZONING DISTRICT.**

Mr. Johnson stated that Sara Grocery and Bakery had operated at its current location for approximately fifteen years. Due to the growth of the business, on-site parking is no longer adequate. He said the applicant intends to supply additional parking on an adjacent lot to the south on Sherman Street, which triggered the need for approval of a revised Concept Plan and exceptions to development standards. Mr. Johnson noted that the City Plan Commission approved the request on June 19. He asked Michael Spicer to brief the Council.

Mr. Spicer stated that the subject property was located at 808 S. Sherman Street and was within the Spring Valley Station Planned Development Zoning District. He pointed out that the site was immediately adjacent to the existing Sara Grocery and Bakery. Mr. Spicer said the existing office warehouse building would be demolished to accommodate the proposed surface parking. He noted that the Spring Valley Station PD provides that the City Council may consider exceptions to the development standards if it finds that such exceptions permit reasonable development and improvement of property, substantially serves the public convenience and welfare, and does not adversely affect neighboring properties. Parking is among the range of eligible standards to which an exception may be granted. Mr. Spicer advised that the Spring Valley Station PD called for a two-step approval process: (1) approval of the Concept Plan by the Council and (2) approval of Development Plans by the City Plan Commission. Mr. Spicer explained that 93 parking spaces are required for Sara Grocery and Bakery; 27 parking spaces are provided on site and 66 are proposed on the adjacent lot. He noted that landscaping, enhanced paving and street furniture would be included in the amenity zone and setback areas. Mr. Spicer reiterated that the City Plan Commission had recommended approved of the request on June 19, 2012.

In response to a question from Council, Mr. Ernest Warnock, AIA, EE Warnock & Associates, 2834 Sunny Hill Lane, Dallas, stated that demolition would began as soon as the approval process was complete. In response to a question regarding alley access, Mr. Spicer confirmed that alley access would be provided and would be beneficial to the site and the surrounding area.

**ACTION TAKEN:** Mr. Omar made a motion to approve the request by Ernest Warnock; second by Ms. Maczka and the motion was approved with a unanimous vote.

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**6. CONSIDER ORDINANCE NO. 3871 AMENDING CHAPTER 2, ARTICLE II OF THE CODE OF ORDINANCES TO ESTABLISH CITY COUNCIL DISTRICTS.**

**ACTION TAKEN:** Mr. Mitchell made a motion to approve Ordinance No. 3871; second by Mr. Dunn. Mr. Omar noted that his concerns regarding potential growth areas in District 4 as reflected in Option 2A still stand. The motion was approved with a unanimous vote.

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Mr. Johnson acknowledged the appointment of David Morgan as Deputy City Manager and recognized Mr. Morgan's family who were in attendance. He expressed his appreciation for Mr. Morgan's 14 years of service and his excitement regarding the appointment.

Mayor Townsend announced that Council would reconvene in Work Session in the Richardson Room and adjourned the business meeting at 7:48 p.m.

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MAYOR

ATTEST:

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DEPUTY CITY SECRETARY



City of Richardson  
City Council Meeting  
Agenda Item Summary



**Meeting Date:**

Monday, July 23, 2012

**Agenda Item:**

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

**Staff Resource:**

Vickie Schmid, Deputy City Secretary

**Summary:**

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

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

**Board/Commission Action:**

N/A

**Action Proposed:**

Receive comments by visitors.



# MEMO

**DATE:** July 19, 2012  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 12-08 – Burger King Drive-thru Restaurant – 177 W. Campbell Road

## REQUEST

John B. Watson, Firebrand Properties LP, is requesting revocation of an existing Special Permit for a restaurant with drive-through service (Ordinance Number 2471-A) and approval of a new Special Permit for a restaurant with drive-through service with modified development standards. The 0.83-acre site, located on the south side of Campbell Road, west of Central Expressway is zoned LR-M(2) Local Retail.

## BACKGROUND

The existing 5,100-square foot restaurant was developed in 1985 in accordance with the approved Special Permit. The applicant intends to replace the existing restaurant with a new 3,068-square foot Burger King Restaurant with drive-through service. A new Special Permit is required since the proposed concept plan does not conform to the existing Special Permit's concept plan.

The proposed concept plan did not depict the minimum 10-foot landscape buffer along Campbell Road required per the City's Landscaping Policy. Although twelve (12) feet of landscaped area exists between the curb and the proposed parking along Campbell Road; approximately 10.5 feet of the landscape area is within the right-of-way and does not satisfy the buffer requirement. The Commission recommended approval of the request subject to the landscape buffer being increased to a minimum of three (3) feet to eliminate a parked vehicle's encroachment into the right-of-way.

The proposed drive-thru restaurant, constructed of brick and stone with ceramic tiles, stucco and metal accent materials exceeds the City's minimum masonry requirements. The building elevations depict an illuminated band on the east, north, and west sides of the building. If approved, the Council would be approving the illuminated band along the top of the building, with the copy signage on the building remaining part of Community Service's approval process.

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

## PLAN COMMISSION RECOMMENDATION

The City Plan Commission, on a vote of 4-2 (Commissioners Linn and Maxwell opposed), recommended approval of the request subject to the attached special conditions which includes the minimum 3-foot landscape buffer requirement along Campbell Road. The proposed concept plan has been revised by the applicant to reflect the 3-foot wide landscape buffer along Campbell Road.

## ATTACHMENTS

Special Conditions  
CC Public Hearing Notice  
City Plan Commission Minutes 07-03-2012  
Staff Report  
Zoning Map  
Aerial Map  
Oblique Aerial Looking South

Zoning Exhibit (Exhibit "B")  
Building Elevations (Exhibits "C-1" & "C-2")  
Site Photos (Exhibits "D-1" through "D-3")  
Applicant's Statement  
Notice of Public Hearing  
Notification List

## **ZF 12-08 Special Conditions**

1. Ordinance 2471-A shall be repealed.
2. A restaurant with drive-through service shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
3. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit "B") and building elevations (Exhibit "C-1" and "C-2").
4. A minimum 3-foot landscape buffer, located on the subject property, shall be provided along Campbell Road.

**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, July 23, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

**Zoning File 12-08**

A request by John B. Watson, representing Firebrand Properties, LP, to revoke a Special Permit for a restaurant with drive-thru service and approval of a new Special Permit for a restaurant with drive-thru service with modified development standards on a 0.83 acre lot located at 177 W. Campbell Road (south of Campbell Road, west of Central Expressway). The property is 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  
Vickie Schmid, Deputy City Secretary

**EXCERPT  
CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES - JULY 3, 2012**

**Zoning File 12-08 Burger King:** Consider and take necessary action on a request by John B. Watson, representing Firebrand Properties, LP, to revoke a Special Permit for a restaurant with drive-thru service and approval of a new Special Permit for a restaurant with drive-thru service with modified development standards on a 0.83-acre lot located on the south side of Campbell Road, west of Central Expressway. The property is currently zoned LR-M(2) Local Retail.

Mr. Shacklett stated the applicant was requesting a Special Permit for a restaurant with drive-thru service at 177 W. Campbell Road, as well as requesting to revoke existing Ordinance 2471-A, which was also for a restaurant with drive-thru service. He added that the applicant was proposing to demolish the existing 5,100 square foot Burger King restaurant and construct a smaller, 3,068 square foot Burger King along the east side of the property.

Mr. Shacklett pointed out that the ten parking spaces along Campbell Road were additional spaces and not required by City Code because the site will have sufficient parking. He added that the eighteen inches of landscape buffer between the front of the parking space and the property line did not meet the City's Landscaping Policy of a minimum 10-foot landscape buffer along street frontages, and that the applicant was not proposing to make any changes to the existing landscape buffer.

Mr. Shacklett noted the area at the back of the sidewalk, the right-of-way, will be planted with shrubs, ornamental trees, and canopy trees, which will make it appear larger than it is; however, because the area is a right-of-way it could possibly be removed if any utility or street work was required and for that reason should be not counted towards the applicant's landscaping percentage.

Regarding the building elevations, Mr. Shacklett noted that building would be constructed of 95% masonry utilizing a combination of brick and stone with ceramic tile and metal accents. He added that the new building would have the main entrance facing west and not north towards Campbell Road.

Mr. Shacklett concluded his presentation by asking the Commission to include the special conditions listed in their agenda packet if they recommended approval of the applicant's request.

Commissioner Maxwell asked what the rectangular object was on the west side elevation and did it come under the purview of the Commission.

Mr. Shacklett replied the rectangle would be a sign board that would come under the purview of the City's Community Services Department; however, the acrylic light band that wraps three sides of the building would be within the Commission's purview.

Commissioner Bright asked if the City had required the Starbucks/Potbelly's store at the southwest corner of Campbell Road and Central Expressway to add a 12-foot landscape buffer. He also wanted to know if the Commission approved the current and the landscaping was taken out or the street widened, would the applicant be required to replace it.

Mr. Shacklett stated the 12-foot landscape buffer at Starbucks had been required by the City.

Regarding the current landscaping, Mr. Shacklett stated that if the street was widened and everything on the subject property was moved back 10 feet, there would be a 5-foot parkway strip, a sidewalk, and then eighteen to thirty inches of landscaping, but the applicant would not be required to replant anything that was taken out.

Commissioner Linn asked if the 10-foot landscape buffer would come up to the area of the fire lane.

Mr. Shacklett replied that a 10-foot buffer would put it approximately half-way back towards the fire lane and allow parallel parking in that area.

Commissioner Bouvier asked if the pass through lane on the drive-thru was a City requirement.

Mr. Shacklett said the pass through lane was not a City requirement, but the City had been asking drive-thru restaurants to provide the lane if possible.

Chairman Gantt asked why the lighted acrylic band was not on all four sides of the building and what color light would be used in the band.

Mr. Shacklett replied the band was not on the south side because that would be where the roof ladder and utility boxes would be located. He added the band would be red in color.

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

Mr. John Watson, Director of Real Estate for Sun Holdings, parent company of Firebrand Properties, 3318 Forest Lane, Dallas, Texas, stated the Burger King restaurant has been at 177 W. Campbell Road since 1985 and they wanted to continue to have a presence in the City. He added that the proposed building would be far superior, architecturally, to the existing structure with the elements of brick, stone, tile, and metal accents.

Mr. Watson acknowledged there had been much discussion about the frontage along Campbell Road, but wanted to point out that the percentage of landscaping required on the property was 7% and, as proposed, the percentage was 15%. He felt that the existing landscaping along Campbell Road was very appealing and suggested the Commission should consider a variance regarding that area.

Regarding the number of parking spaces, Mr. Watson pointed out there are currently fourteen spaces along Campbell Road and, at the request of the staff, that number had been reduced to ten spaces. He added that the staff was suggesting a further reduction; however, corporate Burger King was adamant that those ten spaces remain along the frontage with Campbell Road.

Commissioner Maxwell asked how many customers could be seated in the new building.

Mr. Watson replied that he believed the restaurant would seat 80 people.

Commissioner Bright asked staff if a 2 to 3-foot extension to the landscape area reduced the size of the parking spaces along Campbell Road.

Mr. Shacklett replied the existing landscape area was 12 to 18 inches, and another 18 to 24 inches would be agreeable, but that option was never discussed with the applicant as staff focused on the 10-foot buffer. He indicated that once staff realized the applicant did not want to abide by the 10-foot buffer request, it was then that the staff included the 3-foot buffer in the special conditions.

Commissioner Bright asked the applicant if the 3-foot buffer would be something they would consider.

Mr. Watson replied that Burger King corporate was fairly adamant on maintaining the current design regarding the parking spaces and asked the Commission to leave the spaces in their current configuration.

Vice Chair Hand asked the applicant if they would be leaving the paving at the edge "as is."

Mr. Watson replied that they would be required to replace all the asphalt with concrete.

Mr. Matthew Thomas, Thomas Engineering, 4604 Bill Simmons, Colleyville, Texas, representing Sun Holdings and Burger King corporate, explained that Burger King was attempting to improve their corporate image by making their restaurants more modern and comfortable so they were being very specific on what they wanted on the site. He added that the corporate office was requiring 20-foot long parking spaces, as well as 24-foot wide aisles, which were the reasons for their proposal.

Commissioner Bouvier asked if Mr. Thomas had designed many Burger Kings, and did he know how many of those restaurants were parked at a ratio of 1:75 as opposed to 1:100.

Mr. Thomas replied that they usually try to do at least 20% more than the minimum unless there is not enough space. He explained there is a site in Dallas with a 2,300 square foot restaurant where the corporate office is purchasing a piece of property across an alley easement to accommodate more parking.

Vice Chair Hand asked if there would be an interior play area for the restaurant and if it was a Burger King standard that the parking would be 18 inches off the property line.

Mr. Thomas replied they would not have an interior play area, but would have a WIFI café available to encourage people to stay longer.

Regarding the location of the parking, Mr. Thomas stated it was not the Burger King standard, but the configuration of the site was the problem; most sites are long and narrow and if the escape lane was not required, and the fire easement was not dedicated, the whole site plan could be moved back.

Vice Chair Hand asked the applicant if there was no existing curb would he have chosen to put the curb on the property line.

Mr. Thomas replied they typically add landscaping to make their sites more appealing, but at this particular site they were limited as to what they could do.

Chairman Gantt asked if the 12 parking spaces along the western property line were 16 feet, and, if so, why was the corporate office willing to agree to the shorter spaces in that area and not along Campbell Road.

Mr. Thomas replied Burger King corporate viewed the parking spaces on the western property line as too far away and not as important as the spaces along Campbell Road.

Chairman Gantt pointed out that the landscaping on the northern property line was in the right-of-way and not on the applicant's property so it should not be included in their percentage. He also expressed concern that if Campbell Road had to be widened there would be no landscaping left to screen the vehicles.

Vice Chair Hand asked the applicant if it would be possible to move the site south eighteen inches to achieve three feet on the north side of the site.

Mr. Thomas replied that the problem was the dedicated fire lane that connects to two other properties so it would cause an adjustment to the drives on the other two properties. He added that it was a viable option, but would cause a replatting of the properties involved.

Mr. Shacklett advised that the City no longer plats fire lanes, and if the fire lane was to shift because of the removal of an Oncor easement and/or access easement, it would be part of an amending plat during the site and landscape process.

Chairman Gantt asked if that would mean the site would be moved back 3 feet to maintain the 18-foot parking spaces, and would an amending plat be required to adjust the dedication of the fire lane.

Mr. Shacklett explained that the access easement would be dedicated and the fire lane would be removed; it would still be there, just not platted.

Mr. Watson stated that he did not have authority to make any changes, but suggested that instead of having the request turned down by the Commission, he recommended keeping the proposed site plan "as is" for now, and if the street was widened in the future they would give up the spaces at that time.

Commissioner Bouvier felt there was sufficient existing landscaping on the site, and if the street needed to be widened, the applicant could enter into a development agreement with the City to remove the parking spaces for additional landscaping.

With no other comments in favor or opposed, Chairman Gantt closed the public hearing.

Mr. Chavez pointed out that with or without the agreement, the applicant would not be able to meet the City's landscape policy regarding plant material for screening the parking lot. He restated that the existing landscape material was in the right-of-way and if it was removed, the applicant would not be required to replace the landscaping.

Chairman Gantt agreed and expressed concern there could be multiple reasons why the landscaping could be disturbed and then not replaced.

Mr. Chavez explained the intent of the City's ordinance was that when a site was redeveloped it should come in to compliance at that time, and the policy allowed for flexibility when a site had some type of physical constraints; however, the staff felt the proposed site did not have a physical constraint.

Chairman Gantt asked what the standard length of a parking space was.

Mr. Chavez replied it was 18 feet per the City's ordinance, but the length could be shortened to 16 feet in some circumstances.

Commissioner Bouvier asked if the Commission agreed to a development agreement that allowed the parking spaces to remain until the landscaping was removed, could the applicant be required to replace the material via the development agreement.

Mr. Chavez replied yes, but asked the Commission at what point should the City implement the existing landscape policy if other properties in that area were to redevelop; would the City be setting precedence.

Commissioner Maxwell asked if staff would comment on the option of realigning the fire lane and access easement.

Mr. Shacklett replied that the option to realign the fire lane had never been discussed with the Fire Department, but felt the Fire Department would prefer the proposed alignment because it did not require multiple maneuvering alignments of the large fire trucks.

Commissioner Bright asked if a 3-foot buffer for the overhang would be of any use.

Mr. Shacklett replied that a 3-foot buffer would prevent the vehicles from encroaching into the right-of-way; however, it would not provide the needed landscape area for parking lot screening.

Mr. Chavez advised that if the Commission approved the request and followed the suggested special conditions listed in their packets (i.e., 3-foot wide landscape buffer along Campbell Road), the applicant would still need to request relief from landscaping the buffer because the area could not support the plantings.

Commissioner Linn asked if the area was extended to 10 feet would the applicant be able to comply with the City's requirements.

Mr. Shacklett replied yes, the applicant could place the shrubs in the buffer area for parking lot screening.

Chairman Gantt stated he felt the building was a vast improvement over the existing structure, and the plan to demolish the site and develop a more modern facility was very positive; however, he thought the Commission should require enough buffer along Campbell Road to alleviate the concerns of the overhang. He acknowledged that the right-of-way was beautifully landscape, but pointed out that it was still a right-of-way and could be changed.

Regarding a variance or development agreement, Chairman Gantt thought it would be hard to go back after that fact and ask the applicant to remove parking spaces after they had been using them.

Vice Chair Hand thanked the applicant for their investment in the City and agreed the proposed design was much improved over the existing structure. He said he understood that Burger King was anticipating customers staying longer because of the new WIFI café and the increased demand for parking, but ultimately felt staff's request for a 3-foot buffer was not only reasonable, but the responsible thing to do.

Mr. Hand pointed out that the Commission would be making a recommendation to the City Council, and if the applicant wanted to suggest a development agreement at that time they could, but he was in favor of approving the request as presented with the 3-foot buffer.

Commissioner Maxwell stated he felt the City's policy of a 10-foot buffer should be adhered to and would not be in favor of the request as presented. He added that the applicant and staff's willingness to rework the fire lane might be an option and suggested the applicant could go back and revise their request.

Commissioner Bright agreed with the Chairman and Vice Chair's comments about the new design and thought it would be a positive for the area; however, with respect to the parking on the north side along Campbell Road, he agreed with Commissioner Maxwell's suggestion of staying true to the City's policy of a 10-foot buffer. He did not think the 3-foot buffer would allow for landscaping on the applicant's property and felt the Commission should plan for any contingencies in the right-of-way.

Commissioner Linn also thanked the applicant for investing in the City, but stated he would not be in favor of the 3-foot buffer because of possible landscaping issues in the future. He noted that the applicant would still have adequate parking with the removal of the spaces along Campbell Road, and suggested a 10-foot landscape buffer should be required.

Commissioner Bouvier stated he was torn between requiring a 10-foot buffer and allowing the 3-foot buffer, and was concerned about the parking and noted the problem with the parking down the street at Starbucks. He felt a compromise was possible and recommended the applicant go back and rework their presentation to come up with a plan that would serve the long range plans for the corridor.

Chairman Gantt acknowledged that there had been many iterations of the proposed plan and asked the applicant, given the feedback from the Commission, did he think there was room to go through another version of the plan.

Mr. Watson thanked the Commission for their thoughtful deliberation and asked what would happen if the proposal was approved and the street was widened or a utility company made changes in the right-of-way.

Mr. Shacklett replied that site would be left with an 18-inch to 2-foot buffer between the sidewalk and the parking lot because the City could not require a property owner to shift their existing site back 10 feet. However, under the current circumstances, the City could require the change in the site plan prior to the building of the new structure.

Mr. Watson asked the Commission to step back and look at the fact that his company was enhancing the property and if it was left "as is" there would be even a bigger problem down the road.

Chairman Gantt asked if that meant the applicant was not willing to go through another iteration of the plan.

Mr. Watson replied that he could not say that for sure because it would be up to the CEO of his company and corporate Burger King, but he did know that those involved were anxious to get the job completed by the end of the year.

Chairman Gantt stated he felt the applicant was not willing to change their plan.

Commissioner Maxwell asked if the Commission voted to continue the item could the applicant appeal that motion to the City Council.

Mr. Shacklett replied that if the Commission voted to continue the item, the item would not go forward to the City Council. If a motion was made to recommend approval with a specific landscape buffer width, the applicant could go before the City Council and ask to proceed with their original design even though the Commission made a recommendation.

In addition, if the Commission did require a 10-foot landscape buffer, the applicant could go with the parallel parking option; or a 3-foot buffer which would allow 16-foot parking spaces; or have a 3-foot buffer and shift the fire lane to get 18-foot parking spaces.

Chairman Gantt asked if the Commission were to recommend a 3-foot buffer, would the applicant still need to get relief from the screening requirement during the development plan process.

Mr. Shacklett replied that was correct.

Mr. Watson stated that instead of having to revise the plan and come back before the Commission, they would accept 16-foot parking spaces and move forward to City Council.

Vice Chair Hand asked if that meant the applicant was willing to accept the staff's proposals as presented to the Commission in their packets

Mr. Chavez replied that was correct.

**Motion:** Vice Chair Hand made a motion to recommend approval of Item 7 as presented including the recommended special conditions; second by Commissioner Bouvier.

Commissioners Maxwell and Linn said they were not in favor of the motion as stated and felt the Commission should abide by the City's design standards for 10-foot landscape buffers.

Motion approved 4-2 with Commissioners Maxwell and Linn opposed.



## Staff Report

**TO:** City Council

**THROUGH:** Michael Spicer, Director of Development Services **MS**

**FROM:** Sam Chavez, Assistant Director – Development Services **SC**

**DATE:** July 19, 2012

**RE:** **Zoning File 12-08:** Burger King – Drive-thru Restaurant

### REQUEST:

Revoke an existing Special Permit for a restaurant with drive-through service (Ordinance Number 2471-A) and request a Special Permit for a restaurant with drive-through service with modified development standards on a 0.83-acre site located on the south side of Campbell Road, west of Central Expressway.

### APPLICANT/PROPERTY OWNER:

John B. Watson - Firebrand Properties LP / Heileen S. Bell - Burger King Corporation

### EXISTING DEVELOPMENT:

The site is currently developed as a 5,100-square foot Burger King drive-thru restaurant.

### ADJACENT ROADWAYS:

**Campbell Road:** Six-lane, divided arterial; 36,100 vehicles per day on all lanes, eastbound and westbound, west of Central Expressway (May 2011).

**Central Expressway:** Freeway/Turnpike; 246,000 vehicles per day on all lanes, northbound and southbound, north of Campbell Road.

### SURROUNDING LAND USE AND ZONING:

**North:** Retail/Commercial; C-M Commercial  
**South:** Office; LR-M(2) Local Retail  
**East:** Retail/Commercial; C-M Commercial  
**West:** Office; LR-M(2) Local Retail

## **FUTURE LAND USE PLAN:**

### **Regional Employment**

*Higher density development is appropriate with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.*

### **Future Land Uses of Surrounding Area:**

North: Neighborhood Service

South: Regional Employment

East: Regional Employment

West: Regional Employment

## **EXISTING ZONING:**

LR-M(2) Local Retail (Ordinance Number 2175-A) with a Special Permit for a restaurant with drive-through service (Ordinance Number 2471-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 site was developed in 1985 and supports a 5,100-square foot Burger King drive-thru restaurant. The applicant's intent is to demolish the existing drive-thru restaurant and to construct a new 3,068-square foot drive-thru restaurant. A Special Permit (Ordinance Number 2471-A) was approved for the existing drive-through restaurant in 1985; however, the site was required to be constructed in substantial compliance with the conceptual plan. As proposed, the concept site plan will not conform with the original concept plan; therefore, a new Special Permit is required.

As part of the request, the applicant is proposing to revoke the existing Special Permit since it would no longer apply to the proposed development.

### **Proposed Development:**

- Building Size: 3,068-square foot drive-thru restaurant.
- Building Materials: The building will be constructed with brick and stone with ceramic tiles, stucco, and metal accent materials and exceeds the City's minimum masonry requirements.

- Setbacks and Landscape Buffer:
  - Front: 40 feet along Campbell Road. Minimum 10-foot landscape buffer required along Campbell Road (**Applicant is requesting an exception to minimum 10-foot landscape buffer**)
  - No side or rear building setbacks are required
- Height: 25'0" (top of tower).
- Floor Area Ratio: 0.09:1 proposed/ Maximum 0.50:1 allowed.
- Landscaping Percentage: 15.9% proposed, 7% required.
- Building Orientation: The building faces north toward Campbell Road. Access to the site is provided from two driveways on Campbell Road; one at the northeast corner of the site and the other on the property to the west.
- Number of Parking Spaces: 41 proposed; 31 required.

**Staff Concerns Related to the Request:**

Landscape Buffer along Campbell Road – As proposed the site does not meet the minimum 10-foot landscape buffer required per the City’s Landscaping Policy along Campbell Road. There is approximately twelve (12) feet of landscape area between the sidewalk and the parking spaces adjacent to Campbell Road. The area consists of grass, shrubs, ground cover, three (3) canopy trees and nine (9) ornamental trees. However, approximately 10.5 feet of the landscape area (including many of the trees and shrubs) is located within the right-of-way (parkway).

To conform with the landscape buffer requirement, the ten (10) parking spaces adjacent to Campbell Road could be removed as these spaces are not required for the site to comply with the City’s minimum parking standards for a restaurant. The applicant has chosen to keep the additional parking spaces to provide overflow parking. *Regarding the 10-foot landscape buffer, there is more area between the back of sidewalk and the property line (approximately 10.5 feet) than what is typically provided for a commercial site along an arterial (approximately 1-2 feet). This is typical for existing development along the south side of Campbell Road, west of Central Expressway. However, the 10-foot landscape buffer has been implemented with the new development of the Starbucks/Potbelly site located at the southwest corner of Central and Campbell.*

In addition, the proposed design does not account for the vehicle overhang for the parking spaces, which does not comply with the City’s parking regulations (Chapter 21-52 – Subdivision and Development Code, Off-street Parking). The overhang could be accommodated by reducing the parking space depth from eighteen (18) feet to sixteen (16) feet to accommodate the vehicle overhang. *Staff has suggested a condition that a minimum 3-foot landscape buffer be provided along Campbell Road to at least provide adequate area to accommodate vehicle overhang on site. Although the applicant did not propose a 3-foot buffer, the CPC recommendation for approval included a condition requiring a minimum 3-foot landscape buffer. The applicant has updated their zoning exhibit (Exhibit “B”) to reflect the recommendation.*

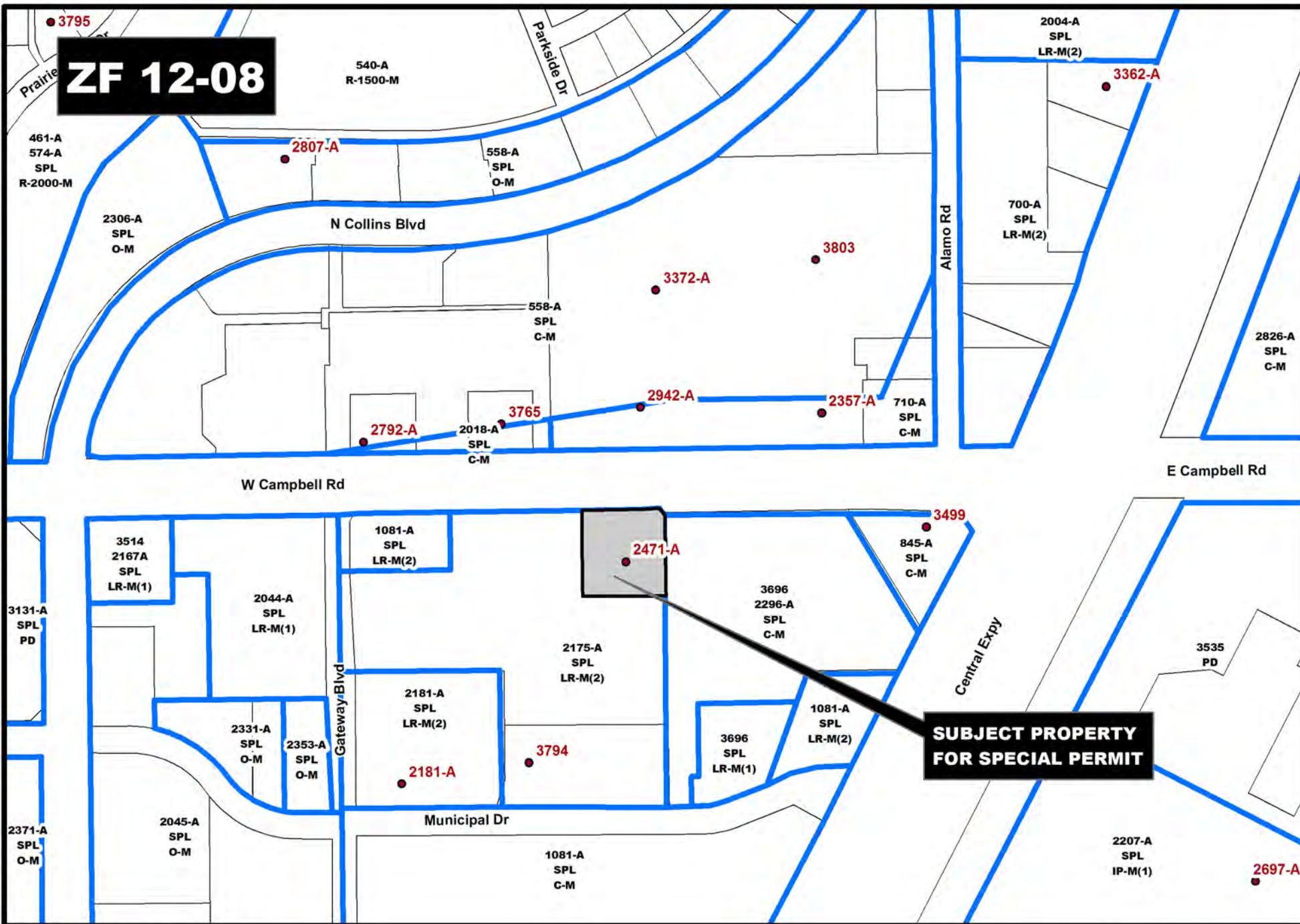
Signage – As part of the request, the applicant’s building elevations depict their proposed signage. The applicant is proposing an illuminated band on the east, north, and west sides of the building, excluding the areas where the stone tower elements are located (See Exhibits “C-1”, “C-2”, and “D”). If the elevations are approved, the Commission will be approving only the

illuminated band along the top of the building. The copy signage on the building will still be part of the Community Services approval process and not under the purview of the Commission.

**Correspondence:** As of this date, no correspondence has been received.

**Motion:** On July 3, 2012, the City Plan Commission recommended approval of the request with the condition that a minimum 3-foot landscape buffer be provided along Campbell Road on a vote of 4-2 (Commissioners Linn and Maxwell opposed) subject to the following special conditions:

1. Ordinance 2471-A shall be repealed.
2. A restaurant with drive-thru service shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
3. The restaurant with drive-thru service shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibit “C-1” and “C-2”).
4. A minimum 3-foot landscape buffer, located on the subject property, shall be provided along Campbell Road.



## ZF 12-08 Zoning Map

Updated By: shacklett, Update Date: June 12, 2012  
 File: DSI\mapping\Cases\Z\2012\ZF1208\ZF1208 zoning.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





**ZF 12-08**

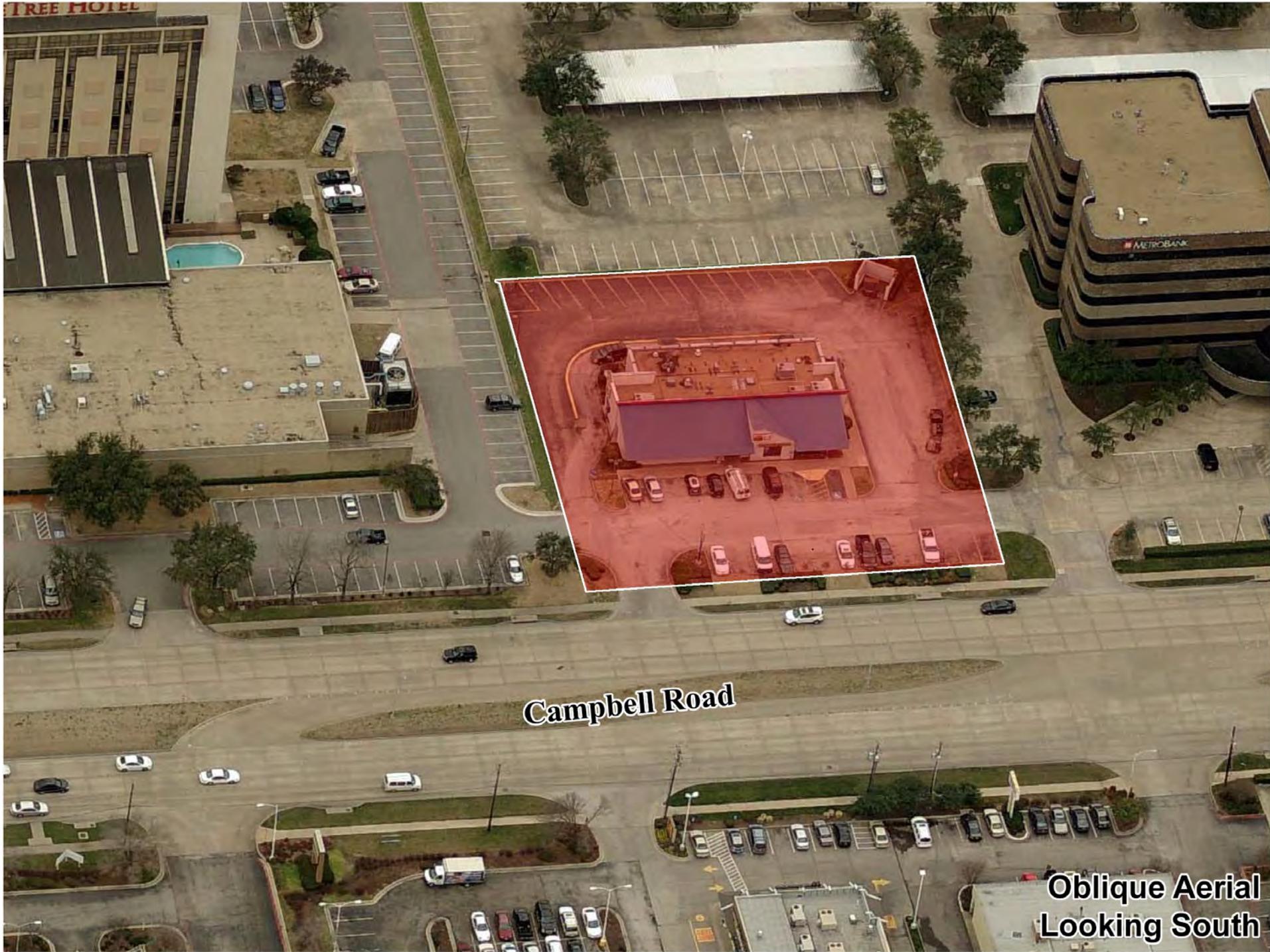
**SUBJECT PROPERTY  
FOR SPECIAL PERMIT**

### ZF 12-08 Aerial Map

Updated By: shacklett, Update Date: June 12, 2012  
File: DSI\Mapping\Cases\Z\2012\ZF1208\ZF1208 ortho.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



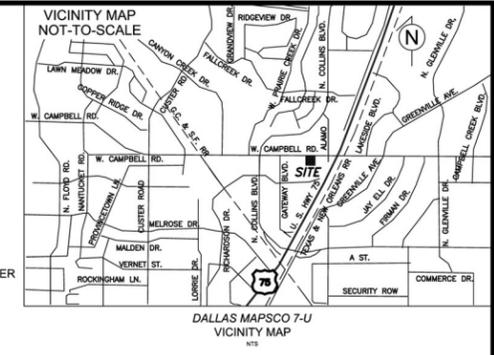


Campbell Road

Oblique Aerial  
Looking South

**LEGEND:**

- PROPERTY LINE
- - - ADJOINED PROPERTY
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- - - EXISTING CURB
- - - PROPOSED CURB AND GUTTER
- ▨ PAINTED STRIPE (TRAFFIC WHITE)
- ▨ PAINTED WALKWAY (TRAFFIC WHITE)
- ▨ CONCRETE PAVING (THICKNESS PER DETAIL ON SHEET C-5.0)
- ▨ 4" THICK CONCRETE SIDEWALK
- ▨ INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- ⬡ PARKING STALL COUNT
- ☆ SITE LIGHTING (SEE ELECTRICAL PLANS)



**THOMAS**  
SITE DEVELOPMENT  
ENGINEERING INC.  
REGISTRATION NO. F-0298  
4604 BILL SIMMONS ROAD, COLLEYSVILLE, TX 76034  
(214) 680-2728 FAX: (817) 545-9766  
EMAIL: MATHEW@THOMAS-ENG.COM

**BURGER KING RESTAURANT**  
177 W. CAMPBELL ROAD  
RICHARDSON, TEXAS 75080



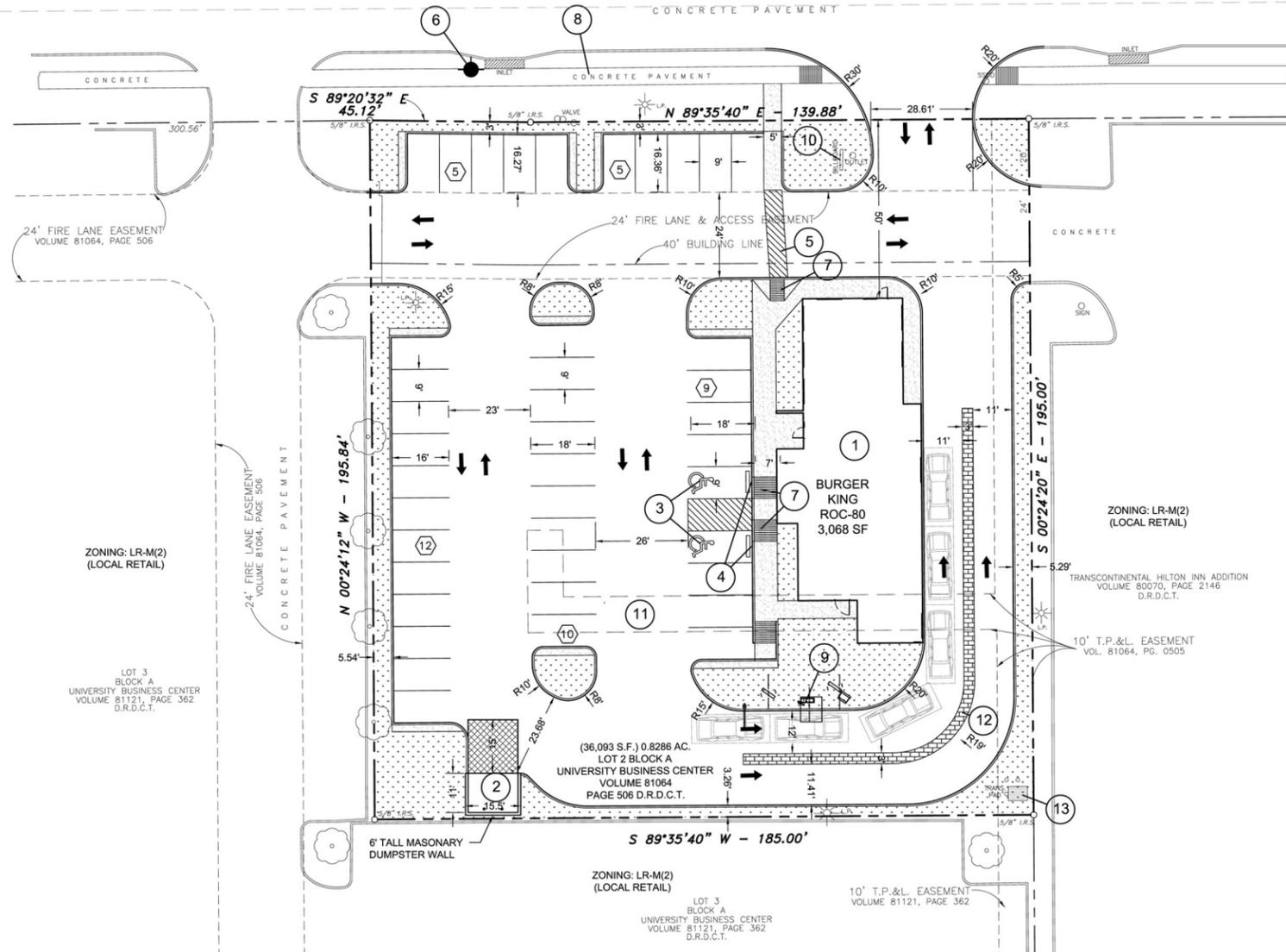
DATE

DESCRIPTION

REVISION

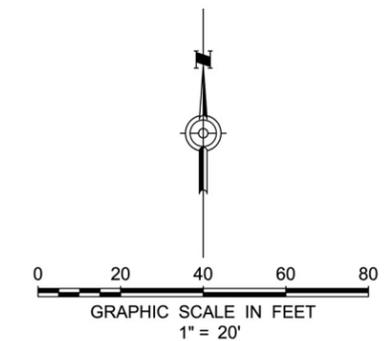
C-2.0

**W. CAMPBELL ROAD**



**NOTES BY SYMBOL:**

- 1 BURGER KING ROC-80 PROTOTYPE BUILDING
- 2 11' X 14' DUMPSTER WITH 6' TALL SOLID REINFORCED MASONRY ENCLOSURE COLORED TO MATCH PROPOSED BUILDING COLORS.
- 3 HANDICAP ACCESSIBLE PARKING SPACE (TYP.)
- 4 ADA POLE SIGNAGE & WHEELSTOPS (TYP.) - 2 PLACES
- 5 ADA COMPLIANT WALKWAY
- 6 EXISTING FIRE HYDRANT
- 7 ADA COMPLIANT BARRIER FREE RAMPS
- 8 EXISTING SIDEWALKS IN CITY ROW
- 9 ORDER CONFIRMATION BOARD AND MENU BOARDS. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION
- 10 EXISTING POLE SIGN
- 11 EXISTING ELECTRIC EASEMENT TO BE PARTIALLY ABANDONED.
- 12 3' WIDE RAISED BRICK PAVERS LANE DIVIDER
- 13 EXISTING TRANSFORMER TO BE SCREENED



**GENERAL NOTES:**

- 1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
- 2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
- 3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
- 4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

NOTES:  
SIGNAGE LOCATIONS AND TYPES SUBJECT TO COMMUNITY SERVICES APPROVAL

**PROJECT SUMMARY**

PROPOSED DEVELOPMENT	BK RESTAURANT WITH DRIVE-THRU
EXISTING ZONING	LR-M(2) LOCAL RETAIL
PROPOSED ZONING	LR-M(2) LOCAL RETAIL WITH SPECIAL PERMIT FOR DRIVE THRU RESTAURANT
SITE AREA (Ac.)	0.8286 Ac. (36,093 SF)
BUILDING AREA (sf)	3068 SF
BUILDING HEIGHT (ft)	25' TOP OF TOWER / 25' MAX. ALLOWED
FLOOR AREA RATIO PROPOSED	0.09:1
FLOOR AREA RATIO ALLOWED	0.5:1
FRONT SETBACK REQUIRED / PROVIDED	40' / 50'
REQUIRED LANDSCAPING (4%) (sf) PER ORD. 2175-A	1444
PROVIDED LANDSCAPING AREA	5901 sf (16.3%)
PARKING REQUIRED (RESTAURANT 3,068 SF)	31 (1 PER 100 SF)
PARKING PROVIDED	41 SPACES

**APPLICANT**  
FIREBRAND PROPERTIES LP  
ATTN: JOHN WATSON  
3318 FOREST LANE, STE. 200  
DALLAS, TX 75234  
PHONE: (972) 620-2287 X 285

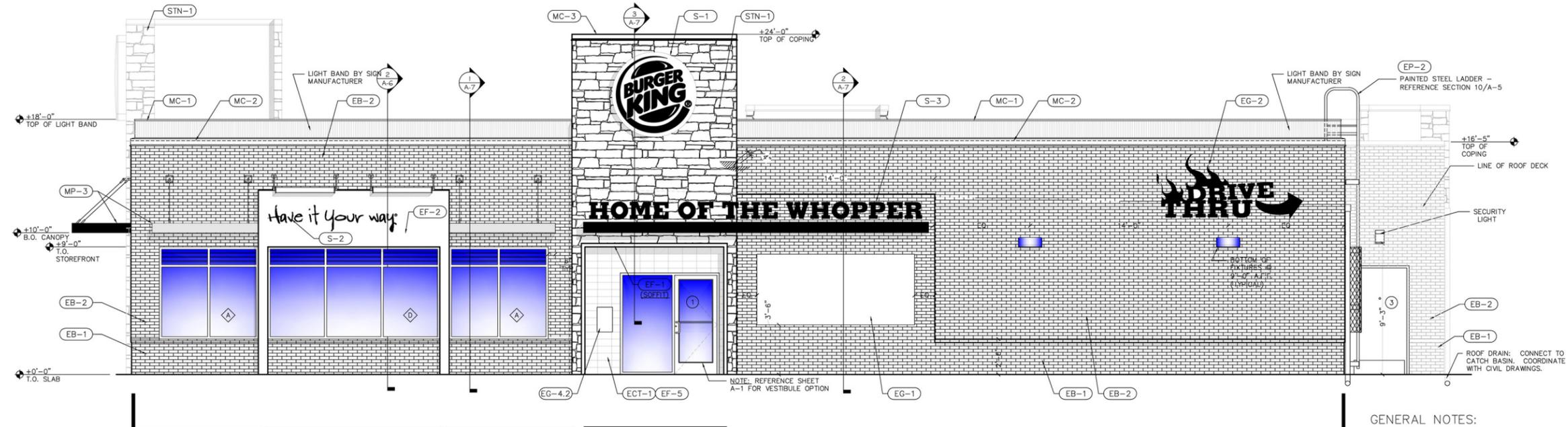
**Exhibit B - Part of Ordinance**

**ZONING EXHIBIT**

UNIVERSITY BUSINESS CENTER  
LOT 2, BLOCK A, 0.8286 ACRES  
CITY OF RICHARDSON  
DALLAS COUNTY, TEXAS

**OWNER**  
BURGER KING CORPORATION  
5505 BLUE LAGOON DR., MIAMI, FL 33126  
ATTN: HEILEEN S BELL PH: (305) 378-3866

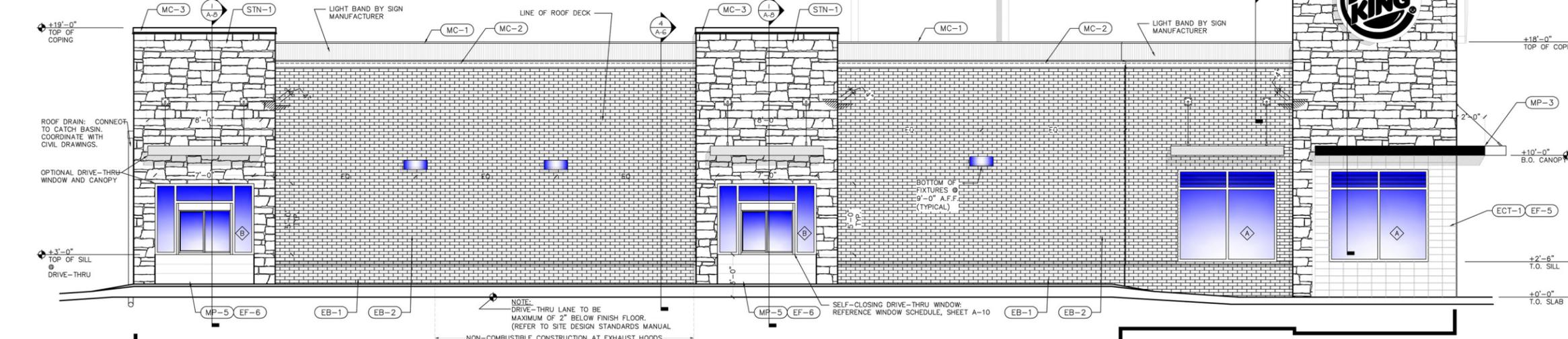
**ENGINEER**  
THOMAS SITE DEVELOPMENT ENGINEERING INC.  
4604 BILL SIMMONS ROAD, COLLEYSVILLE, TX 76034  
ATTN: MATHEW THOMAS, PE PH: (214) 680-2728



**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

WEST SIDE ELEVATION:		EAST SIDE ELEVATION:	
TOTAL FACADE AREA	1594.14 S.F.	TOTAL FACADE AREA	1593 S.F.
TOTAL GLAZING AND DOORS	252.23 S.F.	TOTAL GLAZING AND DOORS	161.0 S.F.
TOTAL WALL AREA S.F. W/O WINDOWS OR DOORS	1341.91 S.F.	TOTAL WALL AREA S.F. W/O WINDOWS OR DOORS	1432.01 S.F.
<b>PRIMARY MATERIALS:</b>		<b>PRIMARY MATERIALS:</b>	
REQUIRED BRICK/STONE DEVELOPMENT (1341.91 X.85)	1140.62 S.F.	REQUIRED BRICK/STONE DEVELOPMENT (1432.01 X.85)	1217.20 S.F.
EB-1 & EB-2: BRICK	1114.15 S.F. 83.02%	EB-1 & EB-2: BRICK	908.50 S.F. 63.44%
STN-1: STONE	182.92 S.F. 13.63%	STN-1: STONE	439.0 S.F. 3.06%
TOTAL PRIMARY MATERIALS	1297.07 S.F. 96.65%	TOTAL PRIMARY MATERIALS	1347.50 S.F. 94.09%
<b>SECONDARY MATERIALS:</b>		<b>SECONDARY MATERIALS:</b>	
MAX ALLOWED (1341.91 X.15)	201.28 S.F.	MAX ALLOWED (1432.01 X.15)	214.80 S.F.
ECT-1: CERAMIC WALL TILE	44.84 S.F. .03%	ECT-1: CERAMIC WALL TILE	54.50 S.F. .03%
TOTAL SECONDARY MATERIALS PROVIDED	44.84 S.F. .03%	MP-3: METAL PANEL	30.0 S.F. .02%
		TOTAL SECONDARY MATERIALS PROVIDED	84.50 S.F. .05%

GENERAL NOTES:  
1. SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO COMMUNITY SERVICES APPROVAL.  
2. ILLUMINATED BAND TO BE PART OF CPC/CC APPROVAL AND NOT TO BE CALCULATED AS PART SIGNAGE.



**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE		BURGER KING- 20/20 PROTOTYPE EXTERIOR MATERIALS & FINISH SCHEDULE 11/1/2011	
CODE	MATERIAL	LOCATION	DESCRIPTION
EB-1	EXTERIOR BRICK	GENERAL	OWENSBORO BRICK PRODUCT: MC/OS TUMBLER (FULL BRICK OR THIN BRICK MAY BE USED) DESCRIPTION: OLDE HILLSBORO COLOR BLENDS OF LIGHT BEIGE, BROWN AND BLACK
ADDITIONAL INFORMATION CONTACT: NEIL HARNIS @ ALL FLORIDA BRICK & TILE (904)923-2898 OR JIM BROWDER @ UNITED WALL SYSTEMS (877) 258-9800 NOTE: USE WITH EGR-1			
EB-2	EXTERIOR BRICK	GENERAL	OWENSBORO BRICK PRODUCT: FIELDHOUSE 100 (FULL BRICK OR THIN BRICK MAY BE USED) DESCRIPTION: LIGHT BROWN BLENDS
ADDITIONAL INFORMATION CONTACT: NEIL HARNIS @ ALL FLORIDA BRICK & TILE (904)923-2898 OR JIM BROWDER @ UNITED WALL SYSTEMS (877) 258-9800 NOTE: USE WITH EGR-1			
ECT-1	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	DALTILE NATURAL HUES #QH77 SCARLET (RED) 6"x12"
ADDITIONAL INFORMATION CONTACT: ALEXANDRA STEFAN AT DAL-TILE (305) 477-8216 NOTE: USE WITH EGR-2			
EF-2	EXTERIOR FINISH STUCCO	GENERAL	STO POWERWAL STUCCO SYSTEM TEXTURE: FINE SAND COLOR TO MATCH GULDEN PROF. MASTER PALETTE #00NN 07/000 DEEPPONYX (BLACK)

FINISH SCHEDULE		BURGER KING- 20/20 PROTOTYPE EXTERIOR MATERIALS & FINISH SCHEDULE 11/1/2011	
EF-5	EXTERIOR FINISH STUCCO	GENERAL	STO/APPROVED EQUAL STO POWERWAL STUCCO SYSTEM TEXTURE: FINE SAND COLOR TO MATCH GULDEN PROF. MASTER PALETTE #04YR11/537 AMAZING (RED)
EF-6	EXTERIOR FINISH STUCCO	BELOW DRIVE-THRU WINDOW	STO/APPROVED EQUAL STO POWERWAL STUCCO SYSTEM TEXTURE: FINE SAND COLOR TO MATCH GULDEN PROF. PURE ALUMINIUM BURGER KING SILVER
FOR EF-5 AND EF-6 CONTACT: TIM SALERNO AT STO CORP. (407) 466-5371			
EG-1	EXTERIOR GRAPHIC	BY MAIN ENTRY	EXTERIOR GRAPHIC
EG-4.2	EXTERIOR GRAPHIC	BY MAIN ENTRY	EXTERIOR GRAPHIC
EP-1	EXTERIOR METAL PANEL	MP-1	PPG CORAFLOX ADS "FACTORY APPLIED" FACTORY FINISH TO MATCH GULDEN PROF. MASTER PALETTE #04YR11/537 AMAZING (RED)
ADDITIONAL INFORMATION CONTACT: BOB SCHROCK AT PPG INDUSTRIES (513) 543-2555			
EP-2	EXTERIOR PAINT	GENERAL	GULDEN PROF. PRIMER: HYDROSEALER EXTERIOR PRIMER SEALER 6001-1200 PAINT: FORTIS 350 EXT. 100% ACRYLIC SATIN FINISH 2492C-XXXX MASTERPALETTE #20YY 41/165 CAMEL TAN
ADDITIONAL INFORMATION BK NATIONAL SALES MGR/SPEC. CONTACT: ANDY BURNS (407) 430-5228 EMAIL: ANDREW.BURNS@GULDENPROFESSIONAL.COM			

FINISH SCHEDULE		BURGER KING- 20/20 PROTOTYPE EXTERIOR MATERIALS & FINISH SCHEDULE 11/1/2011	
MC-1	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC. PERMA SNAP PLUS A-30 SILVERSMITH
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM			
MC-2	METAL COPING	BELOW LIGHT BAND	W.P. HICKMAN SYSTEMS, INC. PERMA SNAP PLUS FACTORY FINISH TO MATCH ICI PAINT #00NN 07/000 DEEP ONYX (BLACK)
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM			
MC-3	METAL COPING	TOP OF ARCHON	W.P. HICKMAN SYSTEMS, INC. PERMA SNAP PLUS FACTORY FINISH TO MATCH ICI PAINT #00NN 07/000 DEEP ONYX (BLACK)
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM			
MP-1	CORRUGATED METAL	PARAPET BAND	LEKTRON REF. APPROVED SIGN SUPPLIERS LED LIGHT BAND FACTORY FINISH TO MATCH EP-1
ADDITIONAL INFORMATION PRODUCT INFORMATION: FRED HANNAH AT LEKTRON (800)634-4059 OR (918) 622-4978			
MP-3	METAL CANOPY	ABOVE DOORS	SEE APPROVED CANOPY SUPPLIERS CUSTOM METAL CANOPY COLOR CLEAR ANODIZED
SEE PLANS			

FINISH SCHEDULE		BURGER KING- 20/20 PROTOTYPE EXTERIOR MATERIALS & FINISH SCHEDULE 11/1/2011	
MP-5	METAL PANEL	BELOW DRIVE THROUGH WINDOW	CENTRIA CONCEPT SERIES CS200E 9946 SILVERSMITH
ADDITIONAL INFORMATION PRODUCT INFORMATION: JON SCHLOSSER AT CENTRIA (513)793-9160 TO PURCHASE: JIM ABNER AT METAL WORKS PLUS/BK (859) 442-5666			
STN-1	EXTERIOR STONE	GENERAL	OWENS CORNING COUNTRY LEDGESTONE CVS-397272 BLACK RUNDLE COLOR BLENDS OF LIGHT BEIGE, GREY AND BLACK
S-1	EXTERIOR SIGN	TOWER(S)	REF. A-11 BURGER KING ILLUMINATED SIGN
S-2	EXTERIOR SIGN	ABOVE MAIN ENTRY	REF. A-11 HAVE IT YOUR WAY NON-ILLUMINATED SIGN
S-3	EXTERIOR SIGN	ABOVE ARCHONS	REF. A-11 HOME OF THE WHOPPER NON-ILLUMINATED SIGN

**Exhibit C-1 - Part of Ordinance**  
CITY COMMENTS 6-28-12

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
NO. DATE: \_\_\_\_\_

FIREBRAND PROPERTIES  
3318 FOREST LN, SUITE 200  
DALLAS, TEXAS 75234

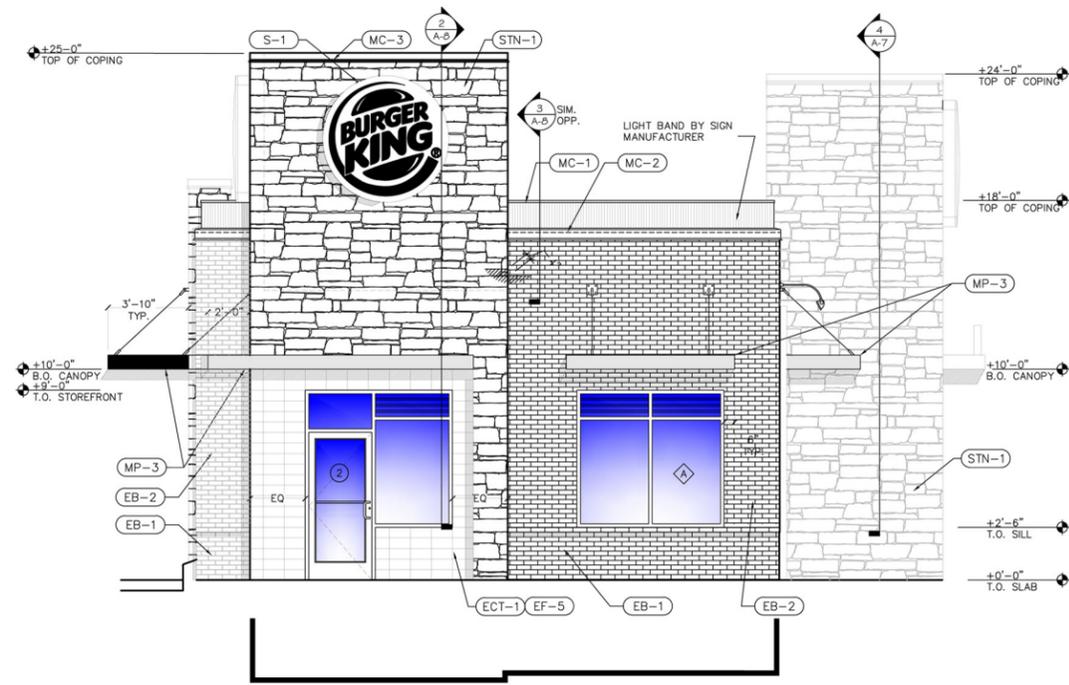
**zstudio design**  
www.texas-permit-drawings.com

DALLAS - HOUSTON - SAN ANTONIO



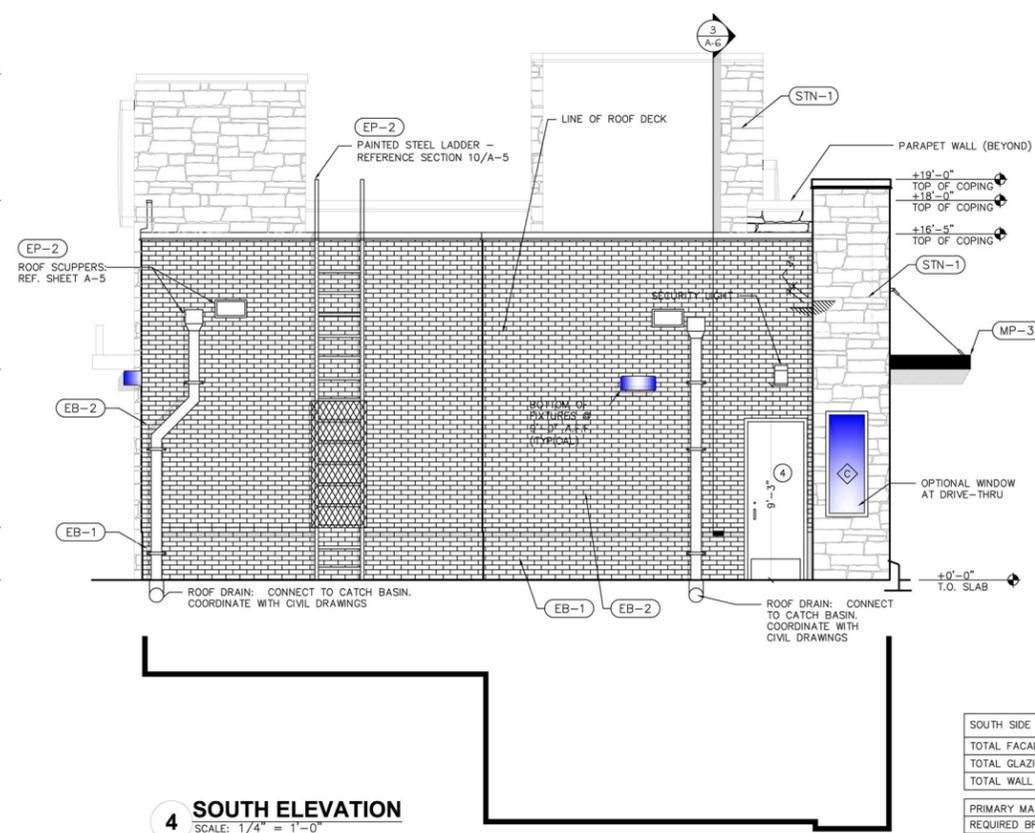
PROJECT # BK-0XX  
REVISION: 2/2012 (REVISION FREELANCE)

**BURGER KING RESTAURANT**  
177 W. CAMPBELL  
RICHARDSON, TEXAS 75080



**3 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

NORTH SIDE ELEVATION:			
TOTAL FACADE AREA	750.92 S.F.		
TOTAL GLAZING AND DOORS	99.0 S.F.		
TOTAL WALL AREA S.F. W/O WINDOWS OR DOORS	651.92 S.F.		
PRIMARY MATERIALS:			
REQUIRED BRICK/STONE DEVELOPMENT (651.92X.85)	554.13 S.F.		
EB-1 & EB-2: BRICK	204.0 S.F.	31.29%	
STN-1: STONE	395.66 S.F.	60.69%	
TOTAL PRIMARY MATERIALS	599.66 S.F.	91.98%	
SECONDARY MATERIALS:			
MAX ALLOWED (651.92 X.15)	97.78 S.F.		
ECT-1: CERAMIC WALL TILE	52.26 S.F.	.08%	
MP-5: METAL PANEL	0 S.F.	0%	
TOTAL SECONDARY MATERIALS PROVIDED	52.26 S.F.	.08%	



**4 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

SOUTH SIDE ELEVATION:			
TOTAL FACADE AREA	582.0 S.F.		
TOTAL GLAZING AND DOORS	33.0 S.F.		
TOTAL WALL AREA S.F. W/O WINDOWS OR DOORS	549.0 S.F.		
PRIMARY MATERIALS:			
REQUIRED BRICK/STONE DEVELOPMENT (549.0X.85)	466.65 S.F.		
EB-1 & EB-2: BRICK	491.0 S.F.	89.43%	
STN-1: STONE	58 S.F.	10.56%	
TOTAL PRIMARY MATERIALS	549.0 S.F.	100%	
SECONDARY MATERIALS:			
MAX ALLOWED (549.0 X.15)	82.35 S.F.		
ECT-1: CERAMIC WALL TILE	0 S.F.	0%	
MP-5: METAL PANEL	0 S.F.	0%	
TOTAL SECONDARY MATERIALS PROVIDED	0 S.F.	0%	

FINISH SCHEDULE						
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION	COLOR
EB-1	EXTERIOR BRICK	GENERAL	OWENSBORO BRICK	MOD/OS TUMBLE (FULL BRICK OR THIN BRICK MAY BE USED)	OLDE HILLSBORO COLOR BLENDS OF LIGHT BEIGE, BROWN AND BLACK	
ADDITIONAL INFORMATION CONTACT: NEIL HARMS @ ALL FLORIDA BRICK & TILE (904)923-2898 OR JM BROWDER @ UNITED WALL SYSTEMS (877) 258-9800 NOTE: USE WITH EGR-1						
EB-2	EXTERIOR BRICK	GENERAL	OWENSBORO BRICK	FIELDHOUSE 100 (FULL BRICK OR THIN BRICK MAY BE USED)	LIGHT BROWN BLENDS	
ADDITIONAL INFORMATION CONTACT: NEIL HARMS @ ALL FLORIDA BRICK & TILE (904)923-2898 OR JM BROWDER @ UNITED WALL SYSTEMS (877) 258-9800 NOTE: USE WITH EGR-1						
ECT-1	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	DAL TILE	NATURAL HUES	#QH77 SCARLET (RED) 6"x12"	
ADDITIONAL INFORMATION CONTACT: ALEXANDRA STEFAN AT DAL-TILE (305) 477-8216 NOTE: USE WITH EGR-2						
EF-2	EXTERIOR FINISH STUCCO	GENERAL	STO/APPROVED EQUAL	STO POWERWAL STUCCO SYSTEM TEXTURE : FINE SAND	COLOR TO MATCH GLIDDEN PROF. MASTER PALETTE #00NN 07/000 DEEPONYX (BLACK)	

FINISH SCHEDULE						
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION	COLOR
EF-5	EXTERIOR FINISH STUCCO	GENERAL	STO/APPROVED EQUAL	STO POWERWAL STUCCO SYSTEM TEXTURE : FINE SAND	COLOR TO MATCH GLIDDEN PROF. MASTER PALETTE #04YR11/537 AMAZING (RED)	
EF-6	EXTERIOR FINISH STUCCO	BELOW DRIVE-THRU WINDOW	STO/APPROVED EQUAL	STO POWERWAL STUCCO SYSTEM TEXTURE : FINE SAND	COLOR TO MATCH GLIDDEN PROF. PURE ALUMINUM BURGER KING SILVER	
FOR EF-5 AND EF-6 CONTACT: TIM SALERNO AT STO CORP. (407) 466-5371						
EG-1	EXTERIOR GRAPHIC	BY MAIN ENTRY			EXTERIOR GRAPHIC	
EG-4.2	EXTERIOR GRAPHIC	BY MAIN ENTRY			EXTERIOR GRAPHIC	
EP-1	EXTERIOR PAINT	METAL PANEL MP-1	PPG	CORAFLOX ADS "FACTORY APPLIED"	FACTORY FINISH TO MATCH GLIDDEN PROF. MASTER PALETTE #04YR11/537 AMAZING (RED)	
ADDITIONAL INFORMATION CONTACT: BOB SCHROCK AT PPG INDUSTRIES (913) 543-2555						
EP-2	EXTERIOR PAINT	GENERAL	GLIDDEN PROF.	PRIMER: HYDROSEALER EXTERIOR PRIMER SEALER 6001-1200 PAINT: FORTIS 350 EXT. 100% ACRYLIC SATIN FINISH 2402V-XXXX	MASTER PALETTE #20YY 41/165 CAMEL TAN	
ADDITIONAL INFORMATION BK NATIONAL SALES MGR/SPEC. CONTACT: ANDY BURNS (407) 430-5226 EMAIL: ANDREW.BURNS@GLIDDENPROFESSIONAL.COM						

FINISH SCHEDULE						
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION	COLOR
MC-1	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 SILVERSMITH	
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM						
MC-2	METAL COPING	BELOW LIGHT BAND	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	FACTORY FINISH TO MATCH IG PAINT #20YY 41/165 CAMEL TAN	
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM						
MC-3	METAL COPING	TOP OF ARCHON	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	FACTORY FINISH TO MATCH IG PAINT #00NN 07/000 DEEP ONYX (BLACK)	
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM						
MP-1	CORRUGATED METAL	PARAPET BAND	LEXTRON	LED LIGHT BAND	FACTORY FINISH TO MATCH EP-1	SEE PLANS
ADDITIONAL INFORMATION PRODUCT INFORMATION: FRED HANNAH AT LEXTRON (800)634-4059 OR (918) 622-4978						
MP-3	METAL CANOPY	ABOVE DOORS	SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR CLEAR ANODIZED	SEE PLANS

FINISH SCHEDULE						
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION	COLOR
MP-5	METAL PANEL	BELOW DRIVE THROUGH WINDOW	CENTRIA	CONCEPT SERIES CS200E	9946 SILVERSMITH	
ADDITIONAL INFORMATION PRODUCT INFORMATION: JON SCHLOSSER AT CENTRIA (513)793-9160 TO PURCHASE: JIM ABNER AT METAL WORKS PLUS/BK (859) 442-5666						
STN-1	EXTERIOR STONE	GENERAL	OWENS CORNING	COUNTRY LEDGESTONE CVS-391272	BLACK RUNDLE COLOR BLENDS OF LIGHT BEIGE, GREY AND BLACK	
S-1	EXTERIOR SIGN	TOWER(S)	REF. A-11	BURGER KING ILLUMINATED SIGN		
S-2	EXTERIOR SIGN	ABOVE MAIN ENTRY	REF. A-11	HAVE IT YOUR WAY NON-ILLUMINATED SIGN		
S-3	EXTERIOR SIGN	ABOVE ARCHONS	REF. A-11	HOME OF THE WHOPPER NON-ILLUMINATED SIGN		

GENERAL NOTES:  
1. SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO COMMUNITY SERVICES APPROVAL.  
2. ILLUMINATED BAND TO BE PART OF CPC/CC APPROVAL AND NOT TO BE CALCULATED AS PART SIGNAGE.

PROJECT # BK-DXX  
DATE: \_\_\_\_\_  
NO. DATE: \_\_\_\_\_  
CHECKED BY: REVISION

**BURGER KING**  
FIREBRAND PROPERTIES  
3318 FOREST LN, SUITE 200  
DALLAS, TEXAS 75234

**zstudio design**  
www.texas-permit-drawings.com  
DALLAS - HOUSTON - SAN ANTONIO



**BURGER KING RESTAURANT**  
177 W. CAMPBELL  
RICHARDSON, TEXAS 75080



(1)

Looking East along  
Campbell Road

**Existing Burger King Site - June 2012**



(2)

Looking West along  
Campbell Road



**Existing Burger King Site - June 2012**





(5)

Looking North along  
East Property Line

**Existing Burger King Site - June 2012**



(6)

Looking North across  
Campbell Road

## Explanation and Description of Request

Firebrand Properties, a Burger King franchisee, would like to demolish the existing Burger King restaurant and build a new Burger King Restaurant on the site at 177 W. Campbell Road. The new restaurant will be based on the 2020 image and will be a significant improvement over the existing building on this site.

As we understand, the base zoning LR-2 does not support a drive-thru lane at restaurants. We would like to modify the existing zoning so that we can install a drive-thru lane at the new restaurant.



# 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 12-08 / Burger King  
**Property Owner:** Heileen S. Bell / Burger King Corporation  
**Applicant:** John B. Watson / Firebrand Properties, LP  
**Location:** 177 W. Campbell Road (See map on reverse side)  
**Current Zoning:** LR-M(2) Local Retail  
**Request:** A request by John B. Watson, representing Firebrand Properties, LP, to revoke Ordinance 2471-A; a Special Permit for a restaurant with drive-through service and approval of a new Special Permit for a restaurant with drive-through service with modified development standards.

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

**TUESDAY, JULY 3, 2012**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

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

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

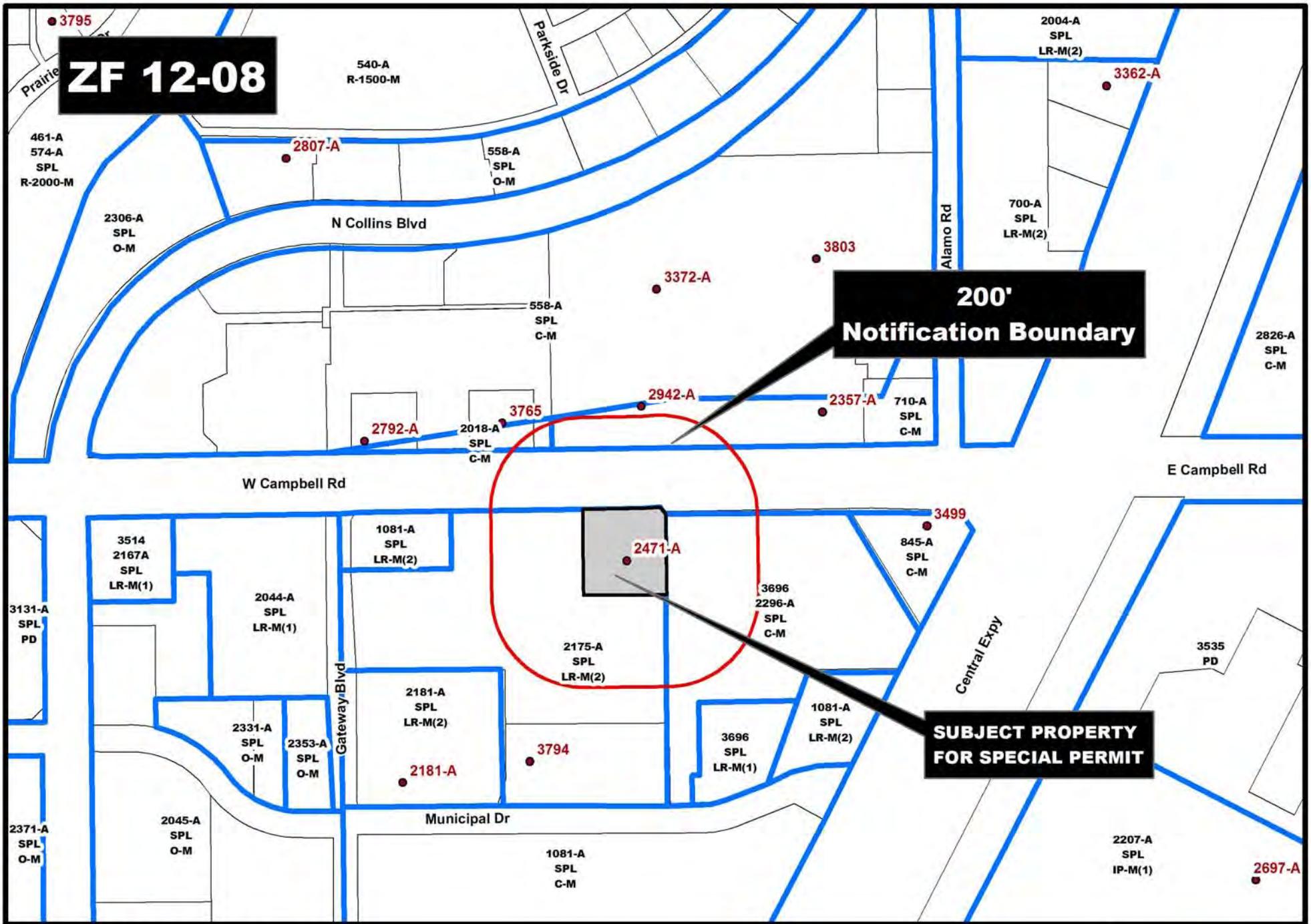
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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

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

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 12-08.

Date Posted and Mailed: 06/22/12



## ZF 12-08 Notification Map

Updated By: shacklett, Update Date: June 12, 2012  
 File: DSI\mapping\Cases\Z\2012\ZF1208\ZF1208 notification.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



KIR RICHARDSON LP  
3333 NHP RD STE 1 STE 100  
NEW HYDE PARK, NY 11042-1225

CANYON CREEK DUNHILL LLC  
3100 MONTICELLO AVE STE 300  
DALLAS, TX 75205-3433

STAR OF TEXAS REAL ESTATE I  
11041 STA MON BLVD STE 508  
LOS ANGELES, CA 90025-3523

275 CAMPBELL PTNRS LTD  
15280 ADDISON RD STE 301  
ADDISON, TX 75001-4548

BURGER KING WEST  
% PPTY TAX ACCOUNTANT  
PO BOX 20783  
MIAMI, FL 33102-0783

TARAZ KOOH LLC  
%ALIREZA MORIRAHIMI  
1981 N CENTRAL EXPY  
RICHARDSON, TX 75080-3509

**JOHN B. WATSON**  
**FIREBRAND PROPERTIES, LP**  
**3318 FOREST LANE, STE 200**  
**DALLAS, TX 75234**

**HEILEEN S. BELL, ASST SECRETARY**  
**BURGER KING CORPORATION**  
**5505 BLUE LAGOOD DR**  
**MIAMI, FL 33126**

**ZF 12-08**  
**Notification List**

**RESOLUTION NO. 12-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPOINTING BRUCE ARFSTEN AS ALTERNATE TO THE AGGREGATED POSITION OF REPRESENTATIVE TO THE REGIONAL TRANSPORTATION COUNCIL OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, WHICH FRACTIONAL ALLOCATION MEMBERSHIP IS SHARED WITH THE TOWN OF ADDISON, AND THE CITIES OF MURPHY, SACHSE, AND WYLIE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, regional transportation planning and improved mobility are goals of the City of Richardson; and

**WHEREAS**, the City of Richardson desires to have a representative on the Regional Transportation Council; and

**WHEREAS**, the Mayor Pro Tem for the City of Richardson, Laura Maczka, is presently representing the City of Richardson on the Regional Transportation Council.

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

**SECTION 1.** That Bruce Arfsten, Deputy Mayor Pro Tem for the Town of Addison, is hereby appointed as Alternate to the Regional Transportation Council of the North Central Texas Council of Governments.

**SECTION 2.** This Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 23rd day of July, 2012.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:tlo:7-17-12)

\_\_\_\_\_  
CITY SECRETARY

CITY OF RICHARDSON

TO: Dan Johnson - City Manager  
THRU: Kent Pfeil - Director of Finance  
FROM: Pam Kirkland - Purchasing Manager  
SUBJECT: Bid Initiation Request #50-12  
DATE: July 16, 2012

Request Council approval to initiate bids for the following:

Pedestrian Bridge at Breckinridge Park  
(Beck Branch)

Proposed Council approval date: July 23, 2012  
Proposed advertising dates: July 25, 2012 & August 1, 2012  
Proposed bid due date: August 10, 2012 – 2:00 p.m.  
Proposed bid opening date: August 10, 2012 – 2:30 p.m.  
Engineer's estimated total cost: \$245,205  
Account: 378-8704-585-7524, Project PK1004



Pam Kirkland, CPPO, CPPB  
Purchasing Manager

  
Kent Pfeil  
Director of Finance  
Date

Approved: \_\_\_\_\_  
Dan Johnson  
City Manager

\_\_\_\_\_ Date



## MEMO

TO: Dan Johnson, City Manager  
THROUGH: Cliff Miller, Assistant City Manager *CGM*  
FROM: Steve Spanos, P.E., Director of Engineering *SS*  
SUBJECT: Permission to Advertise Pedestrian Bridge at Breckinridge Park (Beck Branch)  
Bid No. 50-12  
DATE: July 13, 2012

### BACKGROUND INFORMATION:

The Pedestrian Bridge at Breckinridge Park includes construction of a fabricated timber (truss) pedestrian bridge with gabion channel armoring to replace the bridge that was damaged in 2006 and subsequently removed. The new bridge will be at the same location. New concrete abutments, wingwalls, and concrete drilled shafts are also included in the project.

### FUNDING:

Funding is provided from 2010 Parks G.O. Bonds.

### SCHEDULE:

Capital Projects plans for this project to begin construction September 2012 and be completed by January 2013.

Cc: Edward J. Witkowski Jr., P.E., Project Engineer *EW*

CP/Office/Agenda Reports/Agenda Items -July/ /PedBridge -Executive.doc

**NOTICE TO CONTRACTORS  
CITY OF RICHARDSON**

**PEDESTRIAN BRIDGE AT BRECKINRIDGE PARK  
(BECK BRANCH)  
BID #50-12**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **2:00 p.m. on Friday, August 10, 2012** and will be opened and read aloud in the **Capital Projects Department, 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 project includes construction of a new pedestrian bridge with gabion channel armoring. The estimated quantities for the project include removal of two existing concrete abutments, removal of trees, site clearing and grubbing, 177 cubic yards of channel excavation, 79 cubic yards of tied back gabion channel retaining wall, 8 cubic yards of Class C reinforced concrete abutments and wingwalls, 79 vertical feet of 24 inch reinforced Class C concrete drilled shaft, one 100 foot long Moosman Cherry County timber (truss) pedestrian bridge, and other miscellaneous appurtenances.

Proposals shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid 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.

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 One Hundred Thirty (130) calendar days will be allowed for construction of the project including fabrication and delivery of the bridge structure. Mobilization for site work will not be allowed until 60-days prior to confirmed bridge structure delivery date.**

One set of plans, specifications and bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 206, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, beginning at 12:00 p.m. on **Tuesday, July 24, 2012** upon 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. Maximum of two sets of plans per contractor.

A voluntary pre-bid conference will be held at **Thursday, August 2, 2012 at 10:00 a.m.**, in the **Capital Projects Conference Room 206**, Richardson Civic Center/City Hall.

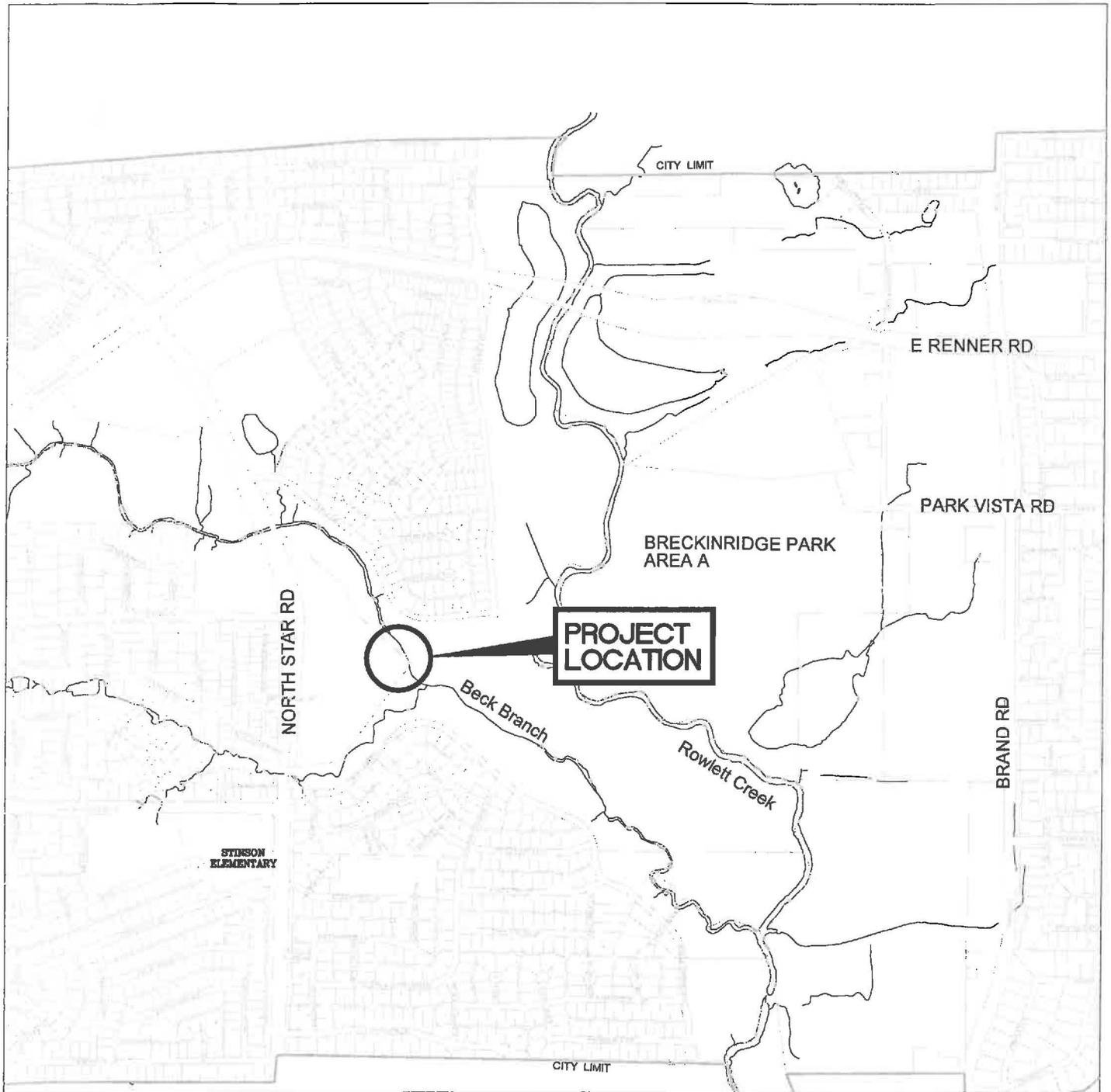
By:/s/Bob Townsend, Mayor  
City of Richardson  
P. O. Box 830309  
Richardson, Texas 75083

**PROPOSED PROJECT SCHEDULE**  
**PEDESTRIAN BRIDGE AT BRECKINRIDGE PARK (BECK BRANCH)**

**BID #50-12**

Agenda Paperwork to Advertise	Friday, July 13, 2012
Council Authorization to Advertise	Monday, July 23, 2012
Plans/Specs Available for Contractors	Tuesday, July 24, 2012
Advertise in Dallas Morning News	Wednesday, July 25, 2012
Advertise in Dallas Morning News	Wednesday, August 1, 2012
Pre Bid Meeting (10:00 am Room 206)	Thursday, August 2, 2012
Bids Received/Opened (@ 2:00 open @ 2:30 Room 206)	Friday, August 10, 2012
Agenda Paperwork to Award Contract	Friday, August 17, 2012
Council to Award Contract	Monday, August 27, 2012
Pre-Construction Meeting	~Monday, September 10, 2012
Project Start	~Monday, September 17, 2012
Project 130 Calendar Days	~ January 2013

*Project Engineer: Edward Witkowski*  
*Consulting Engineers Estimate: \$245,205*  
*Fund: 2010 Parks G.O. Bonds 378-8704-585-7524 PK1004*



GARLAND

**PEDESTRIAN BRIDGE  
AT BRECKINRIDGE PARK  
(BECK BRANCH)  
FALL 2012**

**BID# 50-12**



**CITY OF  
RICHARDSON  
TEXAS**



CITY OF RICHARDSON

TO: Dan Johnson - City Manager  
THRU: Kent Pfeil - Director of Finance  
FROM: Pam Kirkland - Purchasing Manager  
SUBJECT: Bid Initiation Request #52-12  
DATE: July 16, 2012

Request Council approval to initiate bids for the following:

2010 Alley Reconstruction Phase IV  
(Merrie/Shannon/Arvada)

Proposed Council approval date: July 23, 2012  
Proposed advertising dates: July 25, 2012 & August 1, 2012  
Proposed bid due date: August 15, 2012 – 2:00 p.m.  
Proposed bid opening date: August 15, 2012 – 2:30 p.m.  
Engineer's estimated total cost: \$268,000  
Account: 378-8702-585-7524, Project SD1004



Pam Kirkland, CPPO, CPPB  
Purchasing Manager



Kent Pfeil  
Director of Finance



Date

Approved: \_\_\_\_\_  
Dan Johnson  
City Manager

\_\_\_\_\_  
Date



## MEMO

TO: Dan Johnson, City Manager  
THROUGH: Cliff Miller, Assistant City Manager *CM*  
FROM: Steve Spanos, P.E., Director of Engineering *SS*  
SUBJECT: Permission to Advertise 2010 Alley Reconstruction Phase IV  
(Merrie/Shannon/Arvada) – Bid No. 52-12  
DATE: July 13, 2012

### BACKGROUND INFORMATION:

The 2010 Alley Reconstruction Phase IV - Shannon Lane, Arvada Drive and Merrie Circle consists of the installation of 6-inch reinforced concrete alley pavement with related sidewalk, integral concrete curb, grading, sodding and other miscellaneous appurtenances.

### FUNDING:

Funding is provided from 2010 Streets & Drainage G.O. Bonds.

### SCHEDULE:

Capital Projects plans for this project to begin construction September 2012 and be completed by December 2012.

Cc: Brad Bernhard, P.E., Project Engineer *BB*  
CP/Office/Agenda Reports/Agenda Items -July/Alley4-Executive.doc

**NOTICE TO CONTRACTORS  
CITY OF RICHARDSON**

**2010 ALLEY RECONSTRUCTION PHASE IV  
(MERRIE/SHANNON/ARVADA)**

**BID No 52-12**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Wednesday, August 15, 2012 at 2:00 pm** and will be opened and read aloud in the **Capital Projects Department, 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 2010 Alley Reconstruction Phase IV - Shannon Lane, Arvada Drive and Merrie Circle consists of the installation of 656 SY of 6-inch reinforced concrete alley pavement with 51 SY of related sidewalk, 1,286 LF of concrete curb, grading, sodding and other miscellaneous appurtenances.

Proposals shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid 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.

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

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

One set of plans, specifications and bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 206, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, July 24, 2012** upon 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. Maximum of two sets of plans per contractor.

A voluntary pre-bid conference will be held at **10:00 am on Wednesday, August 8, 2012** in the **Capital Projects Conference Room 206**, Richardson Civic Center/City Hall.

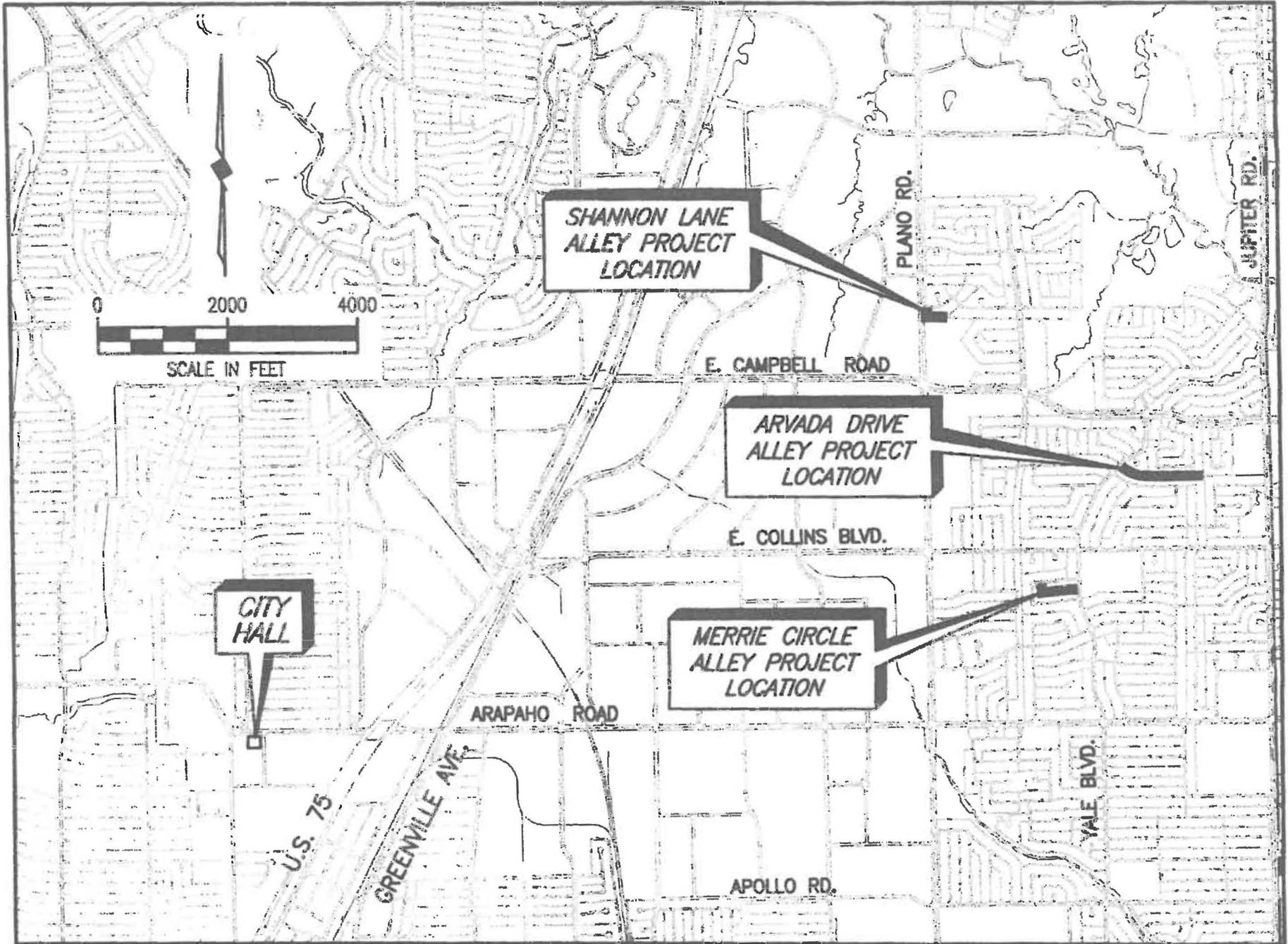
By:/s/Bob Townsend, Mayor  
City of Richardson  
P. O. Box 830309  
Richardson, Texas 75083

**PROPOSED PROJECT SCHEDULE**  
**2010 ALLEY RECONSTRUCTION PHASE IV**  
**(MERRIE/SHANNON/ARVADA)**

**BID #52-12**

Agenda Paperwork to Advertise	Friday, July 13, 2012
Council Authorization to Advertise	Monday, July 23, 2012
Plans/Specs Available for Contractors	Tuesday, July 24, 2012
Advertise in Dallas Morning News	Wednesday, July 25, 2012
Advertise in Dallas Morning News	Wednesday, August 1, 2012
Pre Bid Meeting (10:00 am Room 206)	Wednesday, August 8, 2012
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Agenda Paperwork to Award Contract	Friday, August 17, 2012
Council to Award Contract	Monday, August 27, 2012
Pre-Construction Meeting	~Monday, September 10, 2012
Project Start	~Monday, September 17, 2012
Project 90 Calendar Days	~ December 2012

*Project Engineer: Brad Bernhard*  
*Consulting Engineers Estimate: \$268,000*  
*Fund: 2010 Streets and Drainage G.O. Bonds*  
*Account #378-8702-585-7524 Project #SD1004*



# LOCATION MAP

(BID PACKAGE 1)

CITY OF RICHARDSON

TO: Dan Johnson - City Manager  
THRU: Kent Pfeil - Director of Finance  
FROM: Pam Kirkland - Purchasing Manager  
SUBJECT: Bid Initiation Request #54-12  
DATE: July 16, 2012

Request Council approval to initiate bids for the following:

Debris Removal and Vegetation Management  
West Fork of Cottonwood Creek

Proposed Council approval date: July 23, 2012  
Proposed advertising dates: July 25, 2012 & August 1, 2012  
Proposed bid due date: August 9, 2012 – 2:00 p.m.  
Proposed bid opening date: August 9, 2012 – 2:30 p.m.  
Engineer's estimated total cost: \$100,000  
Account: 164-8702-583-3399, Project DR1201



Pam Kirkland, CPPO, CPPB  
Purchasing Manager



Kent Pfeil  
Director of Finance



Date

Approved: \_\_\_\_\_  
Dan Johnson  
City Manager

\_\_\_\_\_ Date



## MEMO

TO: Dan Johnson, City Manager  
THROUGH: Cliff Miller, Assistant City Manager *CM*  
FROM: Steve Spanos, P.E., Director of Engineering *SS*  
SUBJECT: Permission to Advertise Debris Removal and Vegetation Management  
West Fork of Cottonwood Creek – Bid No. 54-12  
DATE: July 13, 2012

### BACKGROUND INFORMATION:

The Debris Removal and Vegetation Management-West Fork of Cottonwood Creek is a maintenance project to clear obstructions from the main channel. Vegetation clearing will include removal of underbrush, trash and debris, dead trees and branches, and carefully selected live trees that are debris catchers or are blocking flow in the main channel area. Sediment will be removed from the Melrose Drive culvert. Maintenance does not include removal of live trees that do not block flow or trees on the bank slopes, stump pulling, grading or concrete work, or removal of ground cover vegetation.

### FUNDING:

Funding is provided from Storm Drainage Utility.

### SCHEDULE:

Capital Projects plans for this project to begin construction September 2012 and be completed by October 2012.

Cc: Edward J. Witkowski Jr., P.E., Project Engineer *EW*

CP/Office/Agenda Reports/Agenda Items -July/ ChannelVegClea-Executive.doc

**NOTICE TO CONTRACTORS  
CITY OF RICHARDSON**

**DEBRIS REMOVAL AND VEGETATION MANAGEMENT  
WEST FORK OF COTTONWOOD CREEK**

**BID No. 54-12**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Thursday, August 9, 2012 at 2:00 pm** and will be opened and read aloud in the **Capital Projects Department, 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 Debris Removal and Vegetation Management-West Fork of Cottonwood Creek is a maintenance project to clear obstructions from the main channel. Vegetation clearing will include removal of underbrush, trash and debris, dead trees and branches, and carefully selected live trees that are debris catchers or are blocking flow in the main channel area. Sediment will be removed from the Melrose Drive culvert. Maintenance does not include removal of live trees that do not block flow or trees on the bank slopes, stump pulling, grading or concrete work, or removal of ground cover vegetation.

Proposals shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid 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, and a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price. A Maintenance Bond is not required for 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 Thirty (35) 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 206, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, July 24, 2012** upon 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. Maximum of two sets of plans per contractor.

A voluntary pre-bid conference will be held at **10:00 am on Wednesday, August 1, 2012** in the **Capital Projects Conference Room 206**, Richardson Civic Center/City Hall.

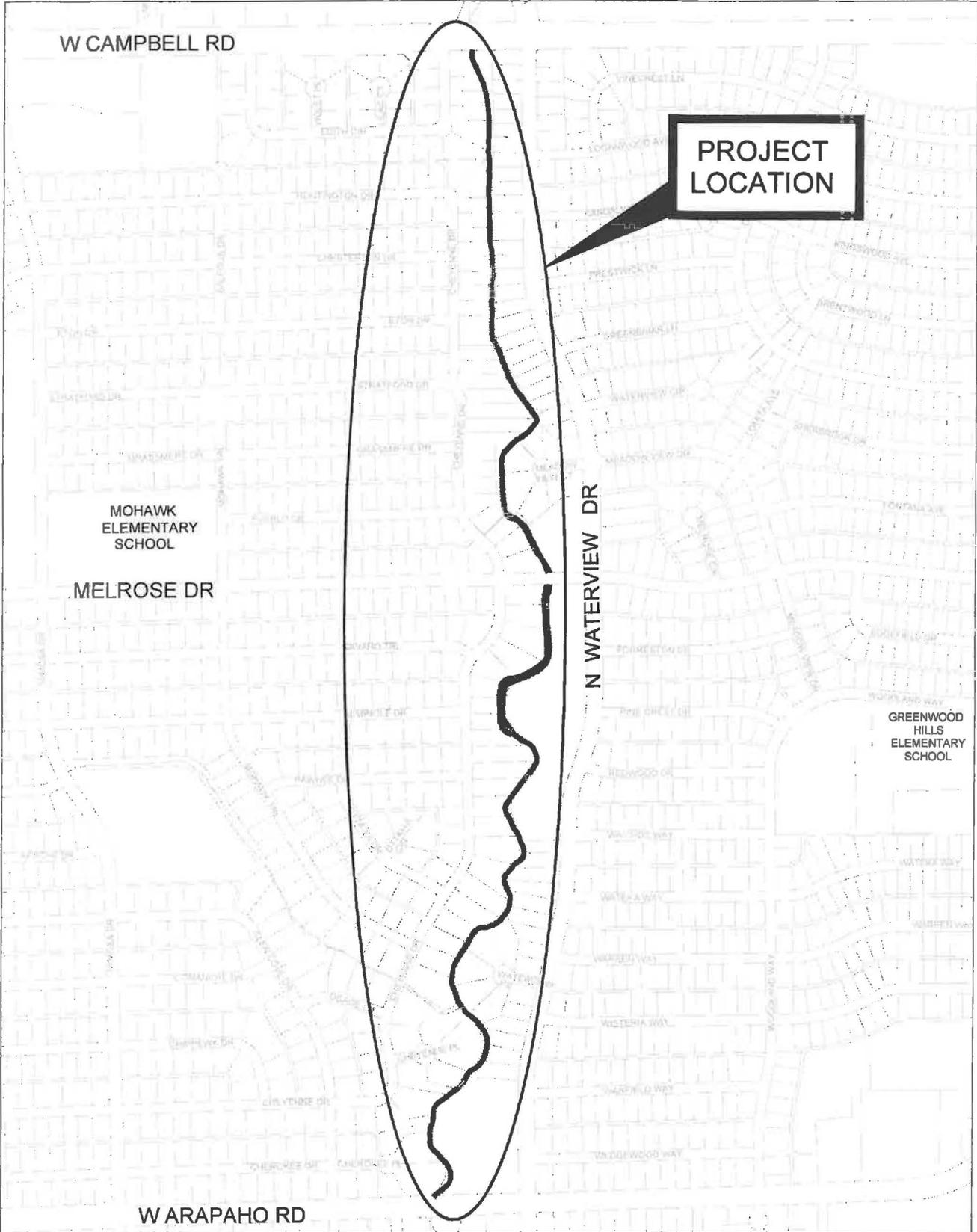
By:/s/Bob Townsend, Mayor  
City of Richardson  
P. O. Box 830309  
Richardson, Texas 75083

**PROPOSED PROJECT SCHEDULE**  
**DEBRIS REMOVAL AND VEGETATION MANAGEMENT**  
**WEST FORK OF COTTONWOOD CREEK**

**BID #54-12**

Agenda Paperwork to Advertise	Friday, July 13, 2012
Council Authorization to Advertise	Monday, July 23, 2012
Plans/Specs Available for Contractors	Tuesday, July 24, 2012
Advertise in Dallas Morning News	Wednesday, July 25, 2012
Advertise in Dallas Morning News	Wednesday, August 1, 2012
Pre Bid Meeting (10:00 am Room 206)	Wednesday, August 1, 2012
Bids Received/Opened (@ 2:00 open @ 2:30 Room 206)	Thursday, August 9, 2012
Agenda Paperwork to Award Contract	Friday, August 17, 2012
Council to Award Contract	Monday, August 27, 2012
Pre-Construction Meeting	~Monday, September 10, 2012
Project Start	~Monday, September 17, 2012
Project 35 Calendar Days	~ October 2012

*Project Engineer: Edward Witkowski*  
*Engineers Estimate: \$100,000*  
*Fund: Storm Drainage Utility*  
*Account #164-8702-583-3399 Project #DR1201*



**DEBRIS REMOVAL AND VEGETATION MANAGEMENT  
 WEST FORK OF COTTONWOOD CREEK  
 (W. CAMPBELL ROAD TO W. ARAPAHO ROAD)  
 SUMMER 2012**

**BID# 54-12**



**CITY OF  
 RICHARDSON  
 TEXAS**





# MEMO

**DATE:** July 5, 2012

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager *Pam*

**SUBJECT:** Award of Bid #38-12 for an Annual Requirements Contract to Helena Chemical Company (Primary Contractor) and Winfield Solutions (Secondary Contractor) for Herbicides, Insecticides, and Chemicals Pursuant to Unit Prices Stipulated in the Bid.

**Proposed Date of Award: July 23, 2012**

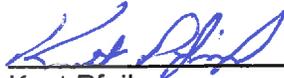
I concur with the recommendation of Bobby Kinser, Assistant Superintendent of Parks, to issue a primary annual requirements contract for herbicides, insecticides and chemicals to Helena Chemical Company and a secondary contract to Winfield Solutions.

Seven bids were received and the specifications stated that the City would award a primary and secondary contract to the bidders who best met the bid specifications relative to product and pricing. Helena Chemical Company and Winfield Solutions were the only two bidders who bid all items and were the most responsive to the city's requirements and the lowest cost.

This is a one-year contract with an option to renew for up to four (4) additional one-year periods, if acceptable to all contracting parties. The award of this contract allows the city to use the products as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum amount of product, payment will be rendered pursuant to the unit prices bid. The unit prices are outlined in the attached bid tabulation.

Funding is available in account 011-3061-541-6122 for these expenditures. A prebid conference was held on May 2, 2006 and one vendor and two staff members were in attendance. Seven hundred ninety vendors were electronically notified of the bid; sixteen vendors viewed the bid; and seven responsive bids were received.

Concur:

  
\_\_\_\_\_  
Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson  
Michelle Thames  
David Morgan  
Cliff Miller



## MEMO

**TO:** Pam Kirkland  
**FROM:** Bobby Kinser  
**DATE:** 7-2-12  
**SUBJECT:** Herbicides, Insecticides and Chemicals Bid # 3812

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After careful review and consideration, the Parks Department recommends award of Bid #38-12 for Herbicides, Insecticides and Chemicals to Helena Chemical Company as the primary vendor and to Winfield Solutions as the secondary vendor. We would like to award primary and secondary contracts to ensure the availability of the products in a timely manner. Also there are savings by awarding to both companies. Helena Chemical Company is a regional company that bid all items and was low bidder in the overall cost with a total bid of \$118,371.17. Winfield Solutions is also a regional company that bid all items and bid the second lowest overall with a total bid of \$ 124,482.65.

ADAPCO, Crop Production and John Deere landscape bid less than half of the items listed on the bid. Target Specialties bid all but 3 items and still bid higher than Winfield Solutions.

Please use account # 011-3061-541-61-22

Thank you,  
Bobby Kinser

BID TABULATION-ANNUAL CONTRACT FOR HERBICIDES, INSECTICIDES, CHEMICALS

PAGE 1  
 BID NUMBER: 38-12  
 DATE OPENED: May 9, 2012

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	ADAPCO, Inc.		Crop Production Services		Helena Chemical Co.		John Deere Landscapes	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Round-up-Pro Concentrate	125	gal	14.950	\$1,868.75	14.800	\$1,850.00	18.000	\$2,250.00	14.500	\$1,812.50
2	Sethoxydim	30	gal	No	Bid	No	Bid	\$9.890	\$2,696.70	105.970	\$3,179.10
3	Trimec 2-4 D Southern	25	gal	No	Bid	No	Bid	51.370	\$1,284.25	32.360	\$809.00
4	Aquamaster-Aquatic Herbicide	35	gal	14.950	\$523.25	13.980	\$489.30	18.480	\$646.80	19.780	\$692.30
5	Confront	50	gal	No	Bid	No	Bid	129.790	\$6,489.50	155.550	\$7,777.50
6	Primo Maxx	15	gal	164.000	\$2,460.00	No	Bid	135.000	\$2,775.00	279.000	\$4,185.00
7	Sedgehammer	1	lb	No	Bid	No	Bid	92.220	\$92.22	976.240	\$976.24
8	Certainty Turf Herbicide	15	lb	No	Bid	No	Bid	82.500	\$1,237.50	1179.900	\$17,698.50
9	Solitare Herbicide	20	lb	No	Bid	No	Bid	95.100	\$1,902.00	130.740	\$2,614.80
10	Surflan A.S.	100	gal	44.480	\$4,448.00	No	Bid	45.000	\$4,500.00	51.040	\$5,104.00
11	Ronstar G	700	lb	No	Bid	No	Bid	1.050	\$735.00	1.390	\$973.00
12	Princep 4L	220	gal	No	Bid	No	Bid	21.000	\$4,620.00	26.140	\$5,750.80
13	Pendulum 3.3 EC	200	gal	26.000	\$5,200.00	No	Bid	26.000	\$5,600.00	34.370	\$6,874.00
14	Barricade 65 WG	250	lb	10.950	\$2,737.50	No	Bid	13.500	\$3,375.00	12.820	\$3,205.00
15	Gallery 75DF	40	lb	No	Bid	No	Bid	125.000	\$5,000.00	135.300	\$5,412.00
16	Dimension	25	gal	No	Bid	No	Bid	204.000	\$5,100.00	254.230	\$6,355.75
17	SureGuard Herbicide	10	gal	No	Bid	No	Bid	130.550	\$1,205.50	185.300	\$1,853.00
18	Barricade/Resolute 4FL	100	gal	No	Bid	No	Bid	92.500	\$9,250.00	No	Bid
19	Pendulum Aqua Cap	100	gal	55.400	\$5,540.00	No	Bid	48.390	\$4,839.00	57.880	\$5,788.00
20	Aquathol	100	gal	No	Bid	63.120	\$6,312.00	68.070	\$6,807.00	No	Bid
21	Aquathol Super K	375	lb	No	Bid	17.350	\$6,506.25	18.980	\$7,117.50	No	Bid
22	AquaShade Lake Dye	300	gal	37.000	\$11,100.00	32.900	\$9,870.00	37.220	\$13,166.00	No	Bid
23	K-Tea Alacide	80	gal	No	Bid	20.500	\$1,640.00	22.000	\$1,760.00	No	Bid
24	Reward Aquatic Herbicide	50	gal	No	Bid	79.000	\$3,950.00	73.750	\$3,687.50	70.330	\$3,516.50
25	Malathion	10	gal	No	Bid	No	Bid	31.300	\$313.00	No	Bid
26	Talstar EZ	300	lb	0.520	\$156.00	No	Bid	0.780	\$234.00	0.800	\$240.00

**BID TABULATION-ANNUAL CONTRACT FOR HERBICIDES, INSECTICIDES, CHEMICALS**

PAGE 2

BID NUMBER: 38-12

DATE OPENED: May 9, 2012

ITEM NO.	DESCRIPTION	EST. QTY.	ADAPCO, Inc.		Crop Production Services		Helena Chemical Co.		John Deere Landscapes		
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	
27	Marathon Granular	5	lb	No	Bid	No	Bid	13.940	\$69.70	No	Bid
28	Advion	475	lb	No	Bid	No	Bid	10.230	\$4,859.25	12.570	\$5,970.75
29	Amdro 1 Fire Ant Insecticide Pro	575	lb	No	Bid	No	Bid	5.950	\$3,363.75	No	Bid
30	Extinguish Plus	375	lb	7.240	\$2,715.00	No	Bid	6.920	\$2,595.00	No	Bid
31	Talstar P/Talstar One	20	gal	34.000	\$680.00	No	Bid	37.500	\$750.00	No	Bid
32	Turf Mark Blue	150	gal	No	Bid	No	Bid	38.000	\$5,700.00	No	Bid
33	Surf King Plus	90	gal	11.500	\$1,035.00	No	Bid	29.000	\$2,610.00	No	Bid
34	Drift Control Interlock	10	gal	No	Bid	No	Bid	44.000	\$440.00	No	Bid
35	Cutrine Plus	150	gal	No	Bid	19.500	\$2,925.00	22.000	\$3,300.00	No	Bid
<b>TOTAL PRICE</b>					<b>\$38,463.50</b>		<b>\$33,542.55</b>		<b>\$18,391.17</b>		<b>\$90,787.74</b>

**BID TABULATION-ANNUAL CONTRACT FOR HERBICIDES, INSECTICIDES, CHEMICALS**

PAGE 1  
 BID NUMBER: 38-12  
 DATE OPENED: May 9, 2012

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	Target Specialty Products		Univer USA		Winfield Solutions	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Round-up-Pro Concentrate	125	gal	14.980	\$1,872.50	72.000	\$9,000.00	16.300	\$2,037.50
2	Sethoxydim	30	gal	No	Bid	No	Bid	85.250	\$2,557.50
3	Trimec 2-4 D Southern	25	gal	34.350	\$858.75	No	Bid	45.600	\$1,140.00
4	Aquamaster-Aquatic Herbicide	35	gal	57.180	\$2,001.30	68.000	\$2,380.00	15.540	\$543.90
5	Confront	50	gal	146.650	\$7,332.50	No	Bid	124.750	\$6,237.50
6	Primo Maxx	15	gal	279.000	\$4,185.00	No	Bid	279.000	\$4,185.00
7	Sedgehammer	1	lb	75.140	\$75.14	No	Bid	93.000	\$93.00
8	Certainty Turf Herbicide	15	lb	95.790	\$1,436.85	No	Bid	74.750	\$1,121.25
9	Solitare Herbicide	20	lb	136.630	\$2,732.60	No	Bid	95.950	\$1,917.00
10	Surflan A.S.	100	gal	52.640	\$5,264.00	No	Bid	49.100	\$4,910.00
11	Ronstar G	700	lb	1.510	\$1,057.00	No	Bid	1.340	\$938.00
12	Princep 4L	220	gal	25.140	\$5,530.80	No	Bid	18.500	\$4,070.00
13	Pendulum 3.3 EC	200	gal	33.660	\$6,732.00	No	Bid	28.680	\$5,736.00
14	Barricade 65 WG	250	lb	25.250	\$6,312.50	No	Bid	22.930	\$5,732.50
15	Gallery 75DF	40	lb	150.360	\$6,014.40	No	Bid	109.500	\$4,380.00
16	Dimension	25	gal	236.860	\$5,921.50	No	Bid	190.000	\$4,750.00
17	SureGuard Herbicide	10	gal	156.900	\$1,569.00	No	Bid	135.000	\$1,350.00
18	Barricade/Resolute 4FL	100	gal	142.000	\$14,200.00	No	Bid	97.150	\$9,715.00
19	Pendulum Aqua Cap	100	gal	53.400	\$5,340.00	No	Bid	45.500	\$4,550.00
20	Aquathol	100	gal	71.880	\$7,188.00	No	Bid	61.100	\$6,110.00
21	Aquathol Super K	375	lb	18.500	\$6,937.50	No	Bid	17.050	\$6,393.75
22	AquaShade Lake Dye	300	gal	35.000	\$10,500.00	No	Bid	35.750	\$10,725.00
23	K-Tea Alaeicide	80	gal	30.750	\$2,460.00	No	Bid	21.000	\$1,680.00
24	Reward Aquatic Herbicide	50	gal	79.000	\$3,950.00	197.500	\$9,875.00	79.000	\$3,950.00
25	Malathion	10	gal	47.880	\$478.80	No	Bid	40.000	\$400.00
26	Talstar EZ	300	lb	0.950	\$285.00	23.750	\$7,125.00	0.790	\$237.00

**BID TABULATION-ANNUAL CONTRACT FOR HERBICIDES, INSECTICIDES, CHEMICALS**

PAGE 2

BID NUMBER: 38-12

DATE OPENED: May 9, 2012

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	Target Specialty Products		Univer USA		Winfield Solutions	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
27	Marathon Granular	5	lb	16.270	\$81.35	No	Bid	18.650	\$93.25
28	Advion	475	lb	10.220	\$4,854.50	125.760	\$59,736.00	9.500	\$4,512.50
29	Amdro 1 Fire Ant Insecticide Pro	575	lb	8.710	\$5,008.25	No	Bid	7.960	\$4,577.00
30	Extinguish Plus	375	lb	6.940	\$2,602.50	173.000	\$64,875.00	6.560	\$2,460.00
31	Talstar P/Talstar One	20	gal	63.650	\$1,273.00	40.000	\$800.00	55.000	\$1,100.00
32	Turf Mark Blue	150	gal	33.420	\$5,013.00	No	Bid	62.000	\$9,300.00
33	Surf King Plus	90	gal	17.750	\$1,597.50	No	Bid	30.000	\$2,700.00
34	Drift Control Interlock	10	gal	No	Bid	No	Bid	83.000	\$830.00
35	Cutrine Plus	150	gal	No	Bid	No	Bid	23.000	\$3,450.00
<b>TOTAL PRICE</b>					\$130,665.24		\$153,791.00		\$124,482.65



# MEMO

**DATE:** July 9, 2012

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager *Pam*

**SUBJECT:** Award of Bid #51-12 for the co-op purchase of a heavy duty utility vehicle, and a turf sweeper to Austin Turf & Tractor (\$29,891.56) and a greensmower to Professional Turf Products, L.P. (\$27,235.51) for the Sherrill Park Golf Course for a total expenditure of \$57,127.07 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #373-11

**Proposed Date of Award: July 23, 2012**

I concur with the recommendation of Steve Greenhaw – Sherrill Park Maintenance Superintendent, to issue a purchase order for the above referenced turf equipment, as outlined in the attached quotations, for a total expenditure of \$57,127.07.

The above referenced heavy duty utility vehicle, turf sweeper and greensmower have been bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #373-11. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is available as follows:

Greensmower	232-3710-581-7401, Project GF1201	\$27,236
Heavy Duty Utility Vehicle	232-3710-581-7401, Project GF1203	21,090
Turf Sweeper	232-3710-581-7401, Project GF1204	8,803
Total		<u>\$57,129</u>

Concur:

*Kent Pfeil*  
 \_\_\_\_\_  
 Kent Pfeil

**ATTACHMENTS**

Xc: Dan Johnson  
 Michelle Thames  
 David Morgan  
 Cliff Miller



**MEMO**

To: Pam Kirkland, Purchasing Manager  
From: Steve Greenhaw, Golf Superintendent  
Date: July 9, 2012  
RE: Equipment Purchase Recommendation

It is my recommendation to purchase the greensmower from Professional Turf Products and the heavy duty utility vehicle and turf sweeper from Austin Turf & Tractor. The equipment mentioned above has been bid through the Texas Local Government Statewide Purchasing Cooperative contract #373-11. The total expenditures for these purchases are \$57,127.07.

Funding for this equipment is as follows:

Greensmower	232-3710-581-7401, Project GF1201	\$27,236
Heavy Duty Utility Vehicle	232-3710-581-7401, Project GF1203	21,090
Turf Sweeper	232-3710-581-7401, Project GF1204	<u>8,803</u>
<b>Total</b>		<b>\$57,129</b>



AUSTIN TURF & TRACTOR  
 2098 Valley View Lane  
 Farmers Branch, TX 75234  
 Phone: 214-630-3300

**REQ-# 19752**

Quote Id: 6742925

Customer Name: SHERRILL PARK GOLF COURSE

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

John Deere Company  
 2000 John Deere Run  
 Cary, NC 27513  
 Ph: 888-222-7239, Fax: 309-749-2313  
 FED ID: 36-2382580; DUNS#: 60-7690989

**Quote Summary**

**Prepared For:**  
 SHERRILL PARK GOLF COURSE  
 2001 E LOOKOUT DR  
 RICHARDSON, TX 75082  
 Business: 972-234-1054

**Delivering Dealer:**  
 AUSTIN TURF & TRACTOR  
 ARTIE R SMITH  
 2098 Valley View Lane  
 Farmers Branch, TX 75234  
 Phone: 214-630-3300  
 artie.smith@austinturf.com

**Quote ID:** 6742925  
**Created On:** May 22, 2012  
**Last Modified On:** May 22, 2012  
**Expiration Date:** June 21, 2012

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE TC125 Turf Collection System Contract: TASB_373-11 Price Effective Date: November 1, 2011	\$ 8,802.32 X	1 =	\$ 8,802.32
<del>JOHN DEERE ProGator 2020A (Gas) Contract: TASB_373-11 Price Effective Date: March 2, 2012</del>	<del>\$ 19,521.36 X</del>	<del>1 =</del>	<del>\$ 19,521.36</del>
JOHN DEERE ProGator 2030A (Diesel) Contract: TASB_373-11 Price Effective Date: March 2, 2012	\$ 21,089.24 X	1 =	\$ 21,089.24

**\$ 21,891.56**

**Equipment Total**

~~\$ 49,412.92~~

\* Includes Fees and Non-contract items

**Quote Summary**

Equipment Total	<del>\$ 49,412.92</del>
Trade In	
SubTotal	<del>-\$ 49,412.92</del>
Total	<del>\$ 49,412.92</del>
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 49,412.92

**\$ 29,891.56**

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

CONFIDENTIAL

**REQ. # 19748**



Professional Turf Products, L.P.  
 Professional Turf Products, L.P.  
 1010 N. Industrial Blvd.  
 Euless, Texas 76039  
 (888) 776-8873 ext. 5100 // Fax (817) 785-1901  
 www.proturf.com



**Count on it.**

Ship To	Sherrill Park GC (City of Richardson)		Date	5/16/2012
Corp. Account	BUYBOARD (CONTRACT # 373-11)		Tax Rate	
Contact	Steve Greenhaw		Destination	2.00%
Address	2001 E Lookout Dr		Trade-In	
City	Richardson, TX		Finance	
State	TX	Comments:	Corp. Acct.	Yes
Postal Code	75082-3222			
Phone				
Fax				

**Proposal**

Qty	Model #	Description	Unit	Extended
1	04358	Greensmaster 3150-Q	\$20,147.62	\$20,147.62
3	04619	11-Blade Cutting Unit	\$1,845.53	\$5,536.59
1	04626	Narrow Wiehle Roller (.200" Spacing) (Set of 3)	\$814.18	\$814.18
1	105-8336	Light Kit (GR3150) GR3150-Q	\$202.89	\$202.89
<b>SubTotal</b>				<b>\$26,701.28</b>
<b>Destination</b>			<b>\$</b>	<b>534.03</b>
<b>Tax (Estimated)</b>			<b>\$</b>	<b>-</b>
<b>TOTAL</b>			<b>\$</b>	<b>27,235.31</b>

**Comments:**

For all New Equipment, Demo units may be available for up to 20% savings.  
 For all New Equipment, Refurbished units may be available for up to 40% savings.

**Terms & Conditions:**

- Pricing, including finance options, valid for 30 days from time of quotation.
- After 30 days all prices are subject to change without notice.
- Used and Demo equipment is in high demand and availability is subject to change.
  - Upon firm customer commitment to purchase, said equipment availability will be determined and "locked".
  - In the event equipment is unavailable at time of order, PTP will employ every resource to secure an acceptable substitute.
  - PTP strongly advises the customer to issue a firm PO as quickly as possible after acceptance of quotation.
- "Trade In Allowances" will be treated as a credit for future parts purchases on PTP account unless other arrangements have been made.

**Rental Policy:**

- Rental equipment will be delivered fully operational.
- Upon acceptance, customer is liable for all damage in excess of normal wear and tear while it is in his possession.
- In the event of rentals lasting longer than thirty days, the customer is responsible for all preventative maintenance required during the term.
- Only OEM parts, as designated by the manufacturer, are to be used for repairs and maintenance.
- Professional Turf Products will have sole discretion as to "Normal Wear and Tear".



Mr. Joe Holmes, 6173 S IH 45, Corsicana, TX, with Corsicana Sign & Crane, representing McDonald's, stated many of the McDonalds' signs in the north Dallas area are moving to the style of sign proposed, a monument sign with an electronic messaging component included, and they have a desire to standardize across the region. Mr. Holmes stated that small details will vary from locality to locality because of different sign codes, but they currently have signs of very similar design in Plano, McKinney, and Frisco.

Mr. Petty inquired if McDonald's corporate office wants the proposed monument sign or if the franchisee is driving the variance request. Mr. Holmes stated that both McDonald's corporate office as well as the franchise owner, Mr. Chuck O'Reilly who has multiple store locations and multiple monument signs of this design, desire to move to this sign format. He stated Mr. O'Reilly desires a more uniform look at all of his franchise locations. Mr. Ikram asked if the monument signs at the various franchise locations would be exactly the same. Mr. Holmes stated the monuments signs will vary slightly because of the different sign codes each city has, but have a very similar design.

Ms. McKearin asked Mr. Holmes if he was aware that the newly proposed Sign Ordinance would likely be adopted within the next few weeks by the City Council. Mr. Holmes stated he was aware of this fact. However, he also knew that even under the new provisions for electronic messaging displays, the proposed sign would require variances because of the sign size.

Ms. McKearin asked if the Board had any questions for Mr. Holmes. There were no further questions. There being no further questions, Ms. McKearin closed the Public Hearing and asked for remarks from the Board.

Mr. IZARD stated that the electronic messaging portion of the request would be allowed under the proposed new ordinances. However, he believed the size of the monument sign to really be the issue at hand. Mr. Magner confirmed that the electronic messaging component would be allowed under the proposed new sign regulations.

Mr. Warner stated his concern that similar businesses in the city would desire this same type of signage. Ms. Moudy stated that she did not have any problems with the digital display portion of the sign, but she was concerned with the size of the sign and with the precedent of allowing a variance to the sign regulations and policies that the Board and Council just recently came to consensus on.

There being no further comments from the Board, Ms. McKearin asked for a motion.

Mr. IZARD moved to table the SCB Case #12-07, stating that he would like to have the new sign ordinance adopted before deciding on this case. Mr. Warner seconded the motion.

Mr. Magner brought to the attention of the Board that by tabling the current variance request rather than approving or denying it outright, the current request would actually come back to the Board when a different set of standards are likely to be in place. Mr. Magner stated that it would be procedurally preferred for the Board to either rule in favor or against the requested variances under the current Chapter 18 regulations and then, if need be, have the applicant come back with

a new set of variance requests once the new set of standards are in place. Mr. Magner stated the applicant would not be charged any fees for reapplication given the unique circumstances.

Ms. McKearin called for a vote on the issue of tabling Case #12-07. The motion failed.

Ms. McKearin called for a motion from the Board.

Mr. Izard moved to deny the SCB Case #12-07. Ms. Moudy seconded the motion and it carried unanimously.

Ms. McKearin noted the action of the Sign Control Board is subject to review by the City Council for a period of two weeks.

SCB CASE #12-08: TO CONSIDER THE REQUEST OF THE EGG & I FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE IV, SECTION 18-124 TO ALLOW FOR A MONUMENT SIGN IN AN INDUSTRIAL ZONED DISTRICT ON THE PROPERTY LOCATED AT 930 E. CAMPBELL ROAD; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Mr. Magner introduced the request of the Egg & I for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article IV, Section 18-124 to allow for a monument sign in an industrial zoned district on the property located at 930 E. Campbell Road. A power point presentation was shown for review.

Al Sampsell, General Manager of Egg & I, 930 E. Campbell Road, Richardson, TX, stated the request is to increase visibility for their restaurant because of how far back it sits from the street. Mr. Sampsell stated the current monument structure located near their restaurant is actually for the eventual signage for adjacent vacant building located south of their property.

Mr. Ikram asked if the proposed signage will be located directly in front of the Egg & I. Mr. Sampsell stated it was proposed to be located directly in front of the restaurant. Mr. Izard inquired to staff if the monument sign is more of a zoning issue and if it would require any rezoning. Mr. Magner stated it would not.

Ms. Moudy inquired if the copy part of the sign would be in proportion with the monument structure, as the illustration in the presentation did not appear to be proportional on both sides. Mr. Sampsell stated it would be in proportion with the monument structure. Ms. Moudy asked if the monument would be the exact same size as the current monument on site. Ms. Marshall also asked if the monument sign would have the same style of brick. Mr. Sampsell stated it would be a mirror image of the existing monument sign.

Ms. McKearin asked if a sign featuring a digital display had been considered. Mr. Sampsell stated that a digital display does not fit their restaurant's general style. Mr. Sampsell stated the atmosphere of the restaurant is more country style with a warm homey feeling. Mr. Izard inquired if this was a franchise location or corporately owned. Mr. Sampsell stated he is a corporate store but also a franchise, as the majority shareholder of the corporation has franchise rights to all DFW locations.

There being no further questions, Ms. McKearin closed the Public Hearing and asked for remarks from the Board.

Mr. Petty felt if the proposed sign is approved it could become an issue at a later date for the current monument structure not being utilized, because the new sign regulations would preclude two monument signs being located within 200 feet of each other.

Ms. Moudy inquired if the restaurant representative knew if the other adjacent retail businesses were interested in additional signage. Mr. Sampsell stated he did inquire with the other adjacent tenants to explore their interest in erecting a multi-use monument sign and they declined for financial reasons.

Ms. McKearin also asked if the restaurant currently has a temporary sign attached to the current monument structure. Mr. Sampsell stated the property owner and City allowed them to have the temporary signage.

Ms. McKearin stated she could understand wanting the sign for additional visibility.

Mr. Izard asked if there was a reason the monument sign had to be at the proposed location instead of farther away from the existing monument structure. Mr. Sampsell stated that the property owner had not desired for the proposed monument sign to be located on the farther eastern portion of the frontage.

Mr. Ikram inquired about the existing monument structure, and if it was considered a sign since it does not have permanent signage attached to it. Mr. Magner stated that the monument structure is not considered a sign, and that the variance being requested is because monument signs are not allowed in an industrial zoned district under the current sign regulations. Ms. McKearin inquired about the current monument structure and if the property owner would be allowed to turn it into a monument sign at a later date or if they would require a variance if the proposed sign was approved. Mr. Magner reiterated that the existing monument structure is not considered a sign until signage is attached and a variance would be required for the distance requirements between two monument signs if the Board chooses to approve the currently proposed monument sign.

Ms. Moudy asked for clarification regarding if the variance request was simply for a monument sign to be allowed in an industrial zoned district. Mr. Magner confirmed that to be correct.

There being no further comments from the Board, Ms. McKearin asked for a motion.

Mr. Warner moved to approve the SCB Case #12-08. Ms. Moudy seconded the motion and it carried unanimously.

Ms. McKearin noted the action of the Sign Control Board is subject to review by the City Council for a period of two weeks.

**SCB CASE #12-09: TO CONSIDER THE REQUEST OF 7-11 A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE I, SECTION 18-5(4) TO ALLOW FOR A DIGITAL DISPLAY DEVICE SIGN LOCATED AT 4180 E. RENNER ROAD; AND TAKE APPROPRIATE ACTION.**

Ms. McKearin opened the Public Hearing and Mr. Magner introduced the request of 7-11 a variance to the City of Richardson Code of Ordinances, Chapter 18, Article I, Section 18-5(4) to allow for a digital display device sign located at 4180 E. Renner Road. A power point presentation was shown for review.

Tommy Bell, 4250 Action Drive, Mesquite, TX, with Barnett Signs, representing 7-11 stated the sign is an electronic price sign that uses LED lighting. Mr. Bell stated this sign will not post messages or pictures and it would only be utilized to indicate the price of fuel at the convenient store. Mr. Bell stated that electronic fuel pricing signs are safer than the signs that utilize plastic panels, and they are also more efficient by allowing the price at the pumps and the pole sign to be synchronized. Mr. Bell also stated he is aware that the new sign ordinance will likely be

passed at the end of the month, but because he is under a tight deadline from his customer, he desired a variance request before the City Council adopts the new regulation so he could start construction of the sign more quickly.

Mr. Izard asked how often the sign copy would change. Mr. Bell stated that fuel pricing often can change between three and five times per day. Mr. Izard inquired about the sign copy changing only when the price of fuel changes. Mr. Bell confirmed this fact.

There being no further questions, Ms. McKearin closed the Public Hearing and asked for remarks from the Board.

There being no further comments from the Board, Ms. McKearin asked for a motion.

Mr. Warner moved to approve the SCB Case #12-09. Mr. Ikram seconded the motion and it carried unanimously.

Ms. McKearin noted the action of the Sign Control Board is subject to review by the City Council for a period of two weeks.

Ms. McKearin asked for a motion to adjourn the Public Hearing. Ms. Moudy moved to adjourn the Hearing. The motion was seconded by Mr. Ikram and carried unanimously.

There being no other business before the Board, the meeting was adjourned at 7:13 p.m.

DORTHY MCKEARIN, CHAIR

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City of Richardson  
City Council Work Session  
Agenda Item Summary



**Work Session Meeting Date:** Monday, July 23, 2012

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

**Staff Resource:** Dan Johnson, City Manager

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

**Board/Commission Action:** Various, if applicable.

**Action Proposed:** No action will be taken.



City of Richardson  
City Council Meeting  
Agenda Item Summary



**Meeting Date:**

Monday, July 23, 2012

**Agenda Item:**

Report concerning the petition submitted to City Secretary on July 5, 2012 requesting the City Council to call an election to consider amendments to the City Charter to Provide for the Direct Election of the Mayor.

**Staff Resource:**

Dan Johnson, City Manager  
Pete Smith, City Attorney  
Vickie Schmid, Deputy City Secretary

**Summary:**

On July 5, 2012, the City Secretary received a petition requesting the City Council call an election for the voters to consider proposed amendments to the City Charter to provide for the direct election of the office of the mayor by the citizens. The City Secretary will provide a report at the meeting.

**Board/Commission Action:**

N/A

**Action Proposed:**

If applicable, based on the report of the City Secretary, direct the City Attorney to prepare an ordinance calling for an election for the next available uniform election date in November 2012 for the purpose of the citizens of Richardson voting "for" or "against" the proposed charter amendments submitted by the petitioners.



City of Richardson  
City Council Worksession  
Agenda Item Summary



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**City Council Meeting Date:** July 23, 2012

**Agenda Item:** Review and Discuss the West Spring Valley Road Rehab Project

**Staff Resource:** Don Magner, Director of Community Services

**Summary:** Staff will provide an overview of the W. Spring Valley Road rehab project, including reviewing planned bridge enhancements and infrastructure improvements such as light pole and traffic signal replacement. Staff will also discuss the project's time line and immediate next steps.

**Board/Commission Action:** NA

**Action Proposed:** NA

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City of Richardson  
City Council Worksession  
Agenda Item Summary



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**City Council Meeting Date:** Monday, July 23, 2012

**Agenda Item:** Review and Discuss the 2012 Corporate Challenge Program

**Staff Resource:** Robbie Hazelbaker, Assistant Director of Parks and Recreation; CVB and Events.

**Summary:** The Corporate Challenge is an Olympic style competition involving as many as 23 athletic and non-athletic events held in late August through October. City staff will provide a preview of the program, which kicks off with an Opening Ceremony on August 17<sup>th</sup>.

**Board/Commission Action:** N/A

**Action Proposed:** None

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City of Richardson  
City Council Worksession  
Agenda Item Summary



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**City Council Meeting Date:** Monday, July 23, 2012

**Agenda Item:** Review and Discuss the Baseball League and Tournament Activity in Richardson

**Staff Resource:** Chris Cottone, Athletics and Aquatics Manager

**Summary:** Since the ballpark at Breckinridge Park was built, baseball in Richardson has grown in presence. The Spring Valley Athletic Association (SVAA) is able to offer premium fields attracting improved participation. Tournament organizers across the state have taken notice of something special in Richardson and are negotiating with city athletic officials to bring tournaments to Richardson. Chris Cottone will provide an update on SVAA, other local leagues, and tournament play in Richardson.

**Board/Commission Action:** N/A

**Action Proposed:** None

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City of Richardson  
City Council Work Session  
Agenda Item Summary



**Work Session Meeting Date:** Monday, July 23, 2012

**Agenda Item:** Items of Community Interest

**Staff Resource:** Dan Johnson, 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.