

RICHARDSON CITY COUNCIL
AUGUST 27, 2012
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

1. **INVOCATION – KENDAL HARTLEY**
 2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY**
 3. **MINUTES OF THE AUGUST 6, 2012 AND AUGUST 20, 2012 MEETINGS**
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4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)
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PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 12-12: A REQUEST BY SIDNEY B. THOMPSON FOR A CHANGE IN ZONING FROM R-1100-M RESIDENTIAL TO O-M OFFICE FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CAMPBELL ROAD AND CUSTER ROAD. THE PROPERTY IS CURRENTLY ZONED R-1100-M RESIDENTIAL.

ACTION TAKEN:

ACTION ITEMS:

6. VARIANCE 12-06: A REQUEST BY JOHN MCKEE, REPRESENTING JRK PROPERTY HOLDINGS, FOR APPROVAL OF A VARIANCE TO THE SUBDIVISION AND DEVELOPMENT CODE, ARTICLE III, SUBSECTION 21-58(E) TO GRANT A WAIVER TO THE REQUIREMENT FOR A FENCE TO SEPARATE APARTMENT DEVELOPMENTS OF MORE THAN 250 UNITS INTO SEPARATE COMMUNITIES AT THE SOUTHEAST CORNER OF RENNER ROAD AND NORTH STAR ROAD.

ACTION TAKEN:

PUBLIC HEARING ITEMS:

7. SECOND PUBLIC HEARING FOR PROPOSED TAX RATE OF \$0.63516 PER \$100 VALUATION FOR FISCAL YEAR 2012 – 2013.

ACTION TAKEN:

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

8. CONSENT AGENDA:

- A. ADOPTION OF ORDINANCE NO. 3875, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION WITH SPECIAL CONDITIONS ON A 1.25-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT 2750 E. PRESIDENT GEORGE BUSH TURNPIKE.
- B. AUTHORIZE THE ADVERTISEMENT OF BID #57-12 – WOOD CREEK AND FOX CREEK EROSION CONTROL PROJECTS (TIMBERWAY/BRAEBURN). BIDS TO BE RECEIVED BY THURSDAY, SEPTEMBER 13, 2012 AT 3:00 P.M.
- C. CONSIDER AWARD OF THE FOLLOWING BIDS:
 - 1. BID #50-12 – WE RECOMMEND THE AWARD TO JIM BOWMAN CONSTRUCTION COMPANY FOR THE PEDESTRIAN BRIDGE AT BRECKINRIDGE PARK (BECK BRANCH) IN THE AMOUNT OF \$263,800.50.
 - 2. BID #52-12 – WE RECOMMEND THE AWARD TO ESTRADA CONCRETE COMPANY FOR THE 2010 ALLEY RECONSTRUCTION PHASE IV (MERRIE/SHANNON/ARVADA) IN THE AMOUNT OF \$229,579.
 - 3. BID #58-12 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE CONTRACT TO NORTEX CONCRETE LIFT & STABILIZATION, INC. FOR PAVEMENT LEVELING SERVICES THROUGH THE CITY OF GRAND PRAIRIE BID #12001 IN THE AMOUNT OF \$266,935.
 - 4. BID #59-12 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO CEN-TEX UNIFORM SALES FOR WORK UNIFORMS FOR VARIOUS DEPARTMENTS PURSUANT TO UNIT PRICES AND FIXED DISCOUNTS FROM LIST PRICE THROUGH TARRANT COUNTY.
- D. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER TO DECREASE AND CLOSE OUT PURCHASE ORDER 110798 TO TMI COATINGS, INC. FOR THE EASTSIDE GROUND STORAGE TANK IN THE AMOUNT OF \$142,200.
- E. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER TO DECREASE AND CLOSE OUT PURCHASE ORDER 111206 TO JIM BOWMAN CONSTRUCTION COMPANY FOR THE 2010 SIDEWALK REPAIR PROJECT PHASE II (REGIONS 3 & 4) IN THE AMOUNT OF \$73,911.34.
- F. CONSIDER CANCELLATION OF THE MONDAY, SEPTEMBER 3, 2012 CITY COUNCIL MEETING FOR THE LABOR DAY HOLIDAY.

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, AUGUST 27, 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. Review and Discuss the Regulation of Community and Group Homes
- C. Review and Discuss the Feasibility Study for a Multi-Agency Recreation Center in Breckinridge Park
- D. Report on Items of Community Interest

EXECUTIVE SESSION

- In compliance with Section 551.072 and Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:
 - Deliberation Regarding Real Property
 - Property Considerations in the N. Glenville Dr./E. Lookout Dr. Area
 - Deliberation of Personnel
 - Boards and Commissions
 - City Plan Commission
 - Civil Service Board/Appeals Board
 - Zoning Board of Adjustment/Building & Standards Commission
- Council will reconvene into open session, and take action, if any, on matters discussed in executive session.

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, AUGUST 24, 2012, BY 5:00 P.M.

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND SPECIAL CALLED MEETING
MONDAY, AUGUST 6, 2012

WORK SESSION – 6:00 P.M.

• **Call to Order**

Mayor Townsend called the meeting to order at 6:03 p.m. with the following Council members present:

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

The following staff members were also 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
Aimee Nemer	City Secretary
Kent Pfeil	Director of Finance
Gary Beane	Budget Officer

A. Visitors

Mr. William McCalpin, 1400 Cheyenne Drive, addressed Council and provided a handout from Rumorcheck.org, a website that he administers. Mr. McCalpin's comments were in response to a citizen's comments from a previous Council Meeting in which that citizen stated that the Richardson City Charter was in violation of State law with regard to the process of electing the Mayor. Mr. McCalpin's statement sought to clarify state law and assert that the City is in compliance. A copy of Mr. McCalpin's statement is included with these Minutes as *Exhibit A*.

B. Consider Resolution No. 12-15, supporting Collin County's prioritization of proposed RTR funded transportation projects on behalf of the cities of Allen, Frisco, McKinney, Plano, Prosper and Richardson, Texas.

Staff Comments:

City Manager Johnson gave a brief history of the Regional Transportation Council (RTC) reminding Council that the City has been an active participant in the RTC with Mayor Pro Tem Maczka serving as the City's representative. Assistant City Manager Miller gave Council a history of the Regional Toll Revenue (RTR) funding and explained that the City has submitted two projects for funding; Project #1 – Routh Creek Parkway/Infocom, which has been ranked number three by Collin County, and Project #2 – East Infocom, which has been ranked number thirteen by Collin County. Mr. Miller stated that it is very likely that the Routh Creek project will be funded. Mr. Miller explained that all Collin County cities have been asked to submit a formal City Council resolution approving the projects and ranking. He stated that after approval of the resolution, the next step would be to submit the projects to the Surface Transportation Technical Committee (STTC) for a review of the complete list of projects and then to the RTC for approval.

Council Discussion:

Mayor Pro Tem Maczka provided additional information to Council stating that the ranking matrix is the first time this has been done with all participating cities coming together to agree on the projects and ranking for a united submittal to the RTC.

Councilmember Mitchell asked if Collin County Commissioner Williams has been involved in the process. Ms. Maczka and Mr. Johnson confirmed that both Commissioner Webb and Commissioner Williams have been involved and very supportive.

Councilmember Mitchell confirmed with Mr. Johnson that the developer would be required to fund the local match when the development at Routh Creek begins. Mr. Mitchell also commented that this development would be the prime opportunity to rename Infocom. Mr. Johnson confirmed that staff is currently addressing this issue with the developer.

Action Taken:

Mayor Pro Tem Maczka moved to approve Resolution No. 12-15; supporting Collin County's prioritization of proposed RTR funded transportation projects on behalf of the cities of Allen, Frisco, McKinney, Plano, Prosper and Richardson, Texas. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

C. Present and Discuss the City Manager's Proposed Budget and the Proposed Tax Rate of \$0.63516 per \$100 Valuation (Same as Current 2011 – 2012 Rate) for Fiscal Year 2012 – 2013

Staff Comments:

City Manager Johnson presented the proposed FY 2012-2013 Budget explaining that the budget continues to implement the City Council's Goals and Near-Term Action Items. He explained that the budget is an ongoing process that Council and staff actively participate in throughout the year with a specific focus on the budget beginning at the Budget Retreat which was held in July. Mr. Johnson explained that

the theme that developed from the Retreat that reflects the goals of this year's budget is "Charting the Course," which conveys the variety of planning and assessment efforts that are currently under way and will continue to give direction to the City in 2012-2013 and beyond. He stated that the proposed budget requires no new property tax rate change. In addition to reviewing the revenues and expenditures of each fund, Mr. Johnson highlighted the following:

Property Tax

- No tax rate change is proposed. The current \$0.63516 rate has been applied in budget development.
- 1 penny equals \$1,000,000.
- 1% of Tax Roll equals \$638,000 impact.
- With no upward pressure in residential property values, the Senior Exemption's current \$55,000 value amount will maintain the 30% protection objective for 2012-2013.
- Property Taxes provide about 37% of the entire General Fund resources.

Sales Tax

- This 2012-2013 estimate of \$25.5 million uses a 2% growth factor.
- This revenue provides about 26% of the entire General Fund resources.

Rates & Fees

Water/Sewer Utility

- The ability to absorb District water rate changes were exhausted during the spring of 2012, and the City Council authorized a 9% rate change for June billings.
- It was advised that this was a "catch-up" adjustment and did not factor the expected additional rate changes from NTMWD related to the significant Texoma water pipe capital program and other District CIP plans.
- The NTMWD wholesale water rate is projected to increase by about \$0.21 every year for the next several years. The City must move to considering an annual "pass-through" format to these wholesale rate adjustments to maintain our financial policies.
- For 2012-2013, a city utility rate adjustment of 13% is proposed to begin with the new fiscal year.

Solid Waste Rates

- Based on operating cost pressures and a flat performance in commercial revenues to help subsidize the residential customers, an increased revenue requirement is needed in this fund. These rates were last adjusted in 2008-2009.

- To allow for the orderly consideration of any rate adjustment in the context of the findings from the HDR study currently underway, the 2012-2013 budget will be developed with the use of a non-recurring rate stabilization funding supplement of \$625,000.
- The Solid Waste study is scheduled for completion before the end of this year. Rate adjustments will be directed as an outcome of that study report and/or the next fiscal year budget development.

Drainage Utility Fee

- This 2012-2013 budget will be the first full fiscal year for this fee, which was enacted during 2011-2012 and the City began revenue receipts in February 2012.
- Recall that Richardson was one of the few remaining cities in the DFW area that had not established this fee, even as our General Fund has absorbed the mandates of the State's Storm Water Quality Management regulations.
- With the adopted plan, about \$910,000 of current General Fund expenses related to this program (engineering, enforcement, inspection, etc.) will be supported by the new Drainage Utility Fund. Additionally, about \$1.385 million in annual storm water/drainage capital improvements will be funded.
- The use of these funds is reflected in the Drainage Utility Fund as well as a transferred portion to the General Fund for specific cost allocated support.

Debt & Capital Program

- Following the approval of the \$66 million 2010 G.O. Bond program and related debt-assigned \$0.06 tax rate change, the current focus is on active implementation of the program.
- Debt service requirements now reflect these recently added obligations, and are handled in 2012-2013 through the multi-year debt plan that was developed.
- Cash Defeasance - The City plans to payoff approximately \$2.0 million of callable debt in February, 2013. This defeasance removes a portion of a 2004 taxable general obligation refunding issue that has eight years of payments remaining. By removing, or paying off, this debt prior to the scheduled maturity dates the City will realize approximately \$437,000 in savings over the next eight years.
- For 2012-2013, \$8.62 million across all funds is proposed for the Series 2013 C.O. debt program. This will cover the annual capital replacement requirements and the Utility Fund C.I.P. needs:
 - \$2.9 million for General Fund capital equipment
 - \$0.755 million for Fire Equipment
 - \$0.750 million for Fire Training Center for Emergency Management Operations

- \$1.215 million for Solid Waste equipment
- \$3.0 million for Utility Fund C.I.P.

Staffing & Compensation

- Personal Services comprise the largest expense category of the General Fund. Staff continues to hold vacant positions and to understaff to assist in managing these expenses. Overall staffing remains below the level of 2001-2002.
- Currently, 15 positions are frozen for 2012-2013. Understaffing factors will also be utilized for budget efficiency.
- Significant adjustments in the City's employee health insurance program are under review. The current 2011-2012 year has seen large claim impacts of the insurance fund, and a year ending transfer is required. 2012-2013 is the last year that the city can utilize a "grandfather/exemption" provision of the new national health care mandates before coverage changes and other plan features must be revised.
- A proposed compensation adjustment plan is included to remain regionally competitive with other communities and key labor markets.
- Support for compensation steps (5%) is proposed for the 48% of employees still within ranges. For those at the top of range, a 3% adjustment to the top range is proposed. By design, an employee will receive only one of these adjustments.
- An adjustment from the current 9-step plan to a 7-step plan is proposed for both Police and Fire.
- Staffing adjustments are proposed to respond to the new recreation facility activation and the reactivation of the Heights Park pool.
- An allocation of \$250,000 has been made for parks maintenance contracts to respond to contract inflation provisions and new service areas.
- Staffing supplements are proposed in selective areas, based on workload factors:
 - **Animal Services** – conversion of a part time Kennel Attendant to a full time Kennel Attendant
 - **Eisemann Center** – conversion of a part time marketing position to a full time Assistant Marketing and Development Manager
 - **Facilities Services** – reactivate a frozen Sr. Maintenance Technician and adding 3 Custodial positions in response to the opening of new facilities later this year.

In summary of the budget presentation, Mr. Johnson stated that Council should set the public hearing dates in order to receive public input prior to the adoption of the budget on September 10th.

Council Discussion:

Councilmember Omar inquired if the transaction fees for bond refunding and defeasance are detailed in the budget. Mr. Johnson explained that the budget reflects the fees in the transaction costs and are netted out.

Councilmember Mitchell noted that although the General Fund expenditures have increased by 1.4%, that rate is not near the National inflation rate.

Councilmember Dunn asked if the reduction in land lines has decreased the franchise fees. City Manager Johnson explained that franchise fees come from all utility companies who use the City's right-of-way. Assistant City Manager Thames further explained that although land lines may have decreased, internet access and cell phone usage has increased and franchise fees are received from those providers. Mr. Johnson also explained that many of the franchisees are energy based and may vary due to climate.

Councilmember Omar asked why the Business and Personal Property rate (BPP) has decreased. Mr. Johnson explained that this was due to the early years of telecommunication with the size, cost, and number of providers being less now with the economy and newer technology.

There was extensive Council discussion regarding the Pay Range Plan Adjustment.

Councilmember Mitchell asked for clarification of the Police and Fire Step Plans being compressed from 9 to 7 steps and if this would impact new employees or tenured employees. Mr. Johnson explained that new hires can come in and move through the steps at a quicker pace, but will not surpass tenured employees. Mr. Mitchell asked what would trigger the plan to be a rolling plan; or an adjustment to the entire Pay Plan. Mr. Johnson explained that if a market review was done and concluded that market adjustments were needed across the board, then a rolling plan would be evaluated.

Mayor Pro Tem Maczka and Councilmember Omar inquired what percentage of employees would be potentially affected. Assistant City Manager Thames stated that 44% in the Police Department and 57% in the Fire Department are topped out.

Councilmember Omar commented that he did not want to create an unintended negative consequence by creating a 7-Step Plan for new hires but no adjustments for tenured employees. Mr. Johnson explained that the cost for a rolling plan would be \$400,000 versus \$150,000 for the proposed 7-Step Plan. Councilmember Omar stated that correcting the problem completely would be worth the additional funds required.

Mayor Pro Tem Maczka inquired about the turnover rate. Mr. Johnson responded that there have been three in the Fire Department and one in the Police Department. Ms. Maczka stated that the City has to start somewhere and this is a great start. She commented that the City has to fix what can be fixed moving forward with the current

resources. She went on to say that the City's goal is to have a balance of being competitive while providing experienced employees with a long tenure.

Councilmember Mitchell also stated he wanted to ensure equality.

Councilmember Solomon stated that the City has responded to the employees across the board and believes this is a good recommendation from staff.

RECESS

Mayor Townsend called for a recess at 8:26 p.m.

RECONVENE

Mayor Townsend reconvened the meeting at 8:41 p.m.

The budget discussion resumed with a review of the Water and Sewer Fund. City Manager Johnson handed out an Alternative Rate Strategy detailing a partial use of the Rate Stabilization Fund as requested by Council at the July 30th meeting.

Councilmember Solomon stated that he had met with staff and can support the proposed 13% rate increase.

Councilmember Dunn stated he also supports the 13% increase.

Mayor Townsend stated he is still of the opinion that the Rate Stabilization Funds should be used to decrease a rate increase to residents because that is why the fund was established.

Mayor Pro Tem Maczka stated she was hesitant to use stabilization funds for fees the City should be passing on. She stated she is concerned with using funds without a plan to replace those funds. Ms. Maczka said she is reluctant to increase rates by 13%, but the increase is not in the City's control due to increased costs from the North Texas Municipal Water District (NTMWD).

Councilmember Mitchell requested that the City communicate to the residents the reasons for the increase. He also requested that the City continue to discuss and review a strategy to eliminate the Rate Stabilization Fund.

City Manager Johnson stated that this is a growth time for the district (NTMWD) and believes this is the right strategy at this time with respect to the Solid Waste Services Fund. He explained that the HDR study of solid waste services will give further direction in the future as the study is finalized.

Regarding the Eisemann Center debt, Councilmember Mitchell inquired how many years were left. Mr. Johnson stated there are ten years left.

Regarding the Golf Fund, Mayor Pro Tem Maczka asked why the City is continuing to absorb the sales tax. Mr. Johnson explained that other operational and fee changes are anticipated in 2013 and staff felt that making one comprehensive change would be better than a piecemeal approach.

D. Consider Setting Public Hearings on August 20 and August 27, 2012, on the Proposed Tax Rate of \$0.63516 per \$100 Valuation for Fiscal Year 2012 – 2013

Action Taken:

Councilmember Solomon moved to set Public Hearings on August 20 and August 27, 2012, on the Proposed Tax Rate of \$0.63516 per \$100 Valuation for Fiscal Year 2012 – 2013. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

E. Consider Setting Public Hearing on August 20, 2012, on the Proposed 2012 – 2013 City of Richardson Municipal Budget

Action Taken:

Councilmember Solomon moved to set a Public Hearing on August 20, 2012, on the Proposed 2012 – 2013 City of Richardson Municipal Budget. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

F. Report on Items of Community Interest

- Councilmember Hartley commented that the tilt walls on the gymnastics center are going up.
- Councilmember Omar commented that he recently participated in the Heroes Camp, which is a program that focuses on children with special needs around the metroplex. He stated that 400 families were served this year with families traveling from as far as Tyler and Waco.
- Councilmember Mitchell reported on the monthly meeting of the Dallas Regional Mobility Coalition (DRMC) and stated that there was a speaker who talked about the proposal to construct railways in medians for transporting containers using the I-35 and I-45 corridors.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:49 p.m.

MAYOR

ATTEST:

CITY SECRETARY

Visitors Section – August 5, 2012

My name is William Joseph McCalpin and I live at 1400 Cheyenne Dr.

Good evening Mayor Townsend, Mayor Pro Tem Macska, members of the Council, City Manager Johnson, city staff, and visitors.

I am the Editor at RumorCheck.org, a website devoted to confirming or debunking local political rumors.

A week ago, a Richardson resident came before this meeting and made a number of claims, one of which was that the Charter of the City of Richardson violates State law by selecting the mayor from the Council. Some time ago at a League of Women Voters forum on the question of direct election of the mayor, Judge (and former Mayor) Ray Noah was asked what State law said about how the mayor should be elected, and his answer was “Likely nothing”. Although this same Richardson resident objected and tried to disrupt the meeting until he was told to sit down, it turns out that the Judge was quite correct.

What the Judge was referring to was the fact that home rule municipalities in the State of Texas have broad discretion to organize their own governments. According to Sections 26.021 and 26.041 of the Texas Local Government Code, a municipality may

- (1) choose the form of government it wants,
- (2) create offices for that government,
- (3) determine the method for selecting officers for that government, and
- (4) prescribe the qualifications, duties, and tenure of office for officers of that government.

Since the positions of Council members, Mayor Pro Tem, and Mayor are considered “offices”, it is clear from Section 26.041 that the State gives the municipality the power to select the mayor from the Council or elect the mayor directly or pick the mayor any other way not inconsistent with other parts of State law.

“But”, you can hear that resident exclaim, “what about that entry in the State Constitution that says that voters shall have the right to vote for the mayor and the Council?” As I demonstrated 10 months ago at RumorCheck.org (see <http://www.rumorcheck.org/DirectElectionofMayor.html>), the language that appeared to suggest that the mayor be elected by the people was actually part of a larger section that allowed cities to limit votes on debt issues only to property owners but ensured that all voters could vote for municipal officers. The purpose of this latter concept was to ensure that the freed slaves – remember that this was right after the end of the Civil War - would still be able to vote for their municipal officers.

Article VI, Section 3 of the 1876 Texas Constitution

"SEC. 3. All qualified electors of the State, as herein described, who shall have resided for six months immediately preceding an election within the limits of any city or corporate town, shall have the right to vote for mayor and all other elective officers; but in all elections to determine expenditure of money or assumption of debt, only those shall be qualified to vote who pay taxes on property in said city or incorporated town; provided, that no poll tax for the payment of debts thus incurred, shall be levied upon the persons debarred from voting in relation thereto."

(see <http://www.rumorcheck.org/DirectElectionofMayor.html>)

There is no doubt that this is what the original language was intended to mean – indeed, it was explicitly documented in the official journal of the 1868 Reconstruction Convention which provided the background for the Texas Constitution of 1876.

In 1997, someone in the 75th State Legislature noticed that this language permitting the cities to prevent non-property owners from voting on debt issues was still in the Constitution. In a bill entitled

“A JOINT RESOLUTION

1-1 proposing a constitutional amendment relating to eliminating

1-2 duplicate numbering in and **certain obsolete provisions** [emphasis mine] of the Texas

1-3 Constitution.”[

<http://www.capitol.state.tx.us/Search/DocViewer.aspx?K2DocKey=odbc%3a%2f%2fTLO%2fTLO.dbo.vwArchBillDocs%2f75%2fR%2fH%2fJR%2f00104%2f5%2fB%40TloArchBillDocs2&QueryText=104&HighlightType=1>]

the references to debt issues was removed, leaving only the original language – whose purpose was still to make sure that freed slaves would not be prevented from voting for municipal officers.

And how do we know that the people who made this change in 1997 didn't intend to change the meaning of this language to require direct election of the mayor? It's simple – you ask them. There are still plenty of the members of the State Legislature from 1997 who are still with us, including one who is very well known to all of you. Ask him if he intended to change the meaning of the law to put the Richardson Charter out of compliance with State law. His response – when I asked him – was simple: he was just voting to delete obsolete language from the Constitution and did not have any intention of changing the meaning of any language that remained.

The Texas Open Meetings Act largely forbids this Council from responding to questions or statements raised in the Visitors Section. However, you can restate the City's policy on an issue. In this case, your policy is clear: The City is NOT breaking the law, because (1) the Texas Local Government Code which governs home-rule cities like Richardson permits the City to select the mayor from the Council, (2) it is the City's policy that freed slaves should still be able to vote in Richardson, despite attempts to redefine the meaning of the Constitution's language, and (3) we know the language referring to the voting rights of non-property-owning ex-slaves has this meaning because the last people to work

on that section – who are still with us – had no intention of changing the original meaning.

Despite assertions to the contrary, this City is in compliance with State law and has been for all of its 56 year history as a home-rule municipality – this is a message that the people deserve to hear.

MINUTES
RICHARDSON CITY COUNCIL
SPECIAL CALLED MEETING
MONDAY, AUGUST 20, 2012

SPECIAL CALLED MEETING – 6:00 P.M.

• **Call to Order**

Mayor Townsend called the meeting to order at 6:03 p.m. with the following Council members present:

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

The following staff members were also 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
Aimee Nemer	City Secretary
Kent Pfeil	Director of Finance
Gary Beane	Budget Officer

A. Visitors

No visitors submitted comments.

B. Public Hearing on Proposed Budget for Fiscal Year 2012 – 2013.

C. Public Hearing for Proposed Tax Rate of \$0.63516 per \$100 Valuation for Fiscal Year 2012 – 2013.

Council Action:

Mayor Townsend stated that items B and C would be considered together and opened the public hearing at 6:23 p.m.

Public Comments:

Ms. Diane Gardner addressed Council with questions regarding taxes on a rental home for a friend. Mr. Johnson responded that the City's FY 2012-2013 Budget would not impose any

new taxes and explained that the City's tax rate would remain the same. He also explained that the tax bill is comprised of city, county, and school taxes. Mr. Johnson offered Ms. Gardner to speak with the Director of Finance for assistance in locating the tax information for the specific property.

Council Action:

With no further public comments, Mayor Pro Tem Maczka moved to close the public hearing. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0. The public hearing was closed at 6:25 p.m.

D. Report on Items of Community Interest

Councilmember Dunn reported that Jonathan Wendt, Richardson High School graduate, would be participating in the Paraplegic Olympic Games in London representing the US equestrian team.

Councilmember Hartley reported that his son Davis brought home a Gold and Silver Medal at the Special Olympics Swim Meet this past weekend.

ADJOURNMENT

With no further business, the meeting was adjourned at 6:29 p.m.

MAYOR

ATTEST:

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date:

Monday, August 27, 2012

Agenda Item:

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

Staff Resource:

Aimee Nemer, 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: August 23, 2012
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 12-12 – Zoning Change – R-1100-M Residential to O-M Office

REQUEST

Sidney B. Thompson, Anthony A. Leto, and Carl M. Peters, are requesting a change in zoning from R-1100-M Residential to O-M Office for five (5) lots comprising 1.06 acres located at the southwest corner of Campbell Road and Custer Road.

BACKGROUND

The two (2) easternmost lots were developed in 1960 as single-family homes and served as model homes for the neighboring subdivision. The three (3) remaining lots have never been built on. In total, nine (9) residential lots were platted on the south side of Campbell Road between Custer Road and Old Campbell Road, but only the two (2) easternmost lots were developed as single family homes.

The 2009 Comprehensive Plan recommends Neighborhood Services as appropriate land uses for these properties (i.e., neighborhood-serving retail and office uses). The requested Office zoning is consistent with the Comprehensive Plan recommendation and constitutes the City's most restrictive, non-residential zoning district, limiting uses primarily to office and incidental retail. Due to their proximity to the adjoining single family neighborhood, the maximum height allowable on the subject properties would be one story.

The applicants do not intend to develop the property themselves; they only want to secure the appropriate zoning to enable its development in the future. In order to demonstrate how the properties might be developed, two concept plans were submitted for review; however neither would be attached to the ordinance. The purpose of the concept plans is strictly to provide examples of how the site could be developed for office use. Both concepts depict four (4) individual buildings, each approximately 2,000 square feet in area and one story in height.

One (1) letter in opposition to the request has been received. Two (2) residents spoke in opposition to the request at the City Plan Commission meeting.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommends approval of the requested zoning change as presented.

ATTACHMENTS

CC Public Hearing Notice
City Plan Commission Minutes 08-07-2012
Staff Report
Zoning Map
Aerial Map
Oblique Aerial Looking South

Concept Plans (Exhibits "B-1 & "B-2" – Not part of ordinance)
Site Photos (Exhibits "C-1" & "C-2")
Applicant's Statement
Notice of Public Hearing
Notification List
Correspondence in Opposition



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: 08/08/2012
Submitted by: City Secretary, City of Richardson

Please publish as listed below or in attachment and provide a publication affidavit to:

City Secretary's Office
P.O. Box 830309
Richardson, TX 75083-0309

FOR PUBLICATION ON: 08/10/2012

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, August 27, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request.

Zoning File 12-12

A request by Sidney B. Thompson for a change in zoning from R-1100-M Residential to O-M Office for property located at the southwest corner of Campbell Road and Custer Road. The property is currently zoned R-1100-M Residential.

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.

The City of Richardson
/s/ Aimee Nemer, City Secretary

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – August 7, 2012**

PUBLIC HEARING

Zoning File 12-12: Consider and take necessary action on a request by Sidney B. Thompson for a change in zoning from R-1100-M Residential to O-M Office for 1.06 acres located at the southwest corner of Campbell Road and Custer Road.

Mr. Shacklett stated the properties in question were five (5) separately platted lots with the two eastern lots developed as single family homes; the three remaining lots have never been developed. He added that the request to rezone the properties was consistent with the City's 2009 Future Land Use Plan that approved a change in use from Low Density Residential to Neighborhood Services.

Mr. Shacklett stated the staff had asked the applicant to provide two concept plans to show how the property could possibly be developed as an office complex, but the exhibits would not be tied to the ordinance. He added that some of the development regulations that would accompany an office zoning would include a 30-foot building and landscape setbacks along Campbell and Custer Roads, and a 60-foot building setback from the residential area. In addition, due to the proximity to the neighboring residential properties, the office development would be limited to one-story buildings.

Mr. Shacklett explained that Concept 1 showed how four 2,000 square foot buildings could be developed on the property with possible end-users of doctors and/or general offices. In Concept 2, he noted that the driveway would be moved east of the Kinder Care driveway, which would mean a developer would be required to seek a variance so a building could be located within the 60-foot setback adjacent to a residential area.

In closing his presentation, Mr. Shacklett stated that the applicant, who is the owner of the three vacant lots, as well as the owners of the two adjacent homes, 501 and 503 W. Campbell Road, had signed off on the Development Application. He added that the applicants would not be the ones developing the property.

Commissioner Frederick asked to confirm the residential build-to lines on the lots.

Mr. Shacklett replied that if homes were built on those lots, they would need to have 30-foot setbacks off Campbell Road; 25-foot principle structure setbacks from the alley with accessory structure setbacks of 18 inches; and interior setbacks of 7 to 15 feet.

Commissioner Bright asked if the Commission approved the request, would the two existing homes be torn down. He also wanted to know if the vacant properties would be developed if the homes were left standing.

Mr. Shacklett replied that if the request was approved, the two existing homes would be torn down as part of an office development. However, if the request was approved for only the vacant lots and the two homes were left standing, he thought the vacant lots could be developed for office use, but there would still need to be a 60-foot setback, two 46-foot side setbacks, and two driveway cuts onto Campbell Road would be required.

Chairman Gantt asked if the staff characterized the two concept plans as the potential maximum development on the property.

Mr. Shacklett replied that office regulations allow a much higher floor area ratio, but if the buildings increased in size there may not be enough room for the required parking spaces.

Commissioner Linn asked why the City thought a change to Neighborhood Services from Low Density Residential was appropriate. He also wanted to know if the current request was for office use only.

Mr. Shacklett explained that when the City reviews the Comprehensive Land Plan, they look at everything from parks to transportation to open space to land use, so when this particular property was viewed it was probably noted that the property had been platted for 50 years and only two homes had been developed. Therefore, by suggesting a land use change, the City recognized that residential may not be the best use for the property.

Regarding the intended use, Mr. Shacklett stated the application was for O-M Office District, which allows research lab, studio, general offices uses, churches, and parochial schools associated with churches. The fact that there is only one acre to develop, and the development would be limited to one-story buildings, would help restrict the type of buildings and end-users in the development.

Commissioner Bouvier asked what would become of the homes if the request was approved and a development deal was not completed; could the homes be converted to office space.

Mr. Shacklett replied that if all the lots were rezoned, the homes could remain as homes, but could not be expanded or changed. He added that the homes could be converted to office space after complying with the City's office regulations and getting site plan approval.

Commissioner Bouvier expressed concern that if the three properties were never combined and developed together, and the vacant lots were somehow developed into office space, the homes could never be rebuilt or converted to office use because of the limited size of the lots. He wanted to know if the properties could be turned into a Planned Development (PD) to insure that the vacant lots would not develop as office leaving the two homes on the corner.

Mr. Shacklett stated the property did not meet the 10-acre minimum for a PD, and he did not think an office development would be viable on the remaining vacant lots because the developer would have to get two driveway cuts on Campbell Road. As far as requesting special conditions for the rezoning, he said the request was for a straight rezoning so if the property redevelops it will be under the office regulations.

Chairman Gantt said he thought it would be difficult to develop something on the vacant lots alone and asked to confirm that any plan would have to come back before the Commission.

Mr. Shacklett replied that was correct; any development would have to go through the development process (plat, civil engineering, and site/landscape plans). Also, as long as a developer met the City's 85% masonry requirement, they would not have to provide elevations.

Commissioner Bouvier said it would be reassuring to remove any sort of concern that the vacant lots could be developed without including the lots with the two homes.

Mr. Shacklett pointed out that all three property owners signed off on the zoning application and suggested the applicant could be questioned about his contact with the owners of the two homes.

Mr. Chavez added that at the time of development, the City would have control over how the property was designed because the developer would have to come back before the Commission and City Council for any type of variance.

Commissioner DePuy asked if the vacant property was unusable under the current zoning. She also wanted to know if the applicant had discussed with the City the possibility of tearing down the existing homes, and, if not, would the property become non-conforming.

Mr. Shacklett replied that the vacant lots could be developed as single family homes or a church, and the demolition of the existing homes had not been discussed with the applicant. He added that if the request was approved, the existing homes would become non-conforming and could be maintained, but never expanded or changed.

Vice Chair Hand asked to clarify that the future land use plan was a master plan and did not confer any rights.

Mr. Shacklett confirmed that was correct and explained that the City updates the land use plan every few years and it serves as a guide for future rezoning requests.

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

Mr. Sidney Thompson, 4251 FM 3237, Wimberley, Texas, stated he was the owner of the vacant lots at 505 W. Campbell Road and, in conjunction with the owners of 501 and 503 W. Campbell Road, were asking to rezone the property for office use. He added that they felt the development of offices would be more desirable than additional homes and would limit the impact to traffic along Campbell Road.

Mr. Thompson noted that he had secured signatures from over 50% of the property owners in the subdivision agreeing to the request to rezone and amend the Convents, Conditions and Restrictions (CCRs).

Commissioner DePuy asked if the property owners from 501 and 503 W. Campbell Road had indicated their intentions if the rezoning was approved.

Mr. Thompson replied the owner of 503 had been trying for a number of years to lease the property, but because of the location he could not get a tenant and was supportive of rezoning the property. In addition, the owner of 501 was an older citizen and for the purpose of his estate wanted the property rezoned.

Commissioner Bouvier asked if there were any plans to develop the property.

Mr. Thompson replied that it was their intention to get the property in the position to sell and felt the rezoning would offer a better chance of doing that.

Commissioner Bright asked if the CCRs required signatures from 50% of the property owners.

Mr. Thompson replied that the CCRs required that any changes would have to be approved by over 50% of the homeowners and they had received signatures from 74 of the 138 homeowners.

Commissioner Maxwell asked if he understood the applicant to say that the City had requested the applicant rezone the whole north side of the block.

Mr. Thompson replied that in the past the staff had indicated they would prefer the deed restrictions to be changed for that entire side of the block; nothing was mentioned about the zoning. This would mean that Kinder Care could come before the Commission and say their situation had changed and they no longer wanted to be a day care and could make application for an office use; however, they were not part of the current rezoning request.

With no further questions or comments in favor, Chairman Gantt called for those opposed.

Ms. Jennifer Jobe, 1919 Provincetown Lane, Richardson, Texas, stated her home was directly behind where any new office buildings would be built and wanted to bring some items to the attention of the Commission. She said that when the petition for signatures was brought to their home, they were under the impression that there would be only one, one-story building and not the 3 or 4 proposed on the concept plans.

In addition to the disparity between what they were told and the concept plans, Ms. Jobe pointed out how busy Campbell Road was and felt the addition of offices spaces would add to the congestion. She also wanted to know if the homes along Provincetown would have to share the alley way with the new office buildings.

Chairman Gantt stated that the plans were only conceptual in nature and were provided to show what could possibly develop on the property.

Mr. Shacklett indicated that if the buildings were built as shown on the concept plans they would not share the alley with the adjacent homes.

Ms. Jobe suggested that the property would be better suited for a green belt area similar to the one on the north side of Campbell Road west of Custer Road.

Mr. Richard Jobe, 1919 Provincetown Lane, Richardson, Texas, stated he too was concerned about the heavy traffic on Campbell Road and felt an office development would add to the problem and increase the number of accidents. He also did not think the property was large enough to sustain the activity shown on the concept plans.

No other comments were made in opposition and Chairman Gantt asked the applicant if he would like to make a rebuttal statement.

Mr. Thompson stated the materials presented were concept plans and did not know if a future purchaser of the property would want to build one building or multiple buildings. He added that he saw it as being used for doctor's offices which would have a minimum impact on the traffic.

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

Chairman Gantt said he thought the Commission was faced with a difficult decision because of the location of the property on a busy road, the small size of the property, and the fact that the surrounding area had already been developed.

Vice Chair Hand stated he agreed with Mr. Gantt and acknowledged it was a transitional property on a road with a great deal of traffic, and it would be difficult to develop the land as residential. He added that he would rather see a low impact office use as opposed to neighborhood retail, which could add to the current traffic issues. Also, the idea of developing a greenbelt on the property would be nice, but the Commission could only consider the current request from the owners to rezone the property from residential to neighborhood services.

Commissioner DePuy said that although a greenbelt or linear park would be nice, it would be up to the City and the property owners to work out a deal. She added that she would be in favor of moving forward with the office zoning.

Commissioner Bright said he appreciated the concerns of those who spoke in opposition, but he was also in favor of moving forward with the office zoning.

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



Staff Report

TO: City Council

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

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

DATE: August 23, 2012

RE: **Zoning File 12-12:** Zoning Change – R-1100-M Residential to O-M Office

REQUEST:

Rezone approximately 1.06 acres located at the southwest corner of Campbell Road and Custer Road from R-1100-M Residential to O-M Office.

APPLICANT / PROPERTY OWNERS:

Sidney B. Thompson / Sidney B. Thompson, Anthony A. Leto, and Carl M. Peters

EXISTING DEVELOPMENT:

The three (3) western lots are undeveloped. The two (2) eastern lots are developed with a single-family detached dwelling unit on each lot.

ADJACENT ROADWAYS:

Campbell Road: Six-lane, divided arterial; 36,900 vehicles per day on all lanes, eastbound and westbound, west of Custer Road (May 2011).

Custer Road: Four-lane, undivided major collector; 7,100 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (May 2011).

SURROUNDING LAND USE AND ZONING:

North: Parks/Open Space & Single Family; R-1100-M Residential

South: Single Family; R-1100-M Residential

East: Single Family; R-1100-M Residential

West: Retail/Commercial; R-1100-M Residential

FUTURE LAND USE PLAN:

Neighborhood Service

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

Future Land Uses of Surrounding Area:

North: Parks & Open Space and Neighborhood Residential

South: Neighborhood Residential

East: Neighborhood Residential

West: Neighborhood Service

EXISTING ZONING:

R-1100-M Residential (Ordinance Number 78-A).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested changes will not significantly impact the surrounding infrastructure or transportation system.

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement.)

STAFF COMMENTS:

Background:

In 1960 the area between Custer Road and Old Campbell Road was platted into nine (9) single-family residential lots. In 1968, the western four (4) lots were granted a Special Permit for a private day school (childcare center) and were platted into a single lot. Although the childcare center site is developed as a non-residential use, the property retained its R-1100-M Residential zoning designation.

The subject site includes the five (5) remaining single-family residential lots that were platted in 1960. The three (3) western lots are owned by the applicant and his family, and are undeveloped. The two (2) eastern lots are both developed with single-family homes and are owned by Mr. Peters and Mr. Leto.

Although the subject lots are zoned for single-family residential uses, their location and adjacency to an arterial thoroughfare (Campbell Road) make them conducive for non-residential uses. As such, the 2009 Comprehensive Plan re-designated the site from Low Density Residential to Neighborhood Service, which provides for service-related uses, including retail and office uses to serve the immediate area.

Applicant's Request:

The applicant's request is to rezone the subject lots from R-1100-M Residential to O-M Office for the future development of multiple 1-story medical or general office buildings. The applicant does not intend to develop the property, but desires to acquire the appropriate zoning so the property may be developed for office uses in the future.

The applicant provided two (2) possible concept plans to depict how the site could be developed (Exhibits “B-1” and “B-2”). Both concepts propose four (4) individual 2,000-square foot buildings as well as a driveway near the northwest portion of the property along Campbell Road and a driveway at the southeast corner of the property on Custer Road. Information regarding each of the proposed concepts is listed below with differences between the two concepts noted in bold text:

Proposed Concept Plans (Exhibits “B-1” and “B-2”)

- Lot Area: 1.06 acres / 46,624 square feet
- Building Area: Four (4) individual buildings totaling 8,000 square feet (2,000 square feet each)
- Building Orientation:
 - **Exhibit B-1 depicts four (4) buildings, with entrances located on the south side of the building. The rear of the buildings face Campbell Road and would be required to be designed to reflect a front elevation appearance or else a masonry screening wall or living screen in conjunction with a wrought iron fence would be required unless a variance was granted to relieve the developer from the screening requirement as mandated by Chapter 21 of the Code of Ordinances – Subdivision and Development Code.**
 - **Exhibit B-2 depicts four (4) buildings, with the three (3) eastern buildings having entrances on the south side of the building. The westernmost building is perpendicular to the others and is separated by the driving aisle. The three (3) buildings that back up to Campbell Road would require the same treatment as listed for Exhibit B-1.**
- Setbacks:
 - Front: 30 feet along Campbell Road and Custer Road with parking prohibited within the front setback.
 - Side: 46 feet where the side of a building abuts upon a residential district (Chapter 21 of the Code of Ordinances – Subdivision and Development Code).
 - Rear: 60 feet (to include alley right-of-way) where the rear of a building abuts upon a residential district. Both concepts respect this requirement (Chapter 21 of the Code of Ordinances – Subdivision and Development Code).
 - **Exhibit “B-2” depicts a building that is located ten (10) feet from the west property line. As proposed, a variance to Chapter 21 would be required to allow the building to be located within sixty (60) feet of the residentially zoned property. Although the property is zoned R-1100-M Residential, it is developed as a childcare center which is a non-residential use.**
- Number of Parking Spaces: 32 required / **42 provided on Exhibit “B-1” and 38 provided on Exhibit “B-2”.**
- Building Height: One (1) story / twenty-five (25) feet maximum.
- Building Materials: The buildings would be required to meet the minimum 85% masonry requirements of the O-M Office District.

- Landscaping: 7% required / **39.6% provided on Exhibit “B-1” and 40.8% provided on Exhibit “B-2”**.

Staff Comments:

At staff’s request, the applicant provided two (2) concept site plans to demonstrate that an office development could be accommodated with regard to building placement, driveway location, parking and landscaping. Although Exhibit “B-2” would require a variance for the western building that backs upon a residential zoning district, the driveway location along Campbell Road is more desirable with regard to its distance from the driveway to the west as compared to Exhibit “B-1”, but will also require a variance in the future. It appears a variance to the 60-foot setback for the building backing to a residential district could be justified since adjacent property is developed as a non-residential use.

If the applicant’s request is approved, the concepts plans will not be attached as exhibits to the ordinance; rather, the concepts were only designed to display that a reasonable amount of office space could be developed on the subject properties if platted together and developed as one (1) lot.

At a future date, the developer will be required to provide full development plans (a site plan, landscape plan, and civil engineering drawings) for CPC approval prior to construction. In addition, any variances to the Comprehensive Zoning Ordinance or Chapter 21 would have to be secured prior to the time of development.

Correspondence: One (1) letter in opposition to the request has been received.

Motion: On August 7, 2012, the City Plan Commission recommended approval of the request as presented on a vote of 7-0 subject to the following special conditions:

1. The subject 1.06-acre site shall be zoned for the O-M Office District and shall be developed in accordance with the zoning regulations of the O-M Office District.

ZF 12-12



**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 12-12 Aerial Map

Updated By: shacklett, Update Date: July 13, 2012
File: DSI\Mapping\Cases\Z\2012\ZF1212\ZF1212 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.





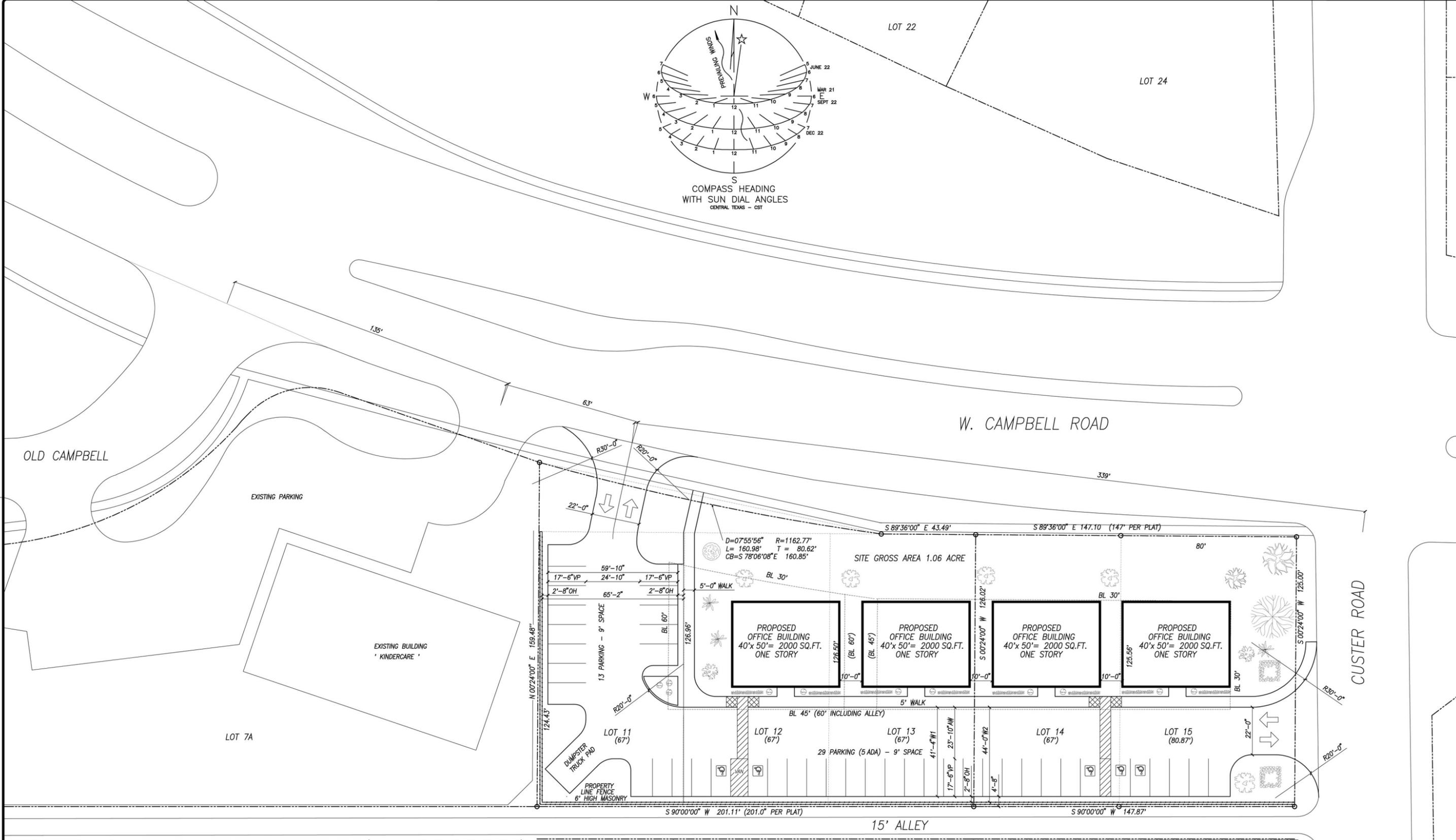
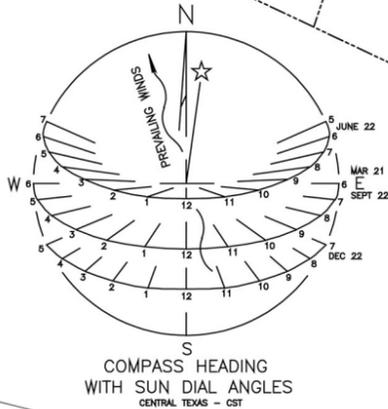
Custer Road

Campbell Road

Kindercare



Oblique Aerial
Looking South



SITE LAYOUT - OPTION ONE

SITE GROSS AREA: 46,264 SQ.FT. = 1.06 ACRE
 BUILDINGS: 8,000 SQ.FT. FLOOR AREA RATIO: 17.29% LANDSCAPING: 18,308 SQ.FT.
 PARKING LOT: 17,672 SQ.FT. PARKING SPACES REQUIRED 32 SIDEWALKS: 5' WIDE 2,284 SQ.FT.
 PARKING SPACES PROVIDED: 37+ 5 ADA = 42 TOTAL RATIO 1 CAR PER 190.5 SQ.FT. OF BUILDING SPACE
 NORTHRICH WEST 4 - BLK 12 LOTS 11,12,13,14,&15

SITE PLAN LAYOUT

SCALE 1" = 20'-0"

WINDHAM DESIGN AND DRAFTING
 SAN MARCOS, TEXAS
 C.P.B.D. CERT.No.TX-157

N.C.B.D.C.
 NATIONAL COUNCIL OF BUILDING DESIGNERS

DESIGN CONSULTANT
BILLY L. WINDHAM
 BUILDING DESIGNER
 T.I.B.D./A.I.B.D.

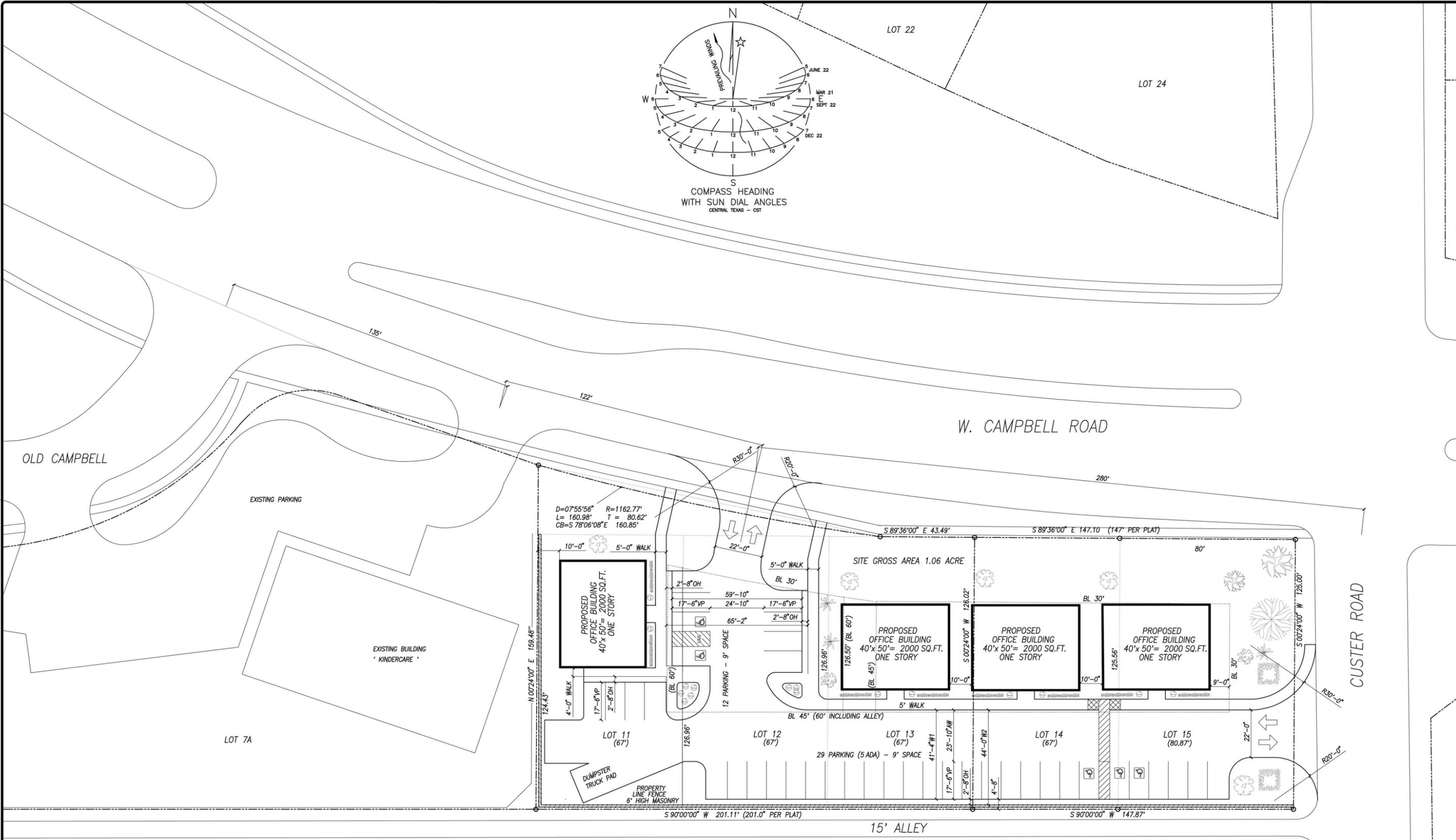
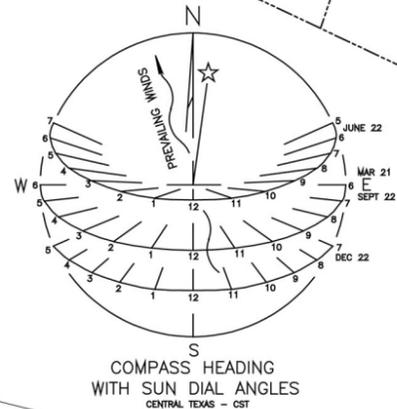
ZONING EXHIBIT FOR PROPOSED OFFICE BUILDINGS AT W. CAMPBELL & CUSTER IN RICHARDSON, TEXAS

APPLICANTS:
 SIDNEY B. THOMPSON PO BOX 823 WIMBERLEY, TEXAS 78676-0823 PH: 512-847-5479
 ANTHONY LETO 501 W. CAMPBELL RD., RICHARDSON, TEXAS 75080 PH: 972-690-4837
 CARL PETERS 2800 LA QUINTA DR. PLANO, TEXAS PH: 214-674-1441

SCALE: 1" = 20'-0"
 PROJECT NO. BW 6120-1A
 DRAWN BY: BLW
 CHECKED BY:

DATE: 7-03-2012
 SHEET NO. 1 OF 1

DATE: 07/21/12 TIME: 5:30 PM
 SIDNEY B THOMPSON



SITE GROSS AREA: 46,264 SQ.FT. = 1.06 ACRE
 BUILDINGS: 8,000 SQ.FT. FLOOR AREA RATIO: 17.29% LANDSCAPING: 18,874 SQ.FT.
 PARKING LOT: 17,115 SQ.FT. PARKING SPACES REQUIRED 32 SIDEWALKS: 5' WIDE 2,275 SQ.FT.
 PARKING SPACES PROVIDED: 33 + 5 ADA = 38 TOTAL RATIO 1 CAR PER 210.5 SQ.FT. OF BUILDING SPACE
 NORTHRICH WEST 4 - BLK 12 LOTS 11,12,13,14.&15
SITE PLAN LAYOUT
 SCALE 1" = 20'-0"

WINDHAM DESIGN AND DRAFTING
 SAN MARCOS, TEXAS
 C.P.B.D. CERT.No.TX-157

 DESIGN CONSULTANT
 BILLY L. WINDHAM
 BUILDING DESIGNER
 T.L.B.D./A.L.B.D.

ZONING EXHIBIT FOR PROPOSED OFFICE BUILDINGS AT W. CAMPBELL & CUSTER IN RICHARDSON, TEXAS
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 CARL PETERS 2800 LA QUINTA DR. PLANO, TEXAS PH: 214-674-1441

SCALE: 1" = 20'-0"
 PROJECT NO. BW 6120-1A
 DRAWN BY: BLW
 CHECKED BY:
 DATE: 7-03-2012
 SHEET NO. 1 OF 1

DATE: 07/12/12 TIME: 5:30 PM
 SIDNEY B THOMPSON



(1)

**Looking Southwest
at Subject Property**

SWC Campbell & Custer - July 2012



(2)

**Looking Southeast
at Subject Property**



(3)

**Looking East along
Southern Property Line**

SWC Campbell & Custer - July 2012



(4)

**Looking South along
Western Property Line**

Exhibit C-2

City of Richardson, Tx. Planning Commission
City of Richardson, Tx. City Council
411 W. Arapaho Road
Richardson, Texas 75080

To Whom It May Concern,

7/9/2012

I, Sidney Thompson, own the (3) vacant lots located at 505 W. Campbell Road. Mr. Carl Peters owns 503 W. Campbell Road and Mr. Anthony Leto owns 501 W. Campbell Road. Our properties are currently zoned as single family lots R-1100. We are requesting our lots of Northrich West Subdivision No. Four, Block 12, Lots 11, 12, 13, 14, and 15 be rezoned O-M for office use.

The City of Richardson, Texas in their 2009 Comprehensive Plan designates these properties for Neighborhood Services – Office or Retail use.

The property has a deed restriction dated April 5th, 1950 restricting these lots to residential use. We have secured notarized signatures from more than 50% of the current property owners to amend the Restrictive Covenants for Northrich West, No. Four, allowing lots 7, 8, 9, 10, 11, 12, 13, 14, and 15, Block 12 to be rezoned to permit office, retail or O-M Development for these lots only. The Notarized Documents have been recorded with the Records Building of Dallas County, Texas on May 21, 2012.

The development would be developed to have a residential appearance and the structures would be limited to a maximum height of 25' 0".

Thank you for your time and consideration of our zoning request.

Anthony Leto

Carl Peters

Sidney Thompson

RECEIVED
JUL 09 2012
DEVELOPMENT SERVICES



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

ZONING CHANGE

File No./Name: ZF 12-12 / O-M Office
Property Owners: Sidney B. Thompson, Anthony A. Leto, Carl M. Peters
Applicant: Sidney B. Thompson
Location: 501-505 W. Campbell Road – SW Corner of Campbell Road and Custer Road (See map on reverse side)
Current Zoning: R-1100-M Residential
Request: A request by Sidney B. Thompson for a change in zoning from R-1100-M Residential to O-M Office.

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

TUESDAY, AUGUST 7, 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.

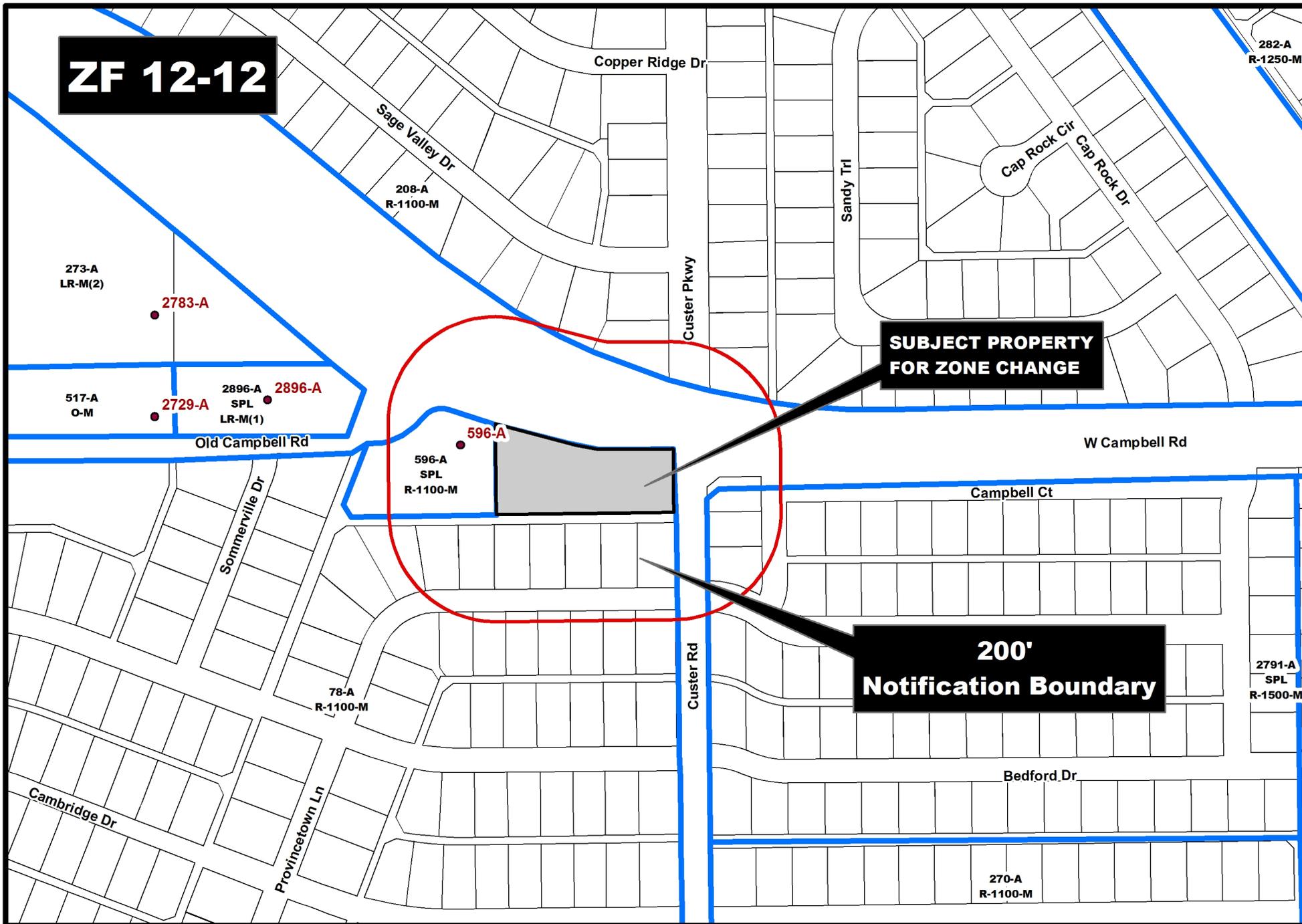
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 12-12.

Date Posted and Mailed: 07/27/12



ZF 12-12 Notification Map

Updated By: shacklett, Update Date: July 13, 2012
 File: DSI\Mapping\Cases\Z\2012\ZF1212\ZF1212 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.



CRUMP STEVEN M & JULIA S
505 SAGE VALLEY DR
RICHARDSON, TX 75080-2324

PFAFF ROBERT H
503 SAGE VALLEY DR
RICHARDSON, TX 75080-2324

BECKMANN DESIREE J
2002 CUSTER PKWY
RICHARDSON, TX 75080-3403

ALEXANDER GARREN & PATRICIA
2003 CUSTER PKWY
RICHARDSON, TX 75080-3404

BENSON BRENDA SUE
2000 CUSTER PKWY
RICHARDSON, TX 75080-3403

PETERS CARL M &
GREGORY SCOTT PETERS
503 W CAMPBELL RD
RICHARDSON, TX 75080-3326

THOMPSON SIDNEY B ET AL
PO BOX 823
WIMBERLEY, TX 78676-0823

YU SHENG MING TR &
MEILIN CHI YU TR
150 W LAS FLORES AVE
ARCADIA, CA 91007-8223

LETO ANTHONY A
501 W CAMPBELL RD
RICHARDSON, TX 75080-3326

JONES THERESA H
1913 CAMPBELL CT
RICHARDSON, TX 75080-3413

FORBES ROSEMARY
1911 CAMPBELL CT
RICHARDSON, TX 75080-3413

HART GARY A
3806 WALNUT HILL LN
DALLAS, TX 75229-6140

JOBE RICHARD J
1919 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

ORDONEZ OLGA
1917 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

PERRY JOSHUA & AMBER
1915 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

HAM JOHN STEPHEN
1913 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

WINGET WAYNE A & LILAH B
LIFE ESTATE
1911 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

HISE JUSTIN D
1909 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

DEASO SCOTT J & LYDIA A DEASO
1909 CAMPBELL CT
RICHARDSON, TX 75080-3413

ROSENHOLM SHEREE LYNN EST
%TEXIE SAKALIAN
3627 MACKENZIE LN
RICHARDSON, TX 75082-2621

SHIFFER JONATHAN
1207 ARBOR PARK DR
ALLEN, TX 75013-5619

GREELEY SHARON
3 JIMSON WEED CT
SANTA FE, NM 87508-2169

HARDING DON WAYNE
1918 PROVINCETOWN LN
RICHARDSON, TX 75080-3311

WHITE KRISTER & TOBIN
1916 PROVINCETOWN LN
RICHARDSON, TX 75080-3311

HUIE BILLY W
1914 PROVINCETOWN LN
RICHARDSON, TX 75080-3311

SALDANA DANIELA
1912 PROVINCETOWN LN
RICHARDSON, TX 75080-3311

WEAVER SARA A
1924 PROVINCETOWN LN
RICHARDSON, TX 75080-3311

SHASHOUA YEHESEKIL
431 PROVINCETOWN LN
RICHARDSON, TX 75080-3422

**THOMPSON SIDNEY
P. O. BOX 823
WIMBERLEY, TX 78676**

**ZF 12-12
Notification List**

ANTHONY A. LETO
501 W. CAMPBELL ROAD
RICHARDSON, TX 75080

CARL M. PETERS
2800 LAQUINTA
PLANO, TX 75023

Scott Deaso
1909 Campbell Ct
Richardson, Texas 75080
August 2, 2012

City of Richardson
Development Services Department
P.O. Box 830309
Richardson, Texas 75083

RECEIVED
AUG 06 2012
DEVELOPMENT SERVICES

To Whom It May Concern:

This letter is in regards to File No. ZF 12-12.

I am in opposition to the proposed zoning change. The principal objection is (1) the change in use is not desired in the neighborhood; and (2) the change will negatively affect the neighborhood's property values.

I have lived in the City of Richardson for 24 years, 11 of them located at my current address.

Other considerations that I would like to be reviewed during the decision making process is:

- The best interests of the residents who will directly be affected vs the interest of the applicant and owner of record of 505 W. Campbell whom is not a resident of Richardson.
- Signage had been previously erected on 505 W. Campbell in order to solicit a buyer to no avail.
- Custer and W. Campbell Road intersection is already a high traffic area with numerous accidents occurring.
- The Campbell Road Shopping center just east of this location has un leased commercial space.
- My backyard has a direct line of sight to the property in question.
- Opportunity for additional reclamation of green space by the City.

Sincerely,



Scott Deaso



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, August 27, 2012

Agenda Item: VAR 12-06 Breckinridge Point Apartments

Staff Resource: Michael Spicer
Director of Development Services

Summary The applicant is requesting approval of a variance to Chapter 21, Subdivision and Development Code of the City of Richardson *Code of Ordinance, Article III, Section 21-58(e), Additional Special Requirements for Apartments*, to allow the removal of a six-foot high wrought iron fence that bisects the existing apartment complex into two communities.

Board/Commission Action: August 7, 2012, the City Plan Commission voted unanimously to recommend approval of the request.

Action Proposed The City Council may approve the requests as recommended by the City Plan Commission, approve with conditions, or deny.

VARIANCE 12-06

Attachments:

1. Staff Report
2. Applicant's Statement
3. Locator
4. Variance Site Plan
5. Excerpts from August 7, 2012 CPC Minutes
6. Notice of Variance Request
7. Notification List
8. Notification Map

**CITY COUNCIL
BACKGROUND INFORMATION
August 27, 2012**

Variance 12-06

SUMMARY

Owner: Breckinridge Point Apartments

Applicant: John McKee, JRK Residential Group

Project Name: Breckinridge Point Apartments

Location: 4250 E. Renner Road
3500 North Star Road

Request: The applicant is requesting approval of a variance to Chapter 21, Subdivision and Development Code of the City of Richardson *Code of Ordinance, Article III, Section 21-58(e), Additional Special Requirements for Apartments*, to allow the removal of a six-foot high wrought iron fence that bisects the existing apartment complex into two communities.

CPC Action: August 7, 2012, the City Plan Commission voted unanimously to recommend approval of the request as presented.

Notification: This request is not a public hearing and specific notification is not required by State law. As a courtesy, adjacent property owners received written notification.

Correspondence: No written correspondence has been received to date.

BACKGROUND INFORMATION

Staff Background:

Constructed in 1998, the Breckinridge Point Apartments contain a total of 440 units, divided into two, gated, apartment communities that are separated by a six-foot high wrought iron fence. The northern tract, addressed 4250 E. Renner Road, contains 226 units. The southern tract, addressed 3500 North Star Road, contains 214 units. Although physically separated, both communities are managed by a single entity located in the office on the northern tract.

VAR 12-06
*Article III, Section 21-58(e),
Additional Special
Requirements for
Apartments*

The Subdivision and Development Code requires apartment communities to be limited to a maximum of 250 units that share common access, circulation, parking areas, recreational areas, and other facilities. Further, the code requires physical separation between apartment communities by means of a permanent fence with no openings for vehicular or pedestrian traffic.

It is staff's understanding that the apartment regulations were developed in 1995 to address a desire, by the Police Department, to limit pedestrian access between multiple apartment communities. In speaking with both the Fire and Police Departments recently, each indicate that they do not have a concern with access between the two apartment communities, and in fact, emergency response would improve with the removal of the fence and providing access between the two apartment communities.

The applicant requests a waiver from the physical separation requirement between apartment communities of more than 250 units by permitting the removal of the existing six-foot high wrought iron fence. In addition, if the variance is approved, the applicant will work with staff on the possible installation of a vehicular connection.

The property owners have expressed their desire to combine the two apartment communities into a single complex to improve leasing opportunities within the southern section, provide convenient internal access and circulation for the residents to the office and

amenities, and to improve emergency access throughout the site.

No similar variances have been reviewed previously by CPC.

DEVELOPMENT SUMMARY

Legal Name:	Breckinridge Pointe Addition, Lots 1 & 2, Block A
Land Area:	27.03 acres
Zoning:	PD – Planned Development district for apartments with special conditions (Ord. #2636).
Existing Development:	Two apartment communities comprising 440 units.
Adjacent Land Use, Zoning:	
North (across Renner)	Pharmacy, retail center, daycare; zoned PD for Local Retail. Single-family residences; zoned PD for R-1500-M Single-family residential.
East & South	Single-family residences; zoned PD.
West (across North Star)	Convenience store with gas pumps (7-Eleven, under construction), independent living facility, and apartment complex; zoned PD.
Southwest	Breckinridge Park; Zoned PD

June 27, 2012

To: City of Richardson City Plan Commission Members

Re: Breckinridge Point
4250 East Renner Road
Richardson, TX 75802

Dear Council Members,

JRK Residential Group is requesting approval to remove the wrought iron fence that currently divides our property, Breckinridge Point, across the middle. The Breckinridge property (zoned PD) is comprised of 3 separate lots, the fence is located between lot 1 and lot 2 of Breckinridge Point.

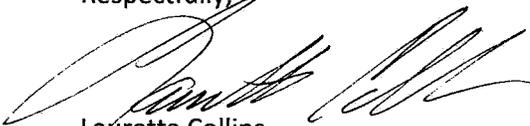
All business and property functions take place in the office and clubhouse area, which are located in the front half of the property. Residents who live in the back half of the property have to drive completely around the property to attend events or speak with the office staff. These residents feel isolated from the rest of the property.

Also because of the fence, the back half of the property has more vacant units than the front and they tend to stay unrented for a longer period. A larger concentration of vacant units in one area often results in higher expenses and can encourage vandalism and/or vagrancy issues.

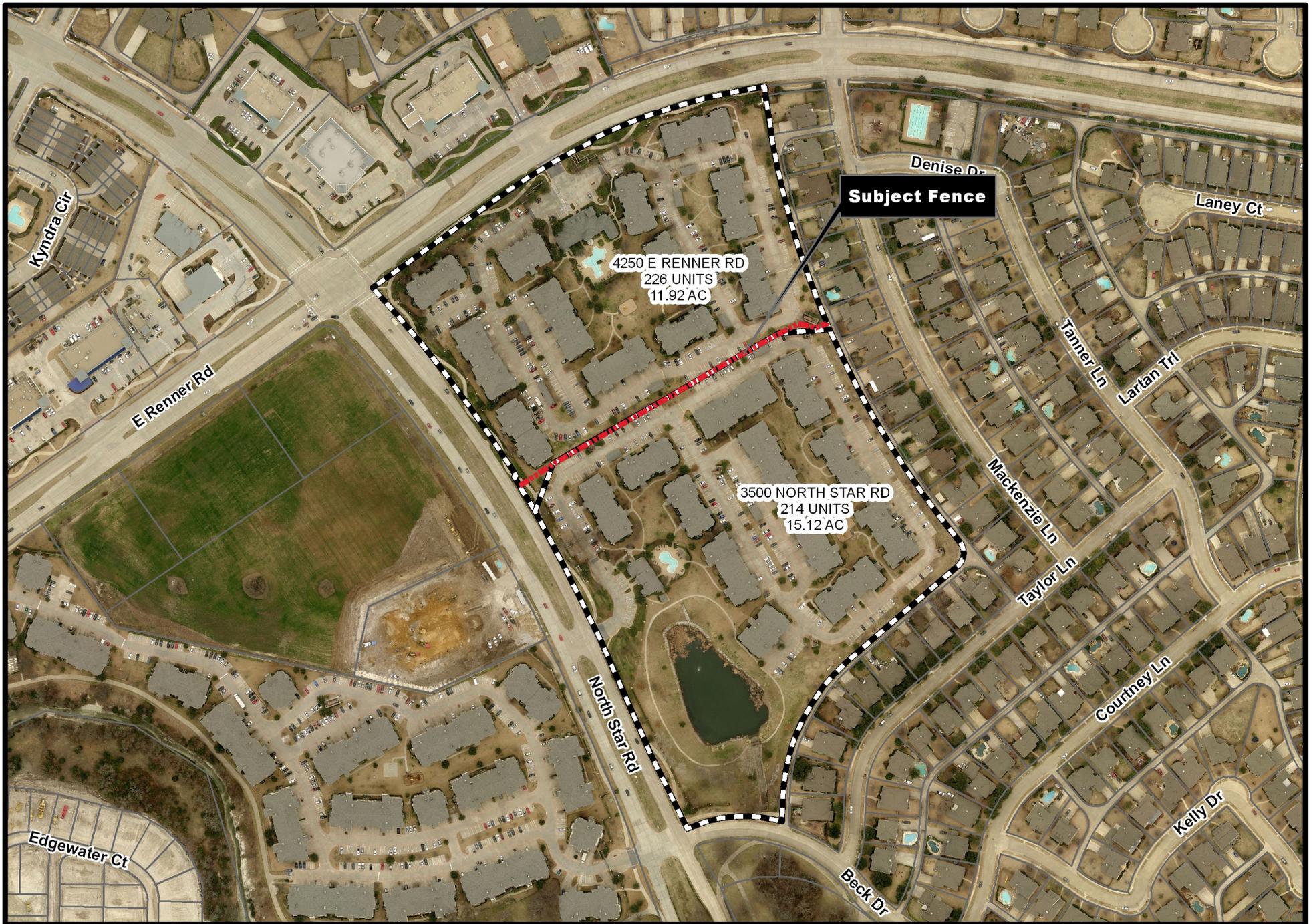
When responding to calls for the back half of the property, emergency vehicles must drive completely around the property to gain access. We believe the removal of the fence has the potential to save property damage and most importantly lives. We will be adding a driveway to connect the two properties if the request is approved.

We would greatly appreciate your approval to remove this fence, which serves no purpose, and once gone will improve the property and safety for residents, guests and the neighborhood.

Respectfully,

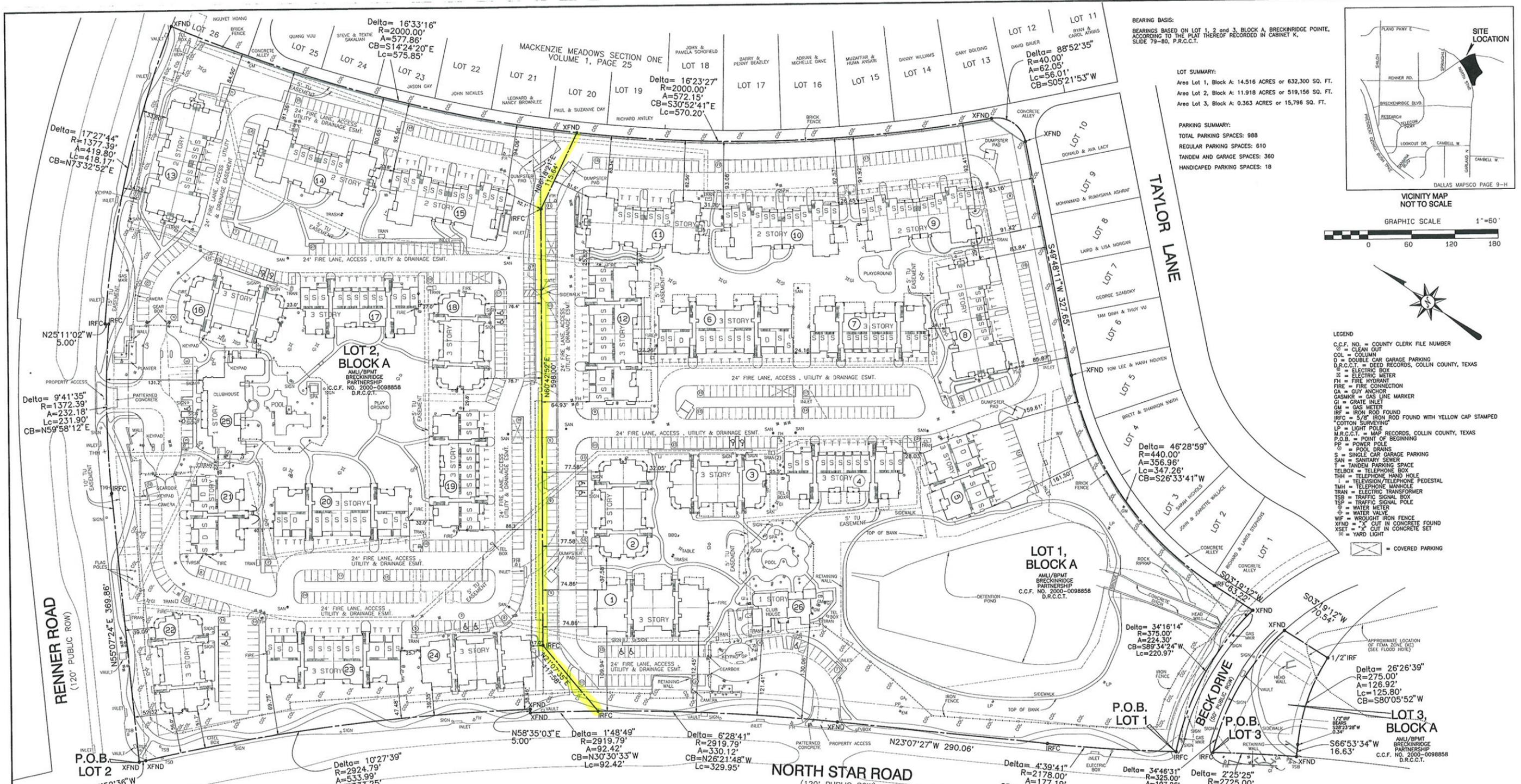


Laretta Collins
JRK Residential



Breckinridge Point Apartments
4250 E. Renner Road & 3500 North Star Road

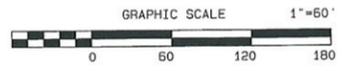
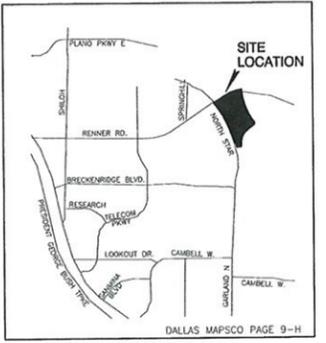




BEARING BASIS:
 BEARINGS BASED ON LOT 1, 2 AND 3, BLOCK A, BRECKINRIDGE POINTE,
 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K,
 SLIDE 79-80, P.R.C.C.T.

LOT SUMMARY:
 Area Lot 1, Block A: 14.516 ACRES or 632,300 SQ. FT.
 Area Lot 2, Block A: 11.918 ACRES or 519,156 SQ. FT.
 Area Lot 3, Block A: 0.363 ACRES or 15,796 SQ. FT.

PARKING SUMMARY:
 TOTAL PARKING SPACES: 988
 REGULAR PARKING SPACES: 610
 TANDEN AND GARAGE SPACES: 360
 HANDICAPPED PARKING SPACES: 18



- LEGEND
- C.C.F. NO. = COUNTY CLERK FILE NUMBER
 - CO = CLEAN OUT
 - COL = COLLUM
 - CO = DOUBLE CAR GARAGE PARKING
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - EB = ELECTRIC BOX
 - EM = ELECTRIC METER
 - EH = FIRE HYDRANT
 - FI = FIRE CONNECTION
 - GA = GUY ANCHOR
 - GASMR = GAS LINE MARKER
 - GI = GRATE INLET
 - GM = GAS METER
 - IRF = IRON ROD FOUND
 - IRFC = 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "COLLUM SURVEYING"
 - LP = LIGHT POLE
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - P.O.B. = POINT OF BEGINNING
 - PP = POWER POLE
 - PD = POOL DRAIN
 - S = SINGLE CAR GARAGE PARKING
 - SAN = SANITARY SEWER
 - T = TANDEN PARKING SPACE
 - TELB = TELEPHONE BOX
 - THH = TELEPHONE HAND HOLE
 - TMH = TELEVISION/TELEPHONE PEDESTAL
 - TRM = TELEPHONE MANHOLE
 - TRN = ELECTRIC TRANSFORMER
 - TSS = TRAFFIC SIGNAL BOX
 - TSP = TRAFFIC SIGNAL POLE
 - W = WATER METER
 - WF = WROUGHT IRON FENCE
 - XFND = CUT IN CONCRETE FOUND
 - XSET = CUT IN CONCRETE SET
 - Y = YARD LIGHT
 - CP = COVERED PARKING

- GENERAL NOTES:
- The surveyor has not abstracted subject property.
 - This survey is subject to all easements of record.
 - This survey was prepared for the exclusive use of the person or persons named in the above statements. Said statements do not extend to any unnamed person without an express restating by the surveyor naming said person.
 - The original copy will have original signatures and stamp seal.
 - Air conditioning units not shown hereon.
 - All building setbacks shown hereon per recorded plot of subject property.
 - Buildings shown hereon do not appear to intrude or protrude any easements shown hereon.
 - Fences and Retaining walls shown hereon do appear to intrude easements shown hereon.
 - No observable evidence of cemeteries were located during the survey.
 - Address are as follows:
 Lot 1 = 3500 North Star Road, Richardson, Texas 75083
 Lot 2 = 4250 Renner Road, Richardson, Texas 75083
 Lot 3 = No address assigned.
 - No observed evidence of current earth moving work, building construction or building additions.
 - No observed evidence of site use as a solid waste dump, sump or sanitary land fill.
 - Per USGS quadrangle map, there does not appear to be any wetland area on the subject property.
 - Subject property is currently Zoned: PD under Ordinance 2636-A
 - With regard to Table A: Item 10, there are no known party walls.

- FLOOD NOTE:
- INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
- ALL FLOOD PLANE INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY AS SCALED OFF OF FIRM PANEL MAPS #480850395J & #480850310J FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.
- SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE (X) UNSHADED AND FEMA ZONE (AE).
- ZONE (X) UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE (AE) DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
- ZONE (AE) APPEARS TO AFFECT ONLY LOT 3, BLOCK A OF SUBJECT PROPERTY AS SHOWN HEREON.

- THE FOLLOWING INSTRUMENTS RECORDED IN DEED RECORDS, COLLIN COUNTY, TEXAS, CALLED OUT IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE OF No. 4712000717, ISSUED APRIL 23, 2012:
- 10c) The following items as set out on plot recorded in Volume K, Page 79, Map Records, Collin County, Texas.
- Lot 1:
 1) Thirty foot landscape and pedestrian easement; 2) Thirty foot building setback line along North Star Road; 3) Twenty four foot fire lane, access, utility and drainage easement; 4) Ten foot utility easements; 5) Variable width drainage easement; 6) Five foot Texas Utilities Electric Company easements; 7) Twenty foot building setback lines; 8) Variable width utility and drainage easements; 9) Variable width utility easements; 10) Twenty five foot building setback line; 11) Sixteen foot building setback line along South East property line; 12) Twenty five foot by twenty five foot triangular street easement and 13) Fifteen foot landscape easement. (Affect Lot 1 of subject property as plotted hereon)
- Lot 2:
 1) Thirty foot landscape and pedestrian easement; 2) Thirty foot building setback lines; 3) Sixteen foot building setback lines; 4) Twenty four foot fire lane, access, utility and drainage easement; 5) Ten foot utility easements; 6) Five foot Texas Utilities Electric Company easements; 7) Ten foot drainage easement; 8) Fifteen foot drainage easements; 9) Variable width drainage easements; 10) Ten foot fence easement; 11) Twenty five foot by twenty five foot triangular street easement; 12) Fifteen foot building setback line along South East property line; 13) Twenty five foot by twenty five foot triangular street easement and 14) Variable width utility easements. (Affect Lot 2 of subject property as plotted hereon)
- Lot 3:
 1) Thirty foot building setback line; 2) Twenty foot building setback line; 3) Twenty five foot building setback line; 4) Ten foot building setback line and 5) Twenty five foot by twenty five foot triangular street easement. (Affect Lot 3 of subject property as plotted hereon)

- 10d) Granted to: North Texas Municipal Water District
 Purpose: Right-of-Way
 Recording Date: March 1, 1993
 Recording No: Under Clerk's File No. 93-0014357, D.R.C.C.T.
 AFFECT: Affects Lot 1, Block A as shown hereon.
- 10e) Granted to: City of Richardson
 Purpose: Right-of-Way
 Recording Date: September 24, 1993
 Recording No: Under Clerk's File No. 93-0081386, D.R.C.C.T.
 AFFECT: Affects Lot 1, Block A as shown hereon.
- 10f) Granted to: City of Richardson
 Purpose: Right-of-Way
 Recording Date: September 24, 1993
 Recording No: Under Clerk's File No. 93-0081387, D.R.C.C.T.
 AFFECT: Affects Lot 3, Block A as shown hereon.
- 10g) Granted to: City of Richardson
 Purpose: Right-of-Way
 Recording Date: September 24, 1993
 Recording No: Under Clerk's File No. 93-0081389, D.R.C.C.T.
 AFFECT: Affects Lot 1, Block A as shown hereon.
- 10h) Granted to: Southwestern Bell Telephone Company
 Purpose: Right-of-Way
 Recording Date: June 22, 1994
 Recording No: Under Clerk's File No. 94-0059273, D.R.C.C.T.
 AFFECT: Affects Lot 2, Block A as shown hereon.

- 10i) Entitled: Memorandum of Contract and Easement
 Dated: April 2, 1999
 Executed by: and between Breckinridge Pointe Limited Partnership and Southwestern Bell Telephone Company
 Recording Date: May 3, 1999
 Recording No: Volume 4407, Page 2228, D.R.C.C.T.
 Which provided for, among other things: Terms, provisions, easements and conditions.
 AFFECT: Affects Lots 1, 2, & 3, Block A, but not plottable, blanket in nature.
- 10j) Granted to: City of Richardson
 Purpose: Right-of-Way
 Recording Date: January 5, 2000
 Recording No: Volume 4576, Page 1689, D.R.C.C.T.
 AFFECT: Affects Lot 1, Block A as shown hereon.
- 10k) Entitled: Cable Television Easement and Service Agreement
 Dated: March 30, 1998
 Executed by: and between AMLJ/BPMT Breckinridge Partnership, Inc and Breckinridge Pointe, Ltd.
 Recording Date: June 17, 1998
 Recording No: Volume 4189, Page 2160, D.R.C.C.T.
 Which provided for, among other things: Terms, provisions, easements and conditions.
 AFFECT: Affects Lots 1, 2, & 3, Block A, but not plottable, blanket in nature.
- 10l) Entitled: Memorandum of Agreement
 Dated: September 1, 2006
 Executed by: and between AMLJ/BPMT Breckinridge Partnership, and Time Warner Cable LLC
 Recording Date: August 2, 2007
 Recording No: Under Clerk's File No. 20070802001073550, D.R.C.C.T.
 Which provided for, among other things: Terms and conditions.
 AFFECT: Affects Lots 1, 2, & 3, Block A, but not plottable, blanket in nature.

ALTA/ACSM LAND TITLE SURVEY
BRECKINRIDGE POINTE APARTMENTS
BRECKINRIDGE POINTE
LOT 1,2,3, BLOCK A
BEING 26.796 ACRES
IN THE G.H. PEGUES SURVEY, ABSTRACT No. 700
AND THE M.R. FOSTER SURVEY, ABSTRACT No. 332
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS
MAY 2012

SURVEYOR
 COMPASS POINTS PROFESSIONAL SERVICES
 3908 Wyeth Drive
 Plano, Texas 75023
 Phone: (972) 333-1064

OWNER
 AMLJ/BPMT Breckinridge Partnership,
 a Delaware partnership
 125 S. Wacker Dr., Suite 3100
 Chicago, IL 60606

JOB No. D234-001-01 DWG. No. 1098-2 egs/dfm SHEET 1 OF 2

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – AUGUST 7, 2012**

The Richardson City Plan Commission met August 7, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Barry Hand, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Thomas Maxwell, Commissioner
Eron Linn, Commissioner
Don Bouvier, Alternate

CITY STAFF PRESENT: Michael Spicer, Director- Development Services
Sam Chavez, Asst. Director of Dev. Svcs – Planning
Susan Smith, Asst. Director of Dev. Svcs – Dev. & Eng.
Israel Roberts, Development Review Manager
Chris Shacklett – Planner
Mohamed Bireima – Planning Technician
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff to receive a briefing on staff reports and agenda items. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of July 17, 2012.

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

VARIANCE

- 2. Variance 12-06:** Consider and take necessary action on a request by John McKee, representing JRK Property Holdings, for approval of a variance to the Subdivision and Development Code, Article III, Subsection 21-58(e), to waive the physical separation requirement between apartment communities of more than 250 units by means of a permanent fence. The subject property is located at the southeast corner of Renner and North Star Roads.

Mr. Bireima advised the applicant was requesting a waiver from Article III, Subsection 21-58(e) of the Subdivision and Development Code to remove a six-foot high wrought iron

fence that divides two apartment communities. He added that removal of the fence would help to improve leasing opportunities within the southern community; provide convenient internal access and circulation for the residents to the office and amenities throughout the property; and improve emergency access throughout the site.

Mr. Bireima noted that if the request was approved, the applicant would work with the staff to install a vehicular connection between the two communities.

Chairman Gantt asked to clarify if the property was currently marketed as a single apartment complex or as two separate complexes.

Mr. Bireima replied it was managed and marketed as a single property.

Commissioner Bright asked if the City Police and Fire Departments were on board with the request.

Mr. Bireima replied the departments indicated removal of the fence and installation of a vehicular connection would improve their emergency response throughout the site.

Vice Chair Hand asked to hear from the applicant regarding their reasons for the request.

Ms. Lauren Morgan, representing Breckdinridge Point Apartments, 3753 William D. Hayes, Irving, Texas, stated the properties were marketed as a single property and the fence inhibits their ability to show it as such. She added that when trying to show apartments in the southern area, the employees and prospective tenants must get in their cars and drive out and around to get to that area.

Vice Chair Hand said he understood and asked if the same thing could be accomplished by putting break points in the fence.

Ms. Morgan replied that she was not sure if that option had been discussed, but pointed out there are curbs on each side of the fence and the fence gives the appearance of closing off the southern half of the community.

Commissioner Bright asked about the plans for providing vehicular access.

Ms. Morgan replied that from the letter she received from her corporate office, a driveway connection would be installed between the two areas.

Commissioner Linn asked if the access would be large enough for fire trucks.

Mr. Bireima replied that it would be large enough to accommodate fire trucks, which require a 24-foot driveway.

Vice Chair Hand asked if the Commission should expect a replat request in the future if the two separately platted properties were now functioning as one.

Mr. Bireima replied that the properties were owned by one entity at this time so he did not necessarily think they would be requesting a replat.

Chairman Gantt confirmed that it would be a simple project to remove the fence and felt the staff would insure the transition would comply with all applicable codes.

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

3. **Zoning File 12-12:** Consider and take necessary action on a request by Sidney B. Thompson for a change in zoning from R-1100-M Residential to O-M Office for 1.06 acres located at the southwest corner of Campbell Road and Custer Road.

Mr. Shacklett stated the properties in question were five (5) separately platted lots with the two eastern lots developed as single family homes; the three remaining lots have never been developed. He added that the request to rezone the properties was consistent with the City's 2009 Future Land Use Plan that approved a change in use from Low Density Residential to Neighborhood Services.

Mr. Shacklett stated the staff had asked the applicant to provide two concept plans to show how the property could possibly be developed as an office complex, but the exhibits would not be tied to the ordinance. He added that some of the development regulations that would accompany an office zoning would include a 30-foot building and landscape setbacks along Campbell and Custer Roads, and a 60-foot building setback from the residential area. In addition, due to the proximity to the neighboring residential properties, the office development would be limited to one-story buildings.

Mr. Shacklett explained that Concept 1 showed how four 2,000 square foot buildings could be developed on the property with possible end-users of doctors and/or general offices. In Concept 2, he noted that the driveway would be moved east of the Kinder Care driveway, which would mean a developer would be required to seek a variance so a building could be located within the 60-foot setback adjacent to a residential area.

In closing his presentation, Mr. Shacklett stated that the applicant, who is the owner of the three vacant lots, as well as the owners of the two adjacent homes, 501 and 503 W. Campbell Road, had signed off on the Development Application. He added that the applicants would not be the ones developing the property.

Commissioner Frederick asked to confirm the residential build-to lines on the lots.



Notice of Variance Request

City Plan Commission • Richardson, Texas

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

File No./Name: VAR 12-06
Property Owners: Breckinridge Pointe Apartments
Applicant: John S. McKee, JRK Residential
Location: 4250 E. Renner Road & 3500 North Star Road
Request: Request approval of a variance from the Subdivision and Development Code:
1. Article III, Section 21-58(e) [*Additional Special Requirements for Apartments*]: permission to remove a six-foot high iron fence that bisects the apartment complex into two communities.

The City Plan Commission will consider this request on:

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

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

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

While all interested persons are invited to attend the meeting, those wanting their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Development Services Department, P.O. Box 830309, Richardson, TX 75083.

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

AGENDA: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday prior to the meeting. For a copy of the agenda, please go to: <http://cor.net/index.aspx?page=1331>

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

Date Posted and Mailed: July 27, 2012

GARRETT PERRY &
GARRETT JAN
4408 SANDEROSA LN
RICHARDSON, TX 75082-2683

INIM ENOCH L
4404 SANDEROSA LN
RICHARDSON, TX 75082-2683

SOLLEDER JOHN F
4400 SANDEROSA LN
RICHARDSON, TX 75082-2683

KD CONCEPTS LLC
5053 BRANDYWINE LN
FRISCO, TX 75034-2241

SOUTHWEST CLEARWATER CREEK PAR
2100 LAKESIDE BLVD STE 425
RICHARDSON, TX 75082-4350

PAPACHRISTOS FAMILY TRUST
PAPACHRISTOS ELIAS & VASSO-TR
4316 MARINA CITY DR UNIT 1019
MARINA DEL REY, CA 90292-5820

EF-BRECKINRIDGE PROPERTIES LP
2626 COLE AVE STE 650
DALLAS, TX 75204-1087

GARCIA CRISTINO JR
4416 SANDEROSA LN
RICHARDSON, TX 75082-2683

KHANNA KAPIL
120 E FM 544 STE 72 PMB 161
MURPHY, TX 75094-4035

SINGH JARNAIL &
KAUR BALDEV & SINGH HARPREET
3701 MCKENZIE DR
RICHARDSON, TX 75082-2763

DANE ADRIAN M & MICHELLE L
3611 MACKENZIE LN
RICHARDSON, TX 75082-2621

ANSARI MUZAFFAR A & HUMA
3609 MACKENZIE LN
RICHARDSON, TX 75082-2621

WILLIAMS DANNY
3607 MACKENZIE LN
RICHARDSON, TX 75082-2621

BOLDING GARY
3605 MACKENZIE LN
RICHARDSON, TX 75082-2621

BAUER R DAVID
3603 MACKENZIE LN
RICHARDSON, TX 75082-2621

LACY DONALD D & AVA P
4419 TAYLOR LN
RICHARDSON, TX 75082-2613

ASHRAF MOHAMMAD & RUKHSANA
4417 TAYLOR LN
RICHARDSON, TX 75082-2613

MORGAN G LAIRD ETUX LISA
4415 TAYLOR LN
RICHARDSON, TX 75082-2613

HOANG NGUYET
4137 ELK SPRINGS TRL
RICHARDSON, TX 75082-3749

VUU QUANG M
3629 MACKENZIE LN
RICHARDSON, TX 75082-2621

SAKALIAN STEVE Y ETUX TEXIE
3627 MACKENZIE LN
RICHARDSON, TX 75082-2621

GAY JASON BARCLAY
EICHENBERGER KRISTIN
3625 MACKENZIE LN
RICHARDSON, TX 75082-2621

NICKLES JOHN
3623 MACKENZIE LN
RICHARDSON, TX 75082-2621

BROWNLEE LEONARD JR & NANCY
3621 MACKENZIE LN
RICHARDSON, TX 75082-2621

DAY D PAUL ETUX SUZANNE M
3619 MACKENZIE LN
RICHARDSON, TX 75082-2621

ANTLEY RICHARD
3617 MACKENZIE LN
RICHARDSON, TX 75082-2621

SCHOFIELD JOHN M & PAMELA A
3615 MACKENZIE LN
RICHARDSON, TX 75082-2621

BEAZLEY BARRY ETUX PENNY
3613 MACKENZIE LN
RICHARDSON, TX 75082-2621

SZABOKY GEORGE E ETUX
4413 TAYLOR LN
RICHARDSON, TX 75082-2613

DINH TAM THIEN &
VU OANH THUY
4411 TAYLOR LN
RICHARDSON, TX 75082-2613

LY TOM & NGUYEN HANH
4409 TAYLOR LN
RICHARDSON, TX 75082-2613

SMITH BRET M & SHANNON L
4407 TAYLOR LN
RICHARDSON, TX 75082-2613

DINH PHUONG THUY
4405 TAYLOR LN
RICHARDSON, TX 75082-2613

WALLACE JOHN ETUX JEANETTE
4403 TAYLOR LN
RICHARDSON, TX 75082-2613

STEPHENS RICHARD W & LARITA E
4401 TAYLOR LN
RICHARDSON, TX 75082-2613

BRECKINRIDGE POINT APARTMENTS
C/O JRK INVESTORS INC
11766 WILSHIRE BLVD #1500
LOS ANGELES, CA 90025-6552

JPMORGAN CHASE BANK
C/O SAXON MORTGAGE SVCS INC
4708 MERCANTILE DR
FORT WORTH, TX 76137-3605

EVERGREEN RICHARDSON SENIOR CO
400 S ZANG BLVD STE 610 LB 21
DALLAS, TX 75208-6600

SSAA VENTURES CORPORATION
PO BOX 940044
PLANO, TX 75094-0044

MORONEY RENNER 37 LP
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219-6400

VAR 12-06
Notification List



City of Richardson
City Council Meeting
Agenda Item Summary



Council Meeting Date: Monday, August 27, 2012

Agenda Item: Second Public Hearing for Proposed Tax Rate of \$.63516 per \$100 Valuation for Fiscal Year 2012-2013.

Staff Resource: Dan Johnson, City Manager

Summary: State Law requires that the City Council hold two public hearings on the Proposed Tax Rate for Fiscal Year 2012-2013. This is the second scheduled public hearing and the first public hearing took place on Monday, August 20, 2012.

Board/Commission Action: N/A

Action Proposed: Conduct a public hearing on the Proposed Tax Rate of \$.63516 per \$100 Valuation for Fiscal Year 2012-2013.

ORDINANCE NO. 3875

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION WITH SPECIAL CONDITIONS ON A 1.25-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT 2750 E PRESIDENT GEORGE BUSH TURNPIKE, AND BEING FURTHER DESCRIBED IN EXHIBIT “A”; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 12-10).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning to grant a Special Permit for a motor vehicle service station subject to modified development standards on a 1.25-acre tract of land zoned C-M Commercial located at 2750 E. President George Bush Turnpike, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for a motor vehicle service station is hereby granted subject to the following special conditions:

1. The Special Permit for a motor vehicle service station, without motor vehicle repair services shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the concept plan attached as Exhibit “B” and made a part hereof.

2. The motor vehicle service station shall be constructed in substantial conformance with Exhibit “B” and the building elevations attached as Exhibit “C” and made a part hereof.
3. A variance to allow reduced internal stacking at the gas pumps as shown on the concept plan shall be allowed.
4. The building parapet wall shall be allowed to exceed the maximum building height for a 1-story building as depicted on the Exhibit “C”.
5. Trees removed from the Renner Road median to accommodate a median opening for the subject property shall be replaced elsewhere within the median if possible. If the trees cannot be replaced within the median, such trees shall be replaced upon the subject property.

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

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

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

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

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 27th day of August, 2012.

APPROVED:

MAYOR

APPROVED AS TO FORM:

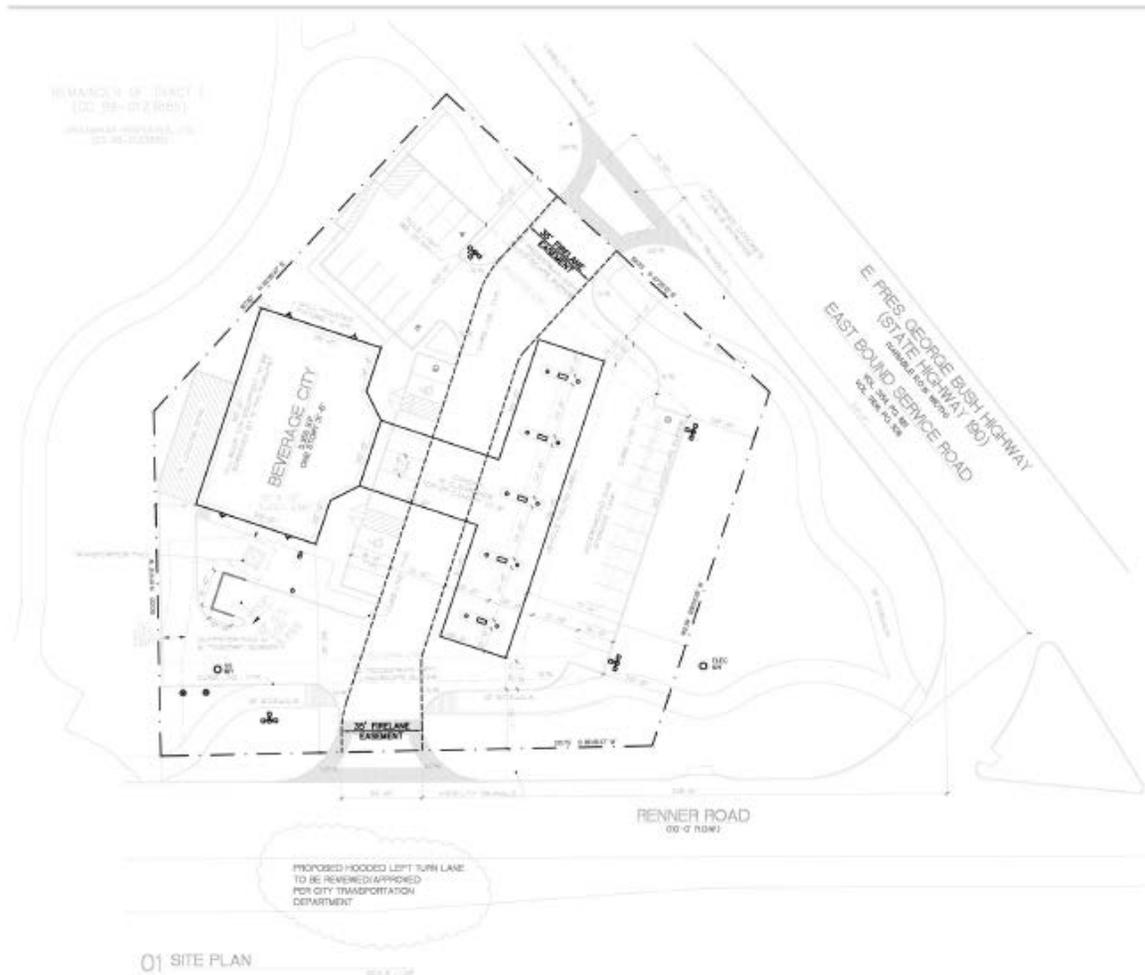
CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:8-22-12:56977)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 12-10

Being a 1.25-acre lot platted as part of Lot 3, Block 1, Turnpike Commons, an addition to the City of Richardson, Collin County, Texas, according to the plat thereof recorded in Volume M, Page 333 of the Map Records of Collin County, Texas.



CONTACTS

OWNER
MICHAEL P. TWIGHELL, L.P.
P.O. BOX 2588
WAXAHACHIE, TEXAS 75086
PH: 409-517-2050
FAX: 409-517-0037

ARCHITECT
VICTRON STORES, L.P.
P.O. BOX 2588
WAXAHACHIE, TEXAS 75086
PH: 409-517-2050
FAX: 409-517-0037

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. EXISTING UTILITIES SHOWN FOR INFORMATION ONLY. VERIFY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.

PROJECT SUMMARY

ZONING	EX-1BT
SPRINKLER	NO
GFL CONDITIONS	NO
MIN SETBACK	5' SIDE, 10' FRONT
POB/LOCLINES	NO
LOT AREA	1.21 ACRES (524,000 SQ FT)
BUILDING AREA	100,000 SQ FT
PARKING RATIO	1.0
PARKING REQ	100 SPACES
PARKING PRD	NO
LANDSCAPE I	NO
LANDSCAPE II	NO
REQUIRED	NO LANDSCAPE
PROVIDED	NO LANDSCAPE
FAIR	NO
ALLOWED	NO
PROPOSED	NO
BUILDING HEIGHT	MAX 12' 6" (12'-0" TO 12'-6")
ALLOWED	NO
PROPOSED	NO



MICHAEL P. TWIGHELL, L.P.
P.O. BOX 2588
WAXAHACHIE, TEXAS 75086
PH: 409-517-2050
FAX: 409-517-0037

VICTRON STORES, L.P.
P.O. BOX 2588
WAXAHACHIE, TEXAS 75086
PH: 409-517-2050
FAX: 409-517-0037

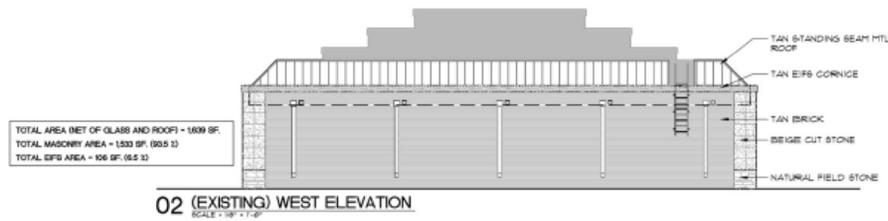
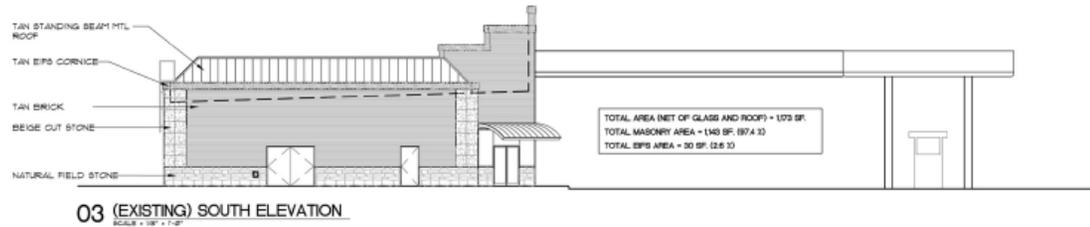
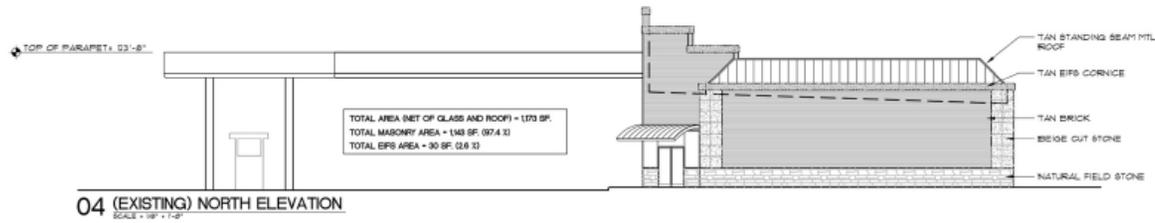
GATEWAY
#309
2790 E. PRES. GEORGE BUSH HWY
TURNPIKE CORPUS
LOT 3, BLOCK 1

ZONING EX-1BT
(ZF 12-10)
SCALE: 1" = 30'

RETAIL PACKAGE
PROJECT: 0000
DATE: 12-10-10
SP1-1

Exhibit B - Part of Ordinance





GENERAL NOTES:

1. SMOOTH CUT CREAM LIMESTONE VENEER AS SUPPLIED BY CUSTOM CUT STONE SUPPLY, DALLAS TX. (214.357.3614).
2. ROUGH-CUT LIMESTONE EQUAL TO CREAM LIMESTONE VENEER.
3. FIELD BRICK - ACME BLEND 600
4. SYNTHETIC PLASTER - COLOR TO BE OYSTER BY TEP'S WALL SYSTEM
5. STANDING SEAM METAL ROOFING PANELS AS MANUFACTURED BY MICO BERRIDGE OR AEP SPAN COLOR SIMILAR TO BERRIDGE (PRE-WEATHERED GALVALUME OR MICO TUNDRA)
6. ANODIZED ALUM. STOREFRONT TO BE CLEAR COLOR.



ARCHITECTS
PLANNING
CONSTRUCTION
INTERIORS

MICHAEL P. TRICHELL, L.P.
3004 OAK LANE, SUITE 200
DALLAS, TEXAS 75219
PH: 469-586-0800
FAX: 469-586-0802

A
PROJECT
FOR:

**VICTRON
STORES, L.P.**

P.O. BOX 2599
WAXAHACHIE, TEXAS
75088
PH: 469-577-2050
FAX: 469-577-0157

**GATEWAY
#39**

2750 E. PRES. GEORGE BUSH HWY
TURNPIKE COMMONS
LOT 3, BLOCK 1

ZONING EXHIBIT
(ZF 12-10)
SCALE 1" = 32'

RETAIL PACKAGE
PROJECT: 8950
SHEET

A2-2

Exhibit C - Part of Ordinance

8/10/09 01:10:19 03/09 1:58:06 1/11 01:02:00 AM EST

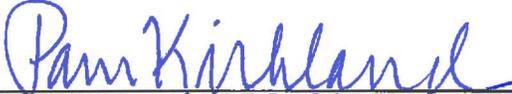
CITY OF RICHARDSON

TO: Bill Keffler - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 57-12
DATE: August 21, 2012

Request Council approval to initiate bids for the following:

WOOD CREEK AND FOX CREEK EROSION CONTROL PROJECTS (Timberway/Braeburn)

Proposed Council approval date: August 27, 2012
Proposed advertising dates: August 29, 2012 & September 5, 2012
Proposed bid due date: Thursday, September 13, 2012 – 3:00 p.m.
Proposed bid opening date: Thursday, September 13, 2012 – 3:30 p.m.
Engineer's estimated total cost: \$262,000
Account: 377-8702-585-7524 project #SD1039
378-8702-585-7524 project #SD1035



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 *3*
SUBJECT: Permission to Advertise Wood Creek and Fox Creek Erosion Control Projects
(Timberway/Breaburn) – Bid No. 57-12
DATE: August 17, 2012

BACKGROUND INFORMATION:

Wood Creek and Fox Creek Erosion Control Projects are utilizing various stream and bank stabilization methods to eliminate the erosive forces of moving water at each location. The Fox Creek project is just downstream of Braeburn Drive, along Foxboro Park, and it utilizes rock filled gabion baskets with tie-back rock anchors on each bank with a grouted gabion mattress in between to stabilize the existing large scour hole. The Wood Creek project, behind 1709 Timberway will construct a 100-foot long shotcrete / soil nail wall with a cast-in-place formlined facing. A six foot wide rock filled gabion mattress will be installed along the toe full length to provide permanent stabilization of the stream bank near this home.

FUNDING:

Funding is provided from 2006 & 2010 Streets and Drainage G.O. Bonds, Account No. 377-8702-585-7524 Project SD1039 and Account No. 378-8702-585-7524 Project SD1035.

SCHEDULE:

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

Cc: David McFadden, P.E., Project Engineer *DM*

CP/Office/Agenda Reports/Agenda Items -August/Wood Creek and Fox Creek Executive

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**WOOD CREEK AND FOX CREEK
EROSION CONTROL PROJECTS
(Timberway/Braeburn)**

BID #57-12

Sealed Bids addressed to the Purchasing Manager of the City of Richardson, Texas, will be received at the Office of the Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Thursday at 3:00 p.m. on September 13, 2012**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

Wood Creek and Fox Creek Erosion Control Projects are utilizing various stream and bank stabilization methods to eliminate the erosive forces of moving water at each location. The Fox Creek project is just downstream of Braeburn Drive, along Foxboro Park, and it utilizes rock filled gabion baskets with tie-back rock anchors on each bank with a grouted gabion mattress in between to stabilize the existing large scour hole. The Wood Creek project, behind 1709 Timberway will construct a 100-foot long shotcrete / soil nail wall with a cast-in-place formed facing. A six foot wide rock filled gabion mattress will be installed along the toe full length to provide permanent stabilization of the stream bank near this home.

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 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, August 28, 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 Meeting will be held Thursday at 10:00 a.m., September 6, 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
WOOD CREEK AND FOX CREEK
EROSION CONTROL PROJECTS
(Timberway/Braeburn)

BID # 57-12

Agenda Paperwork to Advertise	Friday, August 17, 2012
Council Authorization to Advertise	Monday, August 27, 2012
Plans/Specs Available for Contractors	Tuesday, August 28, 2012
Advertise in Dallas Morning News	Wednesday, August 29, 2012
Advertise in Dallas Morning News	Wednesday, September 5, 2012
Pre Bid Meeting (10:00 am Room 206)	Thursday, September 6, 2012
Bids Received & Opened (by 3:00 open 3:30 pm Room 206)	Thursday, September 13, 2012
Agenda Paperwork to Award Contract	Friday, September 14, 2012
Council to Award Contract	Monday, September 24, 2012
Pre-Construction Meeting	~ October 8, 2012
Project Start	~ October 15, 2012
Project Completed 90 Calendar Days	~ January 2013

Project Engineer: David McFadden, P.E.
Consulting Engineers Estimate: \$262,000
Fund: 2006 & 2010 Streets and Drainage G.O. Bonds
Account #377-8702-585-7524 Project #SD1039
Account #378-8702-585-7524 Project #SD1035



MEMO

DATE: August 20, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #50-12 for the Pedestrian Bridge at Breckinridge Park (Beck Branch) to Jim Bowman Construction Company in the amount of \$263,800.50

Proposed Date of Award: August 27, 2012

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, Jim Bowman Construction Company, for the above referenced construction in the amount of \$263,800.50, as outlined in the attached memo.

Funding is provided from Parks G.O. Bonds.

The bid was advertised in *The Dallas Morning News* on July 25, 2012 and August 1, 2012 and was posted on Bidsync.com. A prebid conference was held on August 2, 2012 and nine bids were solicited and six bids were received.

Concur:


Kent Pfeil

Attachments

Xc: Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *com*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Award Bid No. 50-12 to Jim Bowman Construction for
Pedestrian Bridge at Breckinridge Park (Beck Branch)
DATE: August 17, 2012

ACTION REQUESTED:

Council to consider award of Bid No. 50-12, to Jim Bowman Construction for the Pedestrian Bridge at Breckinridge Park (Beck Branch) in the amount of \$263,800.50.

BACKGROUND INFORMATION:

On August 10, 2012, the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest bid was submitted by Jim Bowman Construction in the amount of \$263,800.50.

References and financials are not required at this time since Jim Bowman Construction Co., is currently under contract with the city.

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 Parks G.O. Bonds.

SCHEDULE:

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

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

CP/Office/Agenda Reports/Agenda Items -August/ /PedBridge -Executive Award

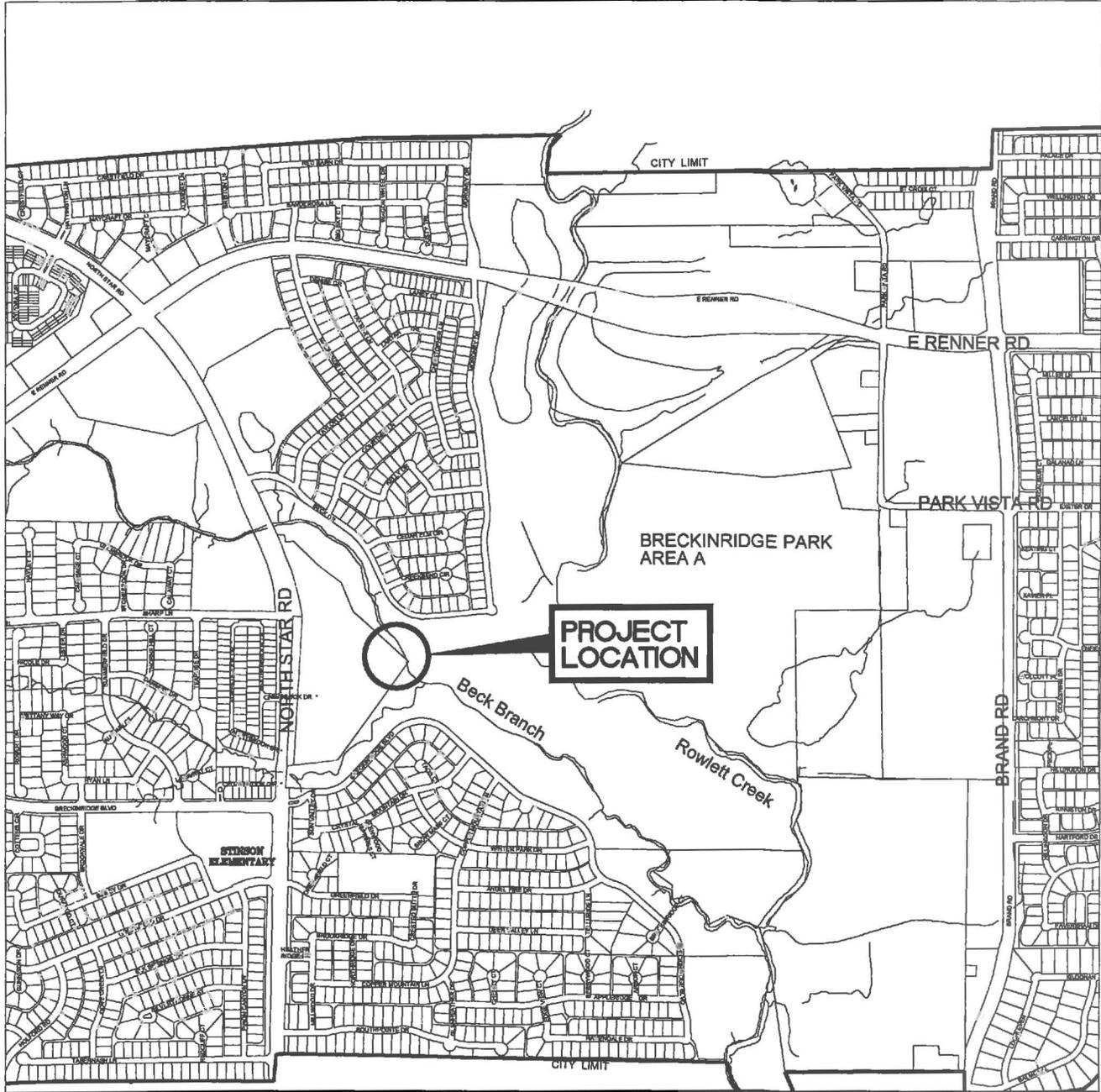
Project: Pedestrian Bridge at Breckinridge Park (Beck Branch)
 BID # 50-12
 BID DATE: 8/10/2012

ITEM	DESCRIPTION	QTY.	UNIT	Jim Bowman Construction, LP		HQS Constr. dba Irricon Constr.		Jeske Construction Company	
				Rank 1		Rank 2		Rank 3	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
100.0000	Mobilization	1	LS	\$25,000.00	\$25,000.00	\$23,000.00	\$23,000.00	\$14,500.00	\$14,500.00
101.0000	Site clearing and grubbing/access grading	1	LS	\$8,000.00	\$8,000.00	\$3,000.00	\$3,000.00	\$10,000.00	\$10,000.00
102.0000	Remove and dispose of existing tree	4	EA	\$600.00	\$2,400.00	\$1,000.00	\$4,000.00	\$2,500.00	\$10,000.00
103.0000	Remove and dispose of existing reinforced concrete abutment caps	1	LS	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$9,500.00	\$9,500.00
104.0000	Channel Excavation	177	CY	\$56.00	\$9,912.00	\$15.00	\$2,655.00	\$55.00	\$9,735.00
105.0000	PVC coated gabion channel retaining wall	79	CY	\$370.00	\$29,230.00	\$350.00	\$27,650.00	\$584.00	\$46,136.00
106.0000	Epoxy coated gabion rock anchor assembly	278	LF	\$52.50	\$14,595.00	\$97.50	\$27,105.00	\$44.00	\$12,232.00
107.0000	6 inch Class C concrete mow strip	8	SY	\$95.00	\$760.00	\$75.00	\$600.00	\$190.00	\$1,520.00
108.0000	Class C reinforced concrete abutment/wingwall	7.9	CY	\$1,540.00	\$12,166.00	\$2,025.00	\$15,997.50	\$1,850.00	\$14,615.00
109.0000	24 inch Class C reinforced concrete drilled shafts	78.5	VF	\$105.00	\$8,242.50	\$86.00	\$6,751.00	\$172.00	\$13,502.00
110.0000	1 inch dia anchor bolts (bridge bearings)	16	EA	\$50.00	\$800.00	\$50.00	\$800.00	\$25.00	\$400.00
111.0000	100 foot long x 8 foot clear Moosman Cherry County Bridge (incl delivery to site, assembly and installation)	1	LS	\$122,125.00	\$122,125.00	\$142,200.00	\$142,200.00	\$124,612.00	\$124,612.00
112.0000	4 inch top soil	370	SY	\$6.00	\$2,220.00	\$4.00	\$1,480.00	\$6.00	\$2,220.00
113.0000	Bermuda Sodding	370	SY	\$5.00	\$1,850.00	\$5.00	\$1,850.00	\$8.00	\$2,960.00
114.0000	Project signage	2	EA	\$500.00	\$1,000.00	\$800.00	\$1,600.00	\$650.00	\$1,300.00
115.0000	Erosion Control	1	LS	\$5,500.00	\$5,500.00	\$3,500.00	\$3,500.00	\$4,400.00	\$4,400.00
116.0000	Construction contingency	1	LS	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
	TOTAL BID AMOUNT				\$263,800.50		\$280,188.50		\$292,632.00
	Bid Opening				same		\$280,788.50		same

Project: Pedestrian Bridge at Breckinridge Park (Beck Branch)
 BID # 50-12
 BID DATE: 8/10/2012

ITEM	DESCRIPTION	QTY.	UNIT	Zagros Construction Rank 4		Rebcon, Inc. Rank 5		Axis Contracting Rank 6		AVERAGE of Bids Received	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
100.0000	Mobilization	1	LS	\$26,512.00	\$26,512.00	\$25,000.00	\$25,000.00	\$20,500.00	\$20,500.00	\$22,418.67	\$22,418.67
101.0000	Site clearing and grubbing/access grading	1	LS	\$3,000.00	\$3,000.00	\$12,000.00	\$12,000.00	\$8,500.00	\$8,500.00	\$7,416.67	\$7,416.67
102.0000	Remove and dispose of existing tree	4	EA	\$900.00	\$3,600.00	\$800.00	\$3,200.00	\$850.00	\$3,400.00	\$1,108.33	\$4,433.32
103.0000	Remove and dispose of existing reinforced concrete abutment caps	1	LS	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00	\$6,500.00	\$6,500.00	\$5,250.00	\$5,250.00
104.0000	Channel Excavation	177	CY	\$24.00	\$4,248.00	\$40.00	\$7,080.00	\$30.00	\$5,310.00	\$36.67	\$6,490.59
105.0000	PVC coated gabion channel retaining wall	79	CY	\$750.00	\$59,250.00	\$670.00	\$52,930.00	\$785.00	\$62,015.00	\$584.83	\$46,201.57
106.0000	Epoxy coated gabion rock anchor assembly	278	LF	\$42.00	\$11,676.00	\$54.00	\$15,012.00	\$45.00	\$12,510.00	\$55.83	\$15,520.74
107.0000	6 inch Class C concrete mow strip	8	SY	\$60.00	\$480.00	\$200.00	\$1,600.00	\$60.00	\$480.00	\$113.33	\$906.64
108.0000	Class C reinforced concrete abutment/wingwall	7.9	CY	\$1,200.00	\$9,480.00	\$800.00	\$6,320.00	\$1,850.00	\$14,615.00	\$1,544.17	\$12,198.94
109.0000	24 inch Class C reinforced concrete drilled shafts	78.5	VF	\$124.00	\$9,734.00	\$100.00	\$7,850.00	\$115.00	\$9,027.50	\$117.00	\$9,184.50
110.0000	1 inch dia anchor bolts (bridge bearings)	16	EA	\$100.00	\$1,600.00	\$22.00	\$352.00	\$50.00	\$800.00	\$49.50	\$792.00
111.0000	100 foot long x 8 foot clear Moosman Cherry County Bridge (incl delivery to site, assembly and installation)	1	LS	\$138,500.00	\$138,500.00	\$138,100.00	\$138,100.00	\$128,500.00	\$128,500.00	\$132,339.50	\$132,339.50
112.0000	4 inch top soil	370	SY	\$10.00	\$3,700.00	\$6.00	\$2,220.00	\$25.00	\$9,250.00	\$9.50	\$3,515.00
113.0000	Bermuda Sodding	370	SY	\$6.00	\$2,220.00	\$8.00	\$2,960.00	\$6.00	\$2,220.00	\$6.33	\$2,342.10
114.0000	Project signage	2	EA	\$750.00	\$1,500.00	\$400.00	\$800.00	\$500.00	\$1,000.00	\$600.00	\$1,200.00
115.0000	Erosion Control	1	LS	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00	\$6,500.00	\$6,500.00	\$4,483.33	\$4,483.33
116.0000	Construction contingency	1	LS	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
	TOTAL BID AMOUNT				\$296,500.00		\$298,924.00		\$306,127.50		\$289,693.57
	Bid Opening				same		same		same		

Engineer's Estimate \$245,705
 Certified By: 
 Steve Spanos, P.E.
 Director of Engineering



GARLAND

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

BID# 50-12



**CITY OF
RICHARDSON
TEXAS**



MEMO

DATE: August 20, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #52-12 for the 2010 Alley Reconstruction Phase IV (Merrie/Shannon/Arvada) to Estrada Concrete Company in the amount of \$229,579

Proposed Date of Award: August 27, 2012

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, Estrada Concrete Company, for the above referenced construction in the amount of \$229,579, as outlined in the attached memo.

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

The bid was advertised in *The Dallas Morning News* on July 25, 2012 and August 1, 2012 and was posted on Bidsync.com. A prebid conference was held on August 8, 2012 and five bids were solicited and five bids were received.

Concur:


Kent Pfeil

Attachments

Xc: Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager 
FROM: Steve Spanos, P.E., Director of Engineering 
SUBJECT: Award of Bid No. 52-12 to Estrada Concrete Company
2010 Alley Reconstruction Phase IV (Merrie/Shannon/Arvada)
DATE: August 17, 2012

ACTION REQUESTED:

Council to consider award of Bid #52-12 to Estrada Concrete Company for the 2010 Alley Reconstruction Phase IV (Merrie/Shannon/Arvada) Project in the amount of \$229,579.00.

BACKGROUND INFORMATION:

On August 15, 2012, the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest bid was submitted by Estrada Concrete Company in the amount of \$229,579.00.

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.

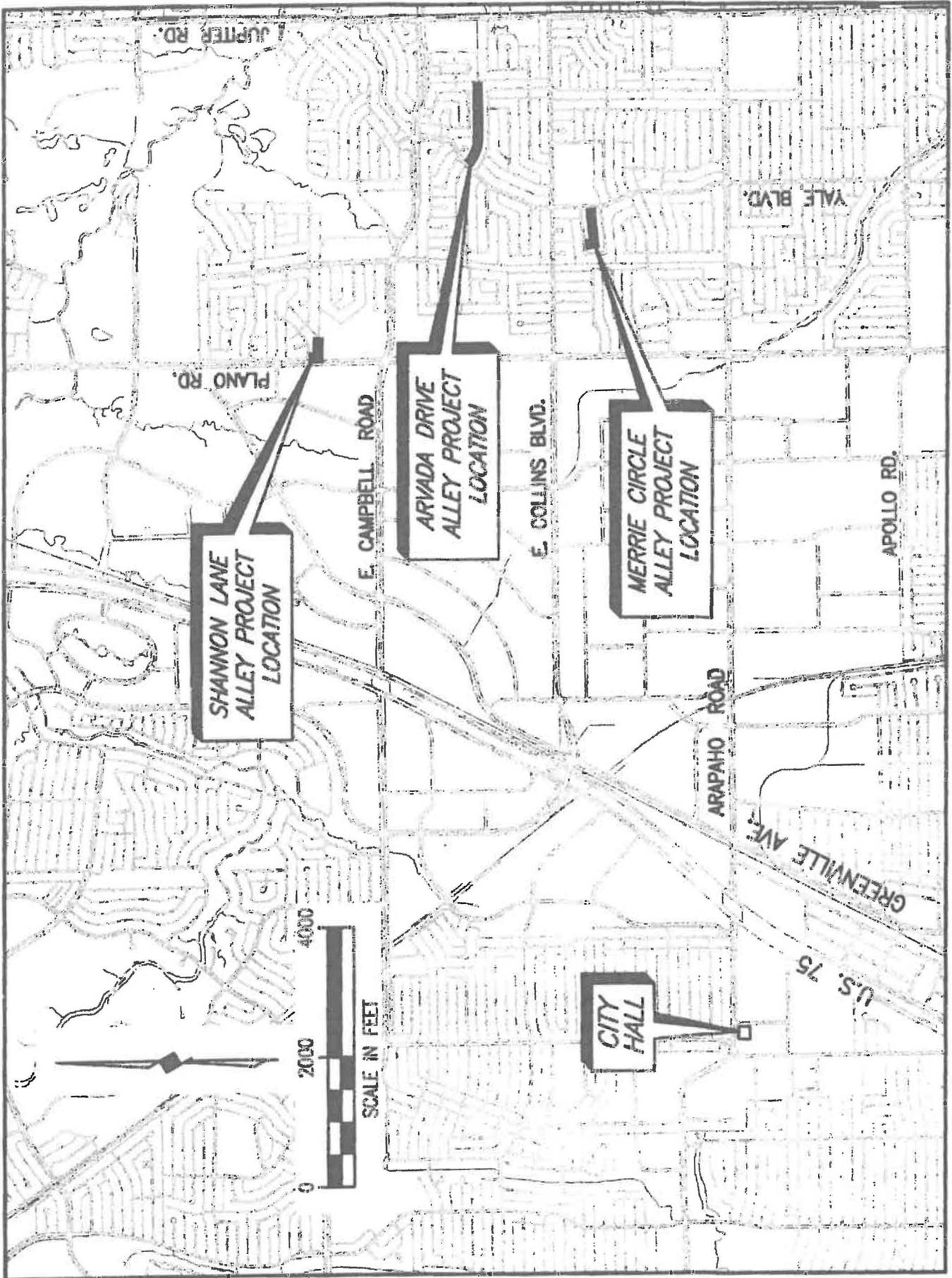
FUNDING:

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 
CP/Office/Agenda Reports/Agenda Items -August/Alley4-Executive Award



LOCATION MAP

(BID PACKAGE 1)

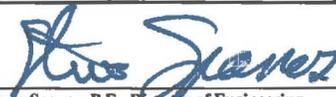
2010 ALLEY RECONSTRUCTION PROJECT PHASE IV (SHANNON LANE, ARVADA DRIVE, MERRIE CIRCLE)

BID # 52-12

Bid Opening: August 15, 2012

ITEM NO.	DESCRIPTION	EST QTY	UNIT	ESTRADA CONCRETE CO.		ZAGROS CONSTRUCTION CO.		JIM BOWMAN CONSTRUCTION CO.		AXIS CONTRACTING, INC.		JESKE CONSTRUCTION		AVERAGE	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	R.O.W. Preparation / Mobilization	1	LS	\$2,500.00	\$2,500.00	\$15,000.00	\$15,000.00	\$21,750.00	\$21,750.00	\$20,680.00	\$20,680.00	\$15,900.00	\$15,900.00	\$15,166.00	\$15,166.00
2	Unclassified Alley Excavation	513	CY	\$12.00	\$6,156.00	\$18.00	\$9,234.00	\$21.00	\$10,773.00	\$20.00	\$10,260.00	\$16.00	\$8,208.00	\$17.40	\$8,926.20
3	Remove & Dispose of Existing Conc. Pavement	3217	SY	\$4.50	\$14,476.50	\$9.00	\$28,953.00	\$6.30	\$20,267.10	\$7.50	\$24,127.50	\$11.00	\$35,387.00	\$7.66	\$24,642.22
4	Remove & Dispose of Existing Conc. Sidewalk	51	SY	\$9.00	\$459.00	\$8.00	\$408.00	\$10.00	\$510.00	\$15.00	\$765.00	\$9.00	\$459.00	\$10.20	\$520.20
5	Class "C" Reinforced Concrete Alley Pavement	3061	SY	\$40.50	\$123,970.50	\$37.00	\$113,257.00	\$42.80	\$131,010.80	\$45.00	\$137,745.00	\$55.00	\$168,355.00	\$44.06	\$134,867.66
6	Class "C" 6" Reinforced Concrete Driveway	656	SY	\$40.50	\$26,568.00	\$38.00	\$24,928.00	\$42.80	\$28,076.80	\$40.00	\$26,240.00	\$52.00	\$34,112.00	\$42.66	\$27,984.96
7	Class "C" 6" Reinforced Conc. Sidewalk @ Alley	51	SY	\$36.00	\$1,836.00	\$36.00	\$1,836.00	\$44.00	\$2,244.00	\$40.00	\$2,040.00	\$45.00	\$2,295.00	\$40.20	\$2,050.20
8	Monolithic Concrete Curb	1286	LF	\$2.00	\$2,572.00	\$7.00	\$9,002.00	\$2.00	\$2,572.00	\$6.50	\$8,359.00	\$6.00	\$7,716.00	\$4.70	\$6,044.20
9	Full Depth Concrete Sawcut	968	LF	\$1.00	\$968.00	\$2.00	\$1,936.00	\$1.00	\$968.00	\$3.25	\$3,146.00	\$3.00	\$2,904.00	\$2.05	\$1,984.40
10	Connect to Ex. Conc. Street or Alley Pvmt.	239	LF	\$8.00	\$1,912.00	\$7.00	\$1,673.00	\$3.00	\$717.00	\$10.00	\$2,390.00	\$6.00	\$1,434.00	\$6.80	\$1,625.20
11	Inlet Protection	1	EA	\$65.00	\$65.00	\$100.00	\$100.00	\$150.00	\$150.00	\$275.00	\$275.00	\$150.00	\$150.00	\$148.00	\$148.00
12	F&I, Maintain & Remove Const. Entrance	5	EA	\$800.00	\$4,000.00	\$800.00	\$4,000.00	\$650.00	\$3,250.00	\$2,500.00	\$12,500.00	\$800.00	\$4,000.00	\$1,110.00	\$5,550.00
13	Silt Fence	660	LF	\$1.25	\$825.00	\$2.00	\$1,320.00	\$1.25	\$825.00	\$3.75	\$2,475.00	\$1.50	\$990.00	\$1.95	\$1,287.00
14	Furnish, Lay & Maintain Sod	998	SY	\$4.50	\$4,491.00	\$5.00	\$4,990.00	\$4.75	\$4,740.50	\$6.00	\$5,988.00	\$6.00	\$5,988.00	\$5.25	\$5,239.50
15	Traffic Control Devices	1	LS	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	\$2,700.00	\$2,700.00	\$6,500.00	\$6,500.00	\$2,900.00	\$2,900.00	\$3,720.00	\$3,720.00
16	Remove & Replace Fence (8' cedar board-on-board)	30	LF	\$60.00	\$1,800.00	\$100.00	\$3,000.00	\$115.00	\$3,450.00	\$75.00	\$2,250.00	\$30.00	\$900.00	\$76.00	\$2,280.00
17	Remove & Replace Fence (4' white picket)	72	LF	\$50.00	\$3,600.00	\$30.00	\$2,160.00	\$33.75	\$2,430.00	\$55.00	\$3,960.00	\$24.00	\$1,728.00	\$38.55	\$2,775.60
18	Remove & Reinstall Flowerbed w/stone border	1	EA	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$250.00	\$250.00	\$1,500.00	\$1,500.00	\$150.00	\$150.00	\$780.00	\$780.00
19	Remove & Reinstall Flowerbed w/wood timber border	1	EA	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$100.00	\$100.00	\$1,000.00	\$1,000.00	\$250.00	\$250.00	\$670.00	\$670.00
20	Connect to Ex Storm Sewer Pipe	1	EA	\$1,500.00	\$1,500.00	\$1,400.00	\$1,400.00	\$1,100.00	\$1,100.00	\$1,200.00	\$1,200.00	\$800.00	\$800.00	\$1,200.00	\$1,200.00
21	Remove Ex. Conc. Inlet	1	EA	\$1,500.00	\$1,500.00	\$1,800.00	\$1,800.00	\$575.00	\$575.00	\$800.00	\$800.00	\$700.00	\$700.00	\$1,075.00	\$1,075.00
22	Cut and Plug Ex. Storm Sewer Lateral	1	EA	\$1,800.00	\$1,800.00	\$900.00	\$900.00	\$850.00	\$850.00	\$1,200.00	\$1,200.00	\$800.00	\$800.00	\$1,110.00	\$1,110.00
23	18-inch Reinforced Conc. Pipe (Class III)	24	LF	\$45.00	\$1,080.00	\$150.00	\$3,600.00	\$73.50	\$1,764.00	\$68.00	\$1,632.00	\$98.00	\$2,352.00	\$86.90	\$2,085.60
24	6-foot Concrete Curb Inlet	1	EA	\$3,000.00	\$3,000.00	\$2,800.00	\$2,800.00	\$3,300.00	\$3,300.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,020.00	\$3,020.00
25	Construction Contingency	1	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
TOTAL BASE BID					\$229,579.00		\$258,297.00		\$264,373.20		\$300,032.50		\$321,478.00		\$274,751.94
CONTRACTOR'S BID															

**ENGINEERS ESTIMATE FOR BASE BID:
\$280,000**

CERTIFIED BY: 
Steve Spanos, P.E., Director of Engineering



MEMO

DATE: August 15, 2012
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #58-12 for a cooperative contract for pavement leveling services to Nortex Concrete Lift & Stabilization, Inc. through the City of Grand Prairie Bid #12001 in the amount of \$266,935

Proposed Date of Award: August 27, 2012

I concur with the recommendation of Travis Switzer – Assistant Director of Public Services, and request permission to issue a contract for pavement leveling services with Nortex Concrete Lift & Stabilization, Inc. pursuant to City of Grand Prairie Bid #12001 in the amount of \$266,935.

The City of Grand Prairie competitively bid and awarded a contract for the above services on Bid #12001 on November 1, 2011. The term of the contract was for an initial term of one (1) year with the option to renew for four (4) additional one (1) year periods. Nortex Concrete Lift & Stabilization, Inc. has agreed to extend the contract price of \$3.31 per pound to the City of Richardson to furnish and install high density polyurethane under major thoroughfares, streets, and alleys with injections to seal cracks and joints. The total amount of the contract may not exceed twenty-five percent as allowed by state law.

The City of Richardson and the City of Grand Prairie have an existing interlocal agreement for cooperative purchasing as provided by 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 in account 353-8702-583-7524, Project #SR1202 for these expenditures.

Concur:


Kent Pfeil

Attachments

Xc: Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Travis Switzer, Assistant Director of Public Services ^{TS}

CC: Jerry Ortega, Director of Public Services
Bill Martin, Assistant Purchasing Manager
Charles Vessel, Street Superintendent
Celeste Rodriguez, Contract Administrator

SUBJ: Pavement Leveling Piggy-back

DATE: August 8, 2012

I recommend that the City piggyback off the City of Grand Prairie's Pavement Leveling Services Contract, Solicitation 12001, with Nortex Concrete Lift and Stabilization, of Fort Worth, Texas via Interlocal Agreement. Purchases from this contract will be charged to account number 353-8702-583-7524 SR#1202.



City of Grand Prairie

Temporary Meeting Place
Grand Prairie ISD
Administration Building
2602 S. Beltline Road
Grand Prairie, Texas

Legislation Details (With Text)

File #: 11-1420 **Version:** 1 **Name:** Price Agreement Contract for Pavement Leveling Srvc
Type: Agenda Item **Status:** Consent Agenda
File created: 10/18/2011 **In control:** Public Works
On agenda: 11/1/2011 **Final action:**
Title: Price Agreement Contract for Pavement Leveling Services with Nortex Concrete Lift & Stabilization in the amount of \$266,935, and authorize the City Manager to execute up to four future one year renewals so long as funding is appropriated by the City Council to satisfy the City's obligation during renewal term and as long as total cost of price agreement does not increase by twenty-five percent (25%) of the original contracted amount.

Sponsors:
Indexes:
Code sections:
Attachments: [Fiscal Impact 11-1420 Pavement Leveling.pdf](#)
[Pavement Leveling 12001 11-1420.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

From
Donna Villafranca

Title
Price Agreement Contract for Pavement Leveling Services with Nortex Concrete Lift & Stabilization in the amount of \$266,935, and authorize the City Manager to execute up to four future one year renewals so long as funding is appropriated by the City Council to satisfy the City's obligation during renewal term and as long as total cost of price agreement does not increase by twenty-five percent (25%) of the original contracted amount.

Presenter
Ron McCuiler, Public Works Director

Recommended Action
Approve

Analysis
This service is used to restore concrete pavement to original grade, thereby, relieving standing water to a positive run off. This process of filling, stabilizing and lifting concrete with a formulation of high density polyurethane can, in most cases, be a less expensive procedure than a full concrete removal and replacement.

Notice of bid #12001 was advertised and distributed to 483 vendors. There were not any Grand Prairie vendors that responded. Two bids were received as shown on attachment.

The low-bid received from Nortex meets specifications and is recommended for award. The price agreement will be for one year with the option to renew for four, one-year periods.

Authorize the City Manager to execute future renewals so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during renewal term and as long as total cost of price agreement does not increase by twenty-five percent (25%) of the original contracted amount.

Financial Consideration

Funds are available in Street Sales Tax Maintenance Capital Projects Fund (232010), WO #01210101-03 and will be charged accordingly on orders through the end of the year.

Funds are also available in various departments operating budgets and will be charged accordingly on orders through the end of the contract. Funding for future fiscal years will be paid from that year's approved budgets.

Pavement Leveling
#12001 10/14/11

		NORTEX CONCRETE LIFT STABILIZATION			URETEK USA INC.	
Item	Qty	Unit	Price	Total	Price	Total
1 Pavement Leveling Services	80645	pound	\$ 3.31	\$266,934.95	\$ 4.15	\$334,676.75



MEMO

DATE: August 15, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #59-12 for a cooperative annual requirements contract for work uniforms for various departments to Cen-Tex Uniform Sales pursuant to unit prices and fixed discounts from list price through Tarrant County

Proposed Date of Award: August 27, 2012

I concur with the recommendation of Bill Martin – Assistant Purchasing Manager and request permission to issue an annual requirements contract for work uniforms with Cen-Tex Uniform Sales pursuant to unit prices and fixed discounts from list price through Tarrant County, as outlined in Mr. Martin's attached memo.

Tarrant County competitively bid an annual requirements contract for various manufacturers of uniforms on their Bid #2012-126 on July 24, 2012. The term of the contract was twelve (12) months with options to renew for three (3) additional twelve month periods. The City of Richardson desires to only award the primary contract with Cen-Tex Uniform Sales, who has been our uniform contractor for the past several years. Cen-Tex Uniform Sales was awarded the brands of uniforms on the Tarrant County contract the city utilizes.

The award of this contract allows the city to purchase uniforms 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 uniforms, payment will be rendered pursuant to the unit prices and fixed discounts bid.

The City of Richardson and Tarrant County have an existing interlocal agreement for cooperative purchasing as provided by 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.

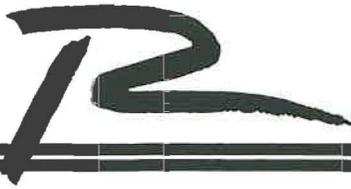
The uniforms will be funded from the various departments uniform line item budgets.

Concur:


Kent Pfeil

Attachments

Xc: Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

DATE: August 15, 2012
TO: Pam Kirkland
FROM: Bill Martin *Bill Martin*
SUBJECT: Award Contract for Work Uniforms

I agree with the recommendations of the Parks and Public Services departments to piggyback off the Tarrant County Annual Contract for Work Uniforms, RFB No. 2012-126. On July 24, 2012 Tarrant County awarded primary contracts to Cen-Tex Uniform Sales, Doyle & Hamilton, Inc. dba Red Dog Studios, Promotional Designs, Inc., Halo Branded Solutions, and R4 Industries, Inc., for various brands of uniforms. The contracts were award for a one year period with options to renew for three additional one year periods. The awards were based on a fixed discount from list price. The specifications included a piggyback clause for other local government entities. The specifications and bids have been reviewed by Parks, Public Services, and Purchasing staff and it is recommended that items bid and awarded to Cen-Tex Uniform Sales will satisfy the City's needs. There is no need to award contracts to the other four firms as their products will not be required to meet the City's needs.



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER 113250
PAGE 1 OF 9
DATE: 7/24/2012

SUBJECT: **BID NO. 2012-126 - ANNUAL CONTRACT FOR WORK UNIFORMS -
COUNTYWIDE - VARIOUS VENDORS AT PER FIXED DISCOUNT FROM
LIST PRICE**

COMMISSIONERS COURT ACTION REQUESTED:

It is requested that the Commissioners Court award Bid No. 2012-126, Annual Contract for Work Uniforms, Countywide, to the following vendors at the per fixed discount from list price:

Primary

- Cen-Tex Uniform Sales 11 of 18 Sections
- Doyle & Hamilton, Inc. d/b/a Red Dog Studios 5 of 18 Sections
- Promotional Designs, Inc. 2 of 18 Sections
- Halo Branded Solutions 2 of 18 Sections
- R4 Industries, Inc. 1 of 18 Sections

Secondary

- Doyle & Hamilton, Inc. d/b/a Red Dog Studios 8 of 18 Sections
- Promotional Designs, Inc. 4 of 18 Sections
- Cen-Tex Uniform Sales, Inc. 2 of 18 Sections
- Halo Branded Solutions 1 of 18 Sections
- R4 Industries, Inc. 1 of 18 Sections

BACKGROUND:

Notice of the County's intent to bid was advertised in local newspapers as required by State statute, posted on the Internet, the American Indian Chamber of Commerce, the Fort Worth Hispanic Chamber of Commerce, the Fort Worth Metropolitan Black Chamber of Commerce, and the Tarrant County Asian American Chamber of Commerce. One hundred eighty (180) vendors were contacted and requested to participate in this bid process. All documents pertaining to this bid were posted on the Tarrant County website and were downloaded by interested bidders. Nine (9) bids and two (2) no bids were received.

Award recommendations are to the low bids per section meeting specifications.

SUBMITTED BY:	Purchasing	PREPARED BY:	C. E. Voss, A.P.P. <i>CV</i>
		APPROVED BY:	<i>[Signature]</i>



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER: _____ DATE: 7/24/2012 PAGE 2 OF 10

Uniforms Manufacturing, Inc. withdrew their bid because they are unable to provide tailoring service. The bids received from Interpol Industries, Inc., GK Services, Inc., and ICS Jail Supplies, Inc. did not meet specifications because of failure to acknowledge or return Addendum No. 1. GST Public Safety Supply and Vision 11 submitted no bids.

The term of the contract is twelve (12) months with three (3) options for renewal periods of twelve (12) months each.

Therefore, the recommendation is to award Bid No. 2012-126, Annual Contract for Work Uniforms, to the vendors listed above at the per fixed discount from list price.

FISCAL IMPACT:

Expenditures for last year were approximately \$69,326.00. Orders placed are on an as-needed basis.

RFB 2012-126

Annual Contract for Work Uniforms

Award Recommendation: Low Bidders Meeting Specifications

Cen-Tex Uniform Sales- Primary-11 of 18 Sections; Secondary-2 of 18 Sections
 Doyle & Hamilton, Inc. dba Red Dog Studios-Primary-5 of 18 Sections; Secondary-8 of 18 Sections
 Promotional Designs, Inc.-Primary-2 of 18 Sections; Secondary-4 of 18 Sections
 Halo Branded Solutions-Primary-2 of 18 Sections; Secondary-1 of 18 Sections
 R4 Industries Inc.-Primary-1 of 18 Sections; Secondary-1 of 18 Sections

CEV

SECTION NO	BRAND	Cen-Tex Uniform Sales Burleson TX Hub - No	Red Dog Studios Fort Worth TX Hub - No	Promotional Designs, Inc Dallas TX Hub - Yes
1	Wranglers	(P)	(S)	
	Total Bid	\$90.90	\$101.55	\$111.59
	Discount	20% Mark-Up	30%	25%
2	Dickies	(P)	(S)	
	Total Bid	\$50.90	\$57.04	\$59.64
	Discount	60%	30%	25%
3	Hanes	(P)		(S)
	Total Bid	\$16.10	\$18.12	\$17.84
	Discount	35%	30%	25%
4	Jerzees		(P)	(S)
	Total Bid	\$24.81	\$22.00	\$22.19
	Discount	35%	30%	25%
5	Outer Banks (All Colors)	(P)		
	Total Bid	\$51.16	\$54.67	\$57.11
	Discount	35%	30%	25%
6	Cross Creek(All Colors)			
	Total Bid	No Bid	No Bid	No Bid
	Discount	No Bid	No Bid	No Bid
7	Port Authority	(P)	(S)	
	Total Bid	\$83.05	\$84.00	\$90.90
	Discount	35%	32.5%	25%
8	Gildan(All Colors)	(P)	(S)	
	Total Bid	\$21.74	\$22.49	\$22.98
	Discount	30%	30%	25%
9	Anvil (All Colors)	(P)	(S)	
	Total Bid	\$24.33	\$24.86	\$25.16
	Discount	35%	30%	25%

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Doyle & Hamilton, Inc. dba Red Dog Studios-Primary-5 of 18 Sections; Secondary-8 of 18 Sections

Promotional Designs, Inc.-Primary-2 of 18 Sections; Secondary-4 of 18 Sections

Halo Branded Solutions-Primary-2 of 18 Sections; Secondary-1 of 18 Sections

R4 Industries Inc.-Primary-1 of 18 Sections; Secondary-1 of 18 Sections

CEV

SECTION NO	BRAND	R4 Industries Inc Arlington TX Hub - Yes	Halo Branded Solutions Sterling IL Hub - No
1	Wranglers		
	Total Bid	\$110.65	No Bid
	Discount	31.0%	No Bid
2	Dickies		
	Total Bid	\$61.64	\$95.91
	Discount	31%	20%
3	Hanes		
	Total Bid	\$22.32	\$19.04
	Discount	31%	33%
4	Jerzees		
	Total Bid	\$24.74	\$23.59
	Discount	31%	33%
5	Outer Banks (All Colors)		(S)
	Total Bid	\$64.95	\$54.01
	Discount	31%	33%
6	Cross Creek(All Colors)		
	Total Bid	No Bid	No Bid
	Discount	No Bid	No Bid
7	Port Authority		
	Total Bid	\$93.26	\$86.35
	Discount	31%	33%
8	Gildan(All Colors)		
	Total Bid	\$28.84	\$23.29
	Discount	31%	33%
9	Anvil (All Colors)		
	Total Bid	\$29.12	\$26.44
	Discount	31%	33%

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Annual Contract for Work Uniforms

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 R4 Industries Inc.-Primary-1 of 18 Sections; Secondary-1 of 18 Sections

CEV

SECTION NO	BRAND	Cen-Tex Uniform Sales Burleson TX Hub-No	Red Dog Studios Fort Worth TX Hub - No	Promotional Designs, Inc Dallas TX Hub - Yes
10	Red Kap	(P)		(S)
	Total Bid	\$49.02	\$57.32	\$50.29
	Discount	30%	30%	25%
11	Carhartt	(S)		(P)
	Total Bid	\$150.75	No Bid	\$149.50
	Discount	25%	No Bid	25%
12	Walls	(P)	(S)	
	Total Bid	\$60.00	\$63.20	\$63.25
	Discount	25%	30%	25%
13	Nissan	(P)	(S)	
	Total Bid	\$5.60	\$6.49	\$6.94
	Discount	0%	30%	25%
14	Graphic Sportware(All Colors)	(S)	(P)	
	Total Bid	\$33.16	\$33.08	\$33.96
	Discount	30%	30%	25%
15	Willow Point		(P)	
	Total Bid	No Bid	\$16.65	\$23.87
	Discount	No Bid	30%	25%
16	Harriton		(S)	
	Total Bid	\$71.60	\$71.55	\$75.15
	Discount	30%	30%	25%
17	Tri-Mountain		(P)	(S)
	Total Bid	\$66.80	\$61.10	\$63.99
	Discount	30%	30%	25%

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Doyle & Hamilton, Inc. dba Red Dog Studios-Primary-5 of 18 Sections; Secondary-8 of 18 Sections

Promotional Designs, Inc.-Primary-2 of 18 Sections; Secondary-4 of 18 Sections

Halo Branded Solutions-Primary-2 of 18 Sections; Secondary-1 of 18 Sections

R4 Industries Inc.-Primary-1 of 18 Sections; Secondary-1 of 18 Sections

CEV

SECTION NO	BRAND	R4 Industries Inc Arlington TX Hub - Yes	Halo Branded Solutions Sterling IL Hub - No
10	Red Kap		
	Total Bid	\$54.51	No Bid
	Discount	31%	No Bid
11	Carhartt		
	Total Bid	\$166.52	No Bid
	Discount	31%	No Bid
12	Walls		
	Total Bid	\$67.66	No Bid
	Discount	31%	No Bid
13	Nissan		
	Total Bid	\$10.22	\$9.93
	Discount	31%	20%
14	Graphic Sportware(All Colors)		
	Total Bid	\$37.41	No Bid
	Discount	31%	No Bid
15	Willow Point	(S)	
	Total Bid	\$21.18	No Bid
	Discount	31%	No Bid
16	Harriton		(P)
	Total Bid	\$74.87	\$70.27
	Discount	31%	33%
17	Tri-Mountain		
	Total Bid	\$76.35	\$68.40
	Discount	31%	35%

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 R4 Industries Inc.-Primary-1 of 18 Sections; Secondary-1 of 18 Sections

CEV

SECTION NO	BRAND	Cen-Tex Uniform Sales Burleson TX Hub-No	Red Dog Studios Fort Worth TX Hub - No	Promotional Designs, Inc Dallas TX Hub - Yes
18	Direct Embroidery/Screen Printing	(P)	(P)	(P)
	Embroidery on Garment			
	Tarrant County Logo/Location/Side, Single Line	\$3.50	\$2.50	\$2.50
	Tarrant County Seal/ Location/Side, Single Line	\$3.50	\$2.65	\$2.50
	Screen Print on Garment			
	Tarrant County Logo/Location/Side, Single Line	\$1.00	\$2.75	\$0.75
	Tarrant County Seal/ Location/Side, Single Line	\$1.00	\$1.75	\$0.75
	Embroidery, Other Art/1000 Stitches/Location/Side	\$3.50/Logo	\$0.40	\$0.25
	Set-Up Charge	\$25.00	\$0.00	\$0.00
	Minimum Quantity	0	0	6
	Screen Print, Other Art/Location/Color	\$1.00	\$1.30	\$0.75
	Set-Up Charge	\$25.00	\$15.00	\$15.00
	Minimum Quantity	0	0	12
19	Additional Brands			
	Brand	No Bid	No Bid	No Bid
	Total Bid	No Bid	No Bid	No Bid
	Discount	No Bid	No Bid	No Bid

RFB 2012-126

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Award Recommendation: Low Bidders Meeting Specifications

Cen-Tex Uniform Sales- Primary-11 of 18 Sections; Secondary-2 of 18 Sections
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 R4 Industries Inc.-Primary-1 of 18 Sections; Secondary-1 of 18 Sections

CEV

SECTION NO	BRAND	R4 Industries Inc Arlington TX Hub - Yes	Halo Branded Solutions Sterling IL Hub - No
18	Direct Embroidery/Screen Printing	(P)	(P)
	Embroidery on Garment		
	Tarrant County Logo/Location/Side, Single Line	\$2.75	\$3.50
	Tarrant County Seal/ Location/Side, Single Line	\$7.20	\$3.00
	Screen Print on Garment		
	Tarrant County Logo/Location/Side, Single Line	\$1.25	\$4.00
	Tarrant County Seal/ Location/Side, Single Line	\$1.25	\$3.00
	Embroidery, Other Art/1000 Stitches/Location/Side	\$0.55	\$0.45
	Set-Up Charge	\$15.00	\$4.00
	Minimum Quantity	12	6
	Screen Print, Other Art/Location/Color	\$1.40	\$0.88
	Set-Up Charge	\$15.00	\$20.00
	Minimum Quantity	12	48
19	Additional Brands		
	Brand	No Bid	No Bid
	Total Bid	No Bid	No Bid
	Discount	No Bid	No Bid



MEMO

DATE: August 20, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Change Order to decrease and close out purchase order 110798 to TMI Coatings, Inc. for the Eastside Ground Storage Tank in the amount of \$142,200

Proposed Date of Award: August 27, 2012

I concur with the recommendation of Jerry Ortega – Director of Public Services, and request permission to decrease and close out the above referenced purchase order in the amount of \$142,200, as outlined in Mr. Ortega's attached memo.

Texas Local Government Code Chapter 252.048 allows for change orders to contracts if plans or specifications are necessary after or during the performance of the contract to decrease or increase the quantity of work to be performed or of materials, equipment or supplies to be furnished. The contract may not be increased by more than 25% of the original contract amount or decreased more than 25% without the consent of the contractor. Per state law, all change orders over \$50,000 must be approved by the governing body of the municipality.

Concur:

Kent Pfeil

Kent Pfeil

Approved:

Dan Johnson

ATTACHMENTS

Xc: Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Jerry Ortega, Director of Public Services 

SUBJECT: Change Order to Close Out Purchase Order No. 110798

Eastside Ground Storage Tank - TMI Coatings, Inc.

DATE: 08/16/2012

ACTION REQUESTED

Process close out for Purchase Order #110798.

ACCOUNT SUMMARY

Original Purchase Order	\$486,000.00
Change Order #1	(\$126,200.00)
Change Order #2	(\$16,000.00)
Total Authorized Contract Amount	\$343,800.00

BACKGROUND INFORMATION

The Eastside Ground Storage Tank Project is 100% complete and no additional charges are expected. Change Order No. 1 is being processed due to the contractors inability to perform a significant part of the work in the prescribed time period. As a result, and by mutual agreement, the incomplete work was removed from the contract. That work was subsequently completed by another contractor as part of a separate project. Change Order No. 2 is being processed to close out the purchase order, with an underrun of \$142,000.

FUNDING INFORMATION

Funding was provided from Account No. 546-5710-585-7524, Project WS1006.

CC: Steve Spanos P.E. Director of Engineering
 Joe Travers Assistant Director of Public Services
 Carolyn Kaplan Capital Projects Accountant



MEMO

DATE: August 20, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Change Order to decrease and close out purchase order 111206 to Jim Bowman Construction Company for the 2010 Sidewalk Repair Project Phase II (Regions 3 & 4) in the amount of \$73,911.34

Proposed Date of Award: August 27, 2012

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to decrease and close out the above referenced purchase order in the amount of \$73,911.34, as outlined in Mr. Spanos attached memo.

Texas Local Government Code Chapter 252.048 allows for change orders to contracts if plans or specifications are necessary after or during the performance of the contract to decrease or increase the quantity of work to be performed or of materials, equipment or supplies to be furnished. The contract may not be increased by more than 25% of the original contract amount or decreased more than 25% without the consent of the contractor. Per state law, all change orders over \$50,000 must be approved by the governing body of the municipality.

Concur:

Kent Pfeil

Kent Pfeil

Approved:

Dan Johnson

ATTACHMENTS

Xc: Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Steve Spanos, P.E., Director of Engineering 

SUBJECT: Change Order #2 to Close Out Purchase Order #111206
2010 Sidewalk Repair Project Phase II (Regions 3 & 4) - Jim Bowman Construction Co.

DATE: 08/17/2012

ACTION REQUESTED

Process close out for Purchase Order #111206.

ACCOUNT SUMMARY

Original Purchase Order	\$644,341.14
Change Order #1	\$23,634.00
Change Order #2	(\$73,911.34)
Total Authorized Contract Amount	\$594,063.80

BACKGROUND INFORMATION

The 2010 Sidewalk Repair Project Phase II (Regions 3 & 4) is 100% completed. Please close out this purchase order with an underrun of \$73,911.34.

FUNDING INFORMATION

Funding was provided from Account #377-8703-585-7524 Project #NV1008.

CC: Padma Patla P.E. Project Engineer
Robert Walker Construction Inspector
Carolyn Kaplan Capital Projects Accountant



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, August 27, 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 Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 27, 2012

Agenda Item: Review and Discuss the Regulation of Community and Group Homes

Staff Resource: Don Magner, Director of Community Services

Summary: Pete Smith, City Attorney, and Don Magner will provide a presentation overviewing the regulations of community and group homes. The presentation will include a description of community and group homes and their legal authority under the Texas Community Home Act as well as the Federal Fair Housing Act. Staff will provide a recommendation for additional regulations based on current legal parameters.

Board/Commission Action: NA

Action Proposed: NA





City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 27, 2012

Agenda Item: Review and Discuss the Feasibility Study for a Multi-Agency Recreation Center in Breckinridge Park

Staff Resource: Michael Massey, Director of Parks and Recreation

Summary: City staff will provide an update on the feasibility study for a Multi-Agency Recreation Center in Breckinridge Park with the City of Murphy. The presentation will include feedback from the Murphy City Council regarding the initial study findings.

A recreation center has been included in previous planning and vision work by the City of Richardson through the Breckinridge Park Master Plan and in the adopted Parks, Recreation and Open Space Master Plan.

The study is evaluating the feasibility of a recreation center by establishing the programming needs for the building based on community interests, and reviewing the financial structure for constructing and operating the facility.

Board/Commission Action: NA

Action Proposed: NA



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, August 27, 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.



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, August 27, 2012

Agenda Item: Executive Session

Staff Resource: Dan Johnson, City Manager

Summary: The Council will convene into a closed session in compliance with Texas Government Code Section 551.072 – Deliberation Regarding Real Property – Property Considerations in the N. Glenville Dr./E. Lookout Dr. Area and Section 551.074 – Deliberation of Personnel – Boards and Commissions – City Plan Commission, Civil Service Board/Appeals Board, Zoning Board of Adjustment/Building & Standards Commission.

Board/Commission Action: N/A

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