

**RICHARDSON CITY COUNCIL
MONDAY, JULY 22, 2013
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:30 PM
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, July 22, 2013 in the Richardson Room of the Civic Center, 411, W. Arapaho Road, Richardson, Texas. The Work Session will be followed by a Council Meeting at 7:30 p.m. in the Council Chambers. Council will reconvene the Work Session following the Council Meeting if necessary.

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.

WORK SESSION – 6:00 PM, RICHARDSON ROOM

• **CALL TO ORDER**

A. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA

The City Council will have an opportunity to preview items listed on the Council Meeting agenda for action and discuss with City Staff.

B. REVIEW AND DISCUSS A RECAP OF THE STATE FARM GROUNDBREAKING

C. REVIEW AND DISCUSS A RECAP OF THE 2013 TEXAS LEGISLATIVE SESSION

D. REVIEW AND DISCUSS THE CITY COUNCIL COMMITTEE AND BOARD LIAISON APPOINTMENTS

E. REPORT ON ITEMS OF COMMUNITY INTEREST

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 Council 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 posting the agenda.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

1. INVOCATION – MARK SOLOMON

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON

3. MINUTES OF THE JULY 8, 2013, JULY 15, 2013 (ADVISORY BOARDS AND COMMISSIONS MEETING), JULY 15, 2013, AND JULY 16-17 BUDGET RETREAT MEETINGS.

4. VISITORS

The City Council invites citizens to address the Council on any topic not already scheduled for Public Hearing. Citizens wishing to speak should complete a "City Council Appearance Card" and present it to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should conduct themselves in a civil manner. 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 response.

5. **CONSIDER APPOINTMENTS AND/OR REAPPOINTMENTS TO THE CITY PLAN COMMISSION, CIVIL SERVICE BOARD, ENVIRONMENTAL ADVISORY COMMISSION AND PARKS AND RECREATION COMMISSION.**

PUBLIC HEARING ITEMS:

6. **PUBLIC HEARING, ZONING FILE 13-12 AND CONSIDER ADOPTION OF ORDINANCE NO. 4013, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY AMENDING THE COMPREHENSIVE ZONING ORDINANCE (APPENDIX A), ARTICLE I, SECTION 2, DEFINITIONS, BY ADDING THE DEFINITION OF LARGE SCALE RETAIL STORE AND BY AMENDING ARTICLE XXII-A, SECTION 2, SPECIAL PERMITS, TO ALLOW LARGE SCALE RETAIL STORES UPON APPROVAL OF A SPECIAL PERMIT IN NON-RESIDENTIAL ZONING DISTRICTS.**

7. **CONSENT AGENDA:**

All items listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be removed from the Consent Agenda and discussed separately.

- A. AUTHORIZE THE ADVERTISEMENT OF THE FOLLOWING BIDS:**

1. **BID #58-13 – CANYON CREEK BRIDGE ENHANCEMENT PROJECT. BIDS TO BE RECEIVED BY THURSDAY, AUGUST 8, 2013 AT 2:00 P.M.**
2. **BID #59-13 – SAFE ROUTES TO SCHOOL PROJECT. BIDS TO BE RECEIVED BY THURSDAY, AUGUST 15, 2013 AT 2:00 P.M.**
3. **BID #60-13 – 2010 SIDEWALK REPLACEMENT PROJECT REGIONS 9 & 11. BIDS TO BE RECEIVED BY FRIDAY, AUGUST 9, 2013 AT 2:00 P.M.**

- B. CONSIDER AWARD OF THE FOLLOWING BIDS:**

1. **BID #61-13 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP ANNUAL REQUIREMENTS CONTRACT TO LOWE'S FOR MAINTENANCE, REPAIR & OPERATIONS EQUIPMENT, SUPPLIES AND RELATED ITEMS PURSUANT TO A MINIMUM DISCOUNT OF 5% ON ALL PRODUCTS THROUGH THE COOPERATIVE PURCHASING NETWORK (TCPN) CONTRACT #R4954 IN AN ESTIMATED ANNUAL AMOUNT OF \$100,000.**
2. **BID #704-13 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO AMH & RFID SOLUTIONS FOR THE BEST VALUE AWARD OF THE CITY OF RICHARDSON PUBLIC LIBRARY RFID TAGGING SERVICES IN THE AMOUNT OF \$71,685.**

8. **RECEIVE THE JULY 10, 2013 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE 13-07, STEINER INSTITUTE OF ESTHETICS.**

EXECUTIVE SESSION

In compliance with Section 551.071(2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Consultation with City Attorney Regarding Rental Registration Ordinance

RECONVENE INTO REGULAR SESSION

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

- **ADJOURN**



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, July 22, 2013

Agenda Item: Review and Discuss a Recap of the State Farm Groundbreaking

Staff Resource: David Morgan, Deputy City Manager

Summary: KDC and State Farm officially broke ground on a 1.5 million square foot office project east of the Bush Turnpike DART Station on Thursday, July 11th. City staff will provide an overview of the groundbreaking ceremony and provide general updates about the project.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, July 22, 2013

Agenda Item: Review and Discuss a Recap of the 2013 Texas Legislative Session

Staff Resource: David Morgan, Deputy City Manager

Summary: The Texas Legislature officially ended the 2013 Regular Session. City staff will provide review of legislative activity related to the City of Richardson Legislative Agenda as well as other legislation impacting Texas cities. Typically the state legislature considers approximately 1,500 bills that affect Texas cities. The City of Richardson tracks bills during the legislative session and communicates regularly with state elected officials. To guide the City's efforts on this matter, the City Council adopts a Legislative Agenda.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, July 22, 2013

Agenda Item: Review and Discuss the City Council Committee and Board Liaison Appointments

Staff Resource: Dan Johnson, City Manager

Summary: The City Council are assigned to serve on various committees, boards, and as liaisons to advisory boards and commissions. At the beginning of each city council term the city council reviews these assignments.

Board/Commission Action: N/A

Action Proposed: N/A

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
JULY 8, 2013

WORK SESSION – 6:00 P.M.:

• **Call to Order**

Mayor Maczka called the meeting to order at 6:01 p.m. with the following Council members present:

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Steve Spanos	Director of Engineering
Jim Lockart	Assistant Director of Engineering
Dave Carter	Assistant Director of Development Services
Mark Titus	Transportation Engineering Manager

The following were also present:

Jim Parks, Executive Director, North Texas Municipal Water District
John Sweeden, Board Member, North Texas Municipal Water District
John Murphy, Board Member, North Texas Municipal Water District

A. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA

Council and Staff reviewed the items for action on the agenda.

B. REVIEW AND DISCUSS THE NORTH TEXAS MUNICIPAL WATER DISTRICT WATER SUPPLY PLAN

Mr. Jim Parks, Executive Director for the North Texas Municipal Water District, gave a presentation to Council reviewing the contributing factors leading to Stage 3 water restrictions, a review of water supply resources, update on the Texoma supply and pipeline extension, weather/ drought forecasts, and rate information.

**C. REVIEW AND DISCUSS MAINTENANCE MANAGEMENT STRATEGIES:
SCREENING WALLS, BRIDGE RAILINGS AND TRAFFIC SIGNS/MARKINGS**

City Staff provided background and a conditions assessment of City maintained screening walls, bridge railings, and traffic signs/markings; current management strategies, and options and budget implications for enhancing the various strategies in the future.

D. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Hartley commended City Staff on the Family Fourth Celebration.

Mayor Maczka reminded Council of several events for the coming week including the State Farm groundbreaking, Alamo Drafthouse screening, and the Keffler Ballpark opening. She also noted that it is National Ice Cream month and told Council that she would be serving ice cream at Sweet Firefly for charity.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

Council recessed the Work Session at 7:28 p.m. and convened the Council Meeting at 7:33 p.m.

- 1. INVOCATION – BOB TOWNSEND**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – BOB TOWNSEND**
- 3. MINUTES OF THE JUNE 24, 2013, AND JULY 1, 2013 MEETINGS**

Council Action

Councilmember Dunn moved to approve the Minutes as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

4. VISITORS

Mr. Jerry Nichols addressed Council as Chairman of the Senior Awareness Planning Day and invited Council, Staff, and the public to attend Senior Awareness Day on Saturday, August 3 from 9:00 a.m. – 12 p.m. at the Atrium at the Granville Arts Center in Garland in partnership with the City of Garland.

5. CONSENT AGENDA:

All items listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be removed from the Consent Agenda and discussed separately.

- A. AUTHORIZE THE ADVERTISEMENT OF THE BID #56-13 – 2010 STREETS AND ALLEYS PHASE I (STREETS -100 GENTLE, 800 LOCKWOOD, 100-300 N. WEATHERED) (ALLEYS - 200 THOMPSON DR., 800 LOCKWOOD, 200 WEATHERED). BIDS TO BE RECEIVED BY THURSDAY, JULY 25, 2013 AT 2:00 P.M.**

- B. CONSIDER AWARD OF THE FOLLOWING BIDS:**

1. **BID #39-13 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO PARADIGM TRAFFIC SYSTEMS FOR LED TRAFFIC SIGNAL & PEDESTRIAN INDICATIONS & ILLUMINATED STREET NAME SIGNS PURSUANT TO UNIT PRICES.**
2. **BID #52-13 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER WITH INTELIGHT, INC., FOR A CO OPERATIVE CONTRACT FOR TRAFFIC SIGNAL CONTROLLER SOFTWARE, LICENSES, WARRANTY/MAINTENANCE AND RELATED SERVICES THROUGH THE CITY OF FORT WORTH REQUEST FOR PROPOSAL #12-0056 IN THE AMOUNT OF \$54,320.**

Council Action

Councilmember Mitchell moved to approve the Consent Agenda as presented. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

Council adjourned the Council Meeting at 7:41 p.m. and reconvened the Work Session at 7:50 p.m.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:30 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
COUNCIL MEETING
JULY 15, 2013 AT 5:00 P.M.

COUNCIL MEETING – 5:00 P.M.:

- **Call to Order**

Mayor Maczka called the meeting to order at 5:03 p.m. with the following Council members present:

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Aimee Nemer	City Secretary

A. CONSIDER APPOINTMENTS AND/OR REAPPOINTMENTS TO THE ENVIRONMENTAL ADVISORY COMMISSION AND THE PARKS AND RECREATION COMMISSION.

Council discussed appointments and applicants for the Environmental Advisory Commission and the Parks and Recreation Commission. No action was taken.

ADJOURNMENT

Council recessed the meeting at 5:43 in order to attend the 6:00 p.m. Council meeting. Council reconvened the 5:00 p.m. meeting at 9:51 p.m. and adjourned at 10:10 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION MEETING
JULY 15, 2013

WORK SESSION – 6:00 P.M.:

- **Call to Order**

Mayor Maczka called the meeting to order at 6:00 p.m. with the following Council members present:

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Bruce MacPherson	Managing Director, Eisemann Center
Jerry Ortega	Director of Public Services
Travis Switzer	Assistant Director of Public Services

A. VISITORS

There were no visitors comments submitted.

B. REVIEW AND DISCUSS IMPLEMENTATION OF THE CULTURAL ARTS MASTER PLAN AND PROPOSED CULTURAL ARTS INITIATIVES IN THE FISCAL YEAR 2013-2014 BUDGET

Assistant City Manager, Shanna Sims-Bradish, addressed Council on this item and reviewed the Cultural Arts Master Plan priorities, Arts Grants criteria update and application process, development of an online arts calendar for all Richardson arts, proposed Public Art Master Plan, communication/outreach plan, and funding and budget strategies.

C. REVIEW AND DISCUSS PROPOSED MAINTENANCE STRATEGY FOR THE EISEMANN CENTER

Bruce MacPherson, Managing Director, reviewed a maintenance strategy for the Eisemann Center which includes a proposed facility maintenance fee. He explained the various uses of the Center over the past ten years, a recap of grant support, the reasons to implement a fee, and the proposed fee structure.

D. REVIEW AND DISCUSS THE SOLID WASTE SERVICES STUDY

Don Magner, Assistant City Manager, addressed this item for Council reviewing the purpose, scope, and findings of the completed study. He explained the current practices and opportunities for enhancements and discussed the budget implications and recommended strategies.

E. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilman Solomon commended the Parks Department for the grand opening events for the new Heights Family Aquatic Center and Keffler Ball Park.

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 Greenville Ave./Main St. Area
- Personnel
- Boards and Commissions
 - City Plan Commission
 - Civil Service Board

Council Action

Council convened into Executive Session at 8:50 p.m.

RECONVENE INTO REGULAR SESSION

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

Council Action

Council reconvened in Regular Session at 9:45. There was no action taken as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:45 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
BUDGET RETREAT
TUESDAY, JULY 16 AND WEDNESDAY, JULY 17, 2013
RICHARDSON WOMEN'S CLUB

BUDGET RETREAT – JULY 16, 2013 - 6:00 PM, CLUBHOUSE

- **Call to Order**

Mayor Maczka called the meeting to order at 6:05 p.m. with the following Council members present:

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager
Don Magner	Assistant City Manager
Shanna Sims-Bradish	Assistant City Manager
Samantha Woodmancy	Management Analyst
Kent Pfeil	Director of Finance
Gary Beane	Budget Officer
Taylor Paton	Management Intern

A. Visitors

Mr. Bill McCalpin addressed Council expressing his support for Council efforts to improve screening walls.

B. Review and discuss Fiscal Year 2013-2014 Budget for Operations, Capital Improvements, and Debt Service

Dan Johnson, City Manager, provided an overview of the proposed budget.

Council recessed at 7:36 p.m. and reconvened at 7:51 p.m.

Gary Beane, Budget Officer, reviewed the General Fund. Kent Pfeil, Finance Director, reviewed the Debt Funds.

- **ADJOURN**

The meeting was adjourned at 9:25 p.m.

BUDGET RETREAT – JULY 17, 2013 - 6:00 PM, CLUBHOUSE

• **Call to Order**

Mayor Maczka called the meeting to order at 6:10 p.m. with the following Council members present:

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager
Shanna Sims-Bradish	Assistant City Manager
Samantha Woodmancy	Management Analyst
Kent Pfeil	Director of Finance
Gary Beane	Budget Officer
Taylor Paton	Management Intern

A. Visitors

There were no visitors comments submitted.

B. Review and discuss Fiscal Year 2013-2014 Budget for Operations, Capital Improvements, and Debt Service

Gary Beane, Budget Officer, presented the Water and Sewer Fund, Solid Waste Fund, Golf Fund, and the Hotel/Motel Tax Fund.

City Manager Johnson provided an overview of the next steps, opportunities for citizen input, and concluding comments.

• **ADJOURN**

The meeting was adjourned at 7:45 p.m.

ATTEST:

MAYOR

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date:

Monday, July 22, 2013

Agenda Item:

Consider appointments and/or reappointments to the City Plan Commission, Civil Service Board, Environmental Advisory Commission and Parks and Recreation Commission.

Staff Resource:

Dan Johnson, City Manager
Aimee Nemer, City Secretary

Summary:

The City Council met on July 15, 2013 to discuss appointments to various boards and commissions. This item is set to provide Council the opportunity to take action regarding appointments.

Board/Commission Action:

NA

Action Proposed:

Take action making appointments to the above listed boards.



MEMO

DATE: July 18, 2013
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services MS
SUBJECT: Zoning File 13-12 – Large Scale Retail Store, CZO Text Amendments

REQUEST

This is a City-initiated amendment of the Comprehensive Zoning Ordinance, comprising Article I, Section 2, Definitions, to establish a definition for “large scale retail store” and Article XXII-A, Section 2, Special Permits, to allow large scale retail stores upon approval of a Special Permit in LR-M (1), LR-M (2) Retail and C-M Commercial zoning districts.

BACKGROUND

The Comprehensive Zoning Ordinance allows retail uses in retail and commercial zoning districts without distinctions based on size or scale of the use. Large scale retail uses potentially introduce more dramatic impacts (i.e., traffic, building mass, parking etc.) to surrounding neighborhoods than do smaller-scale, neighborhood-service retail uses. Consequently, it is proposed that the Comprehensive Zoning Ordinance be amended to provide the City Council and City Plan Commission the ability to better determine whether a large scale retail store is sufficiently compatible with the surrounding neighborhood at a prospective location.

As proposed, the text amendments:

- Establish a definition for “large scale retail store” that includes buildings or a portion of a building comprising at least 70,000 square feet of gross floor area used for the retail sale of goods or merchandise to the general public, including accessory uses. This definition includes businesses commonly known as membership warehouse clubs, wholesale membership clubs, outlet stores, discount or close-out clubs, grocery stores, and department stores.
- Require approval of a Special Permit of large scale retail stores in Local Retail (LR-M (1), LR-M (2) and C-M zoning districts and prohibits them in all other zoning districts.

Subsequent to enactment, the amendments would create legal, non-conforming status for eight (8) existing retail stores. As legal, nonconforming uses, these stores may continue to operate “as is” without encumbrance, but could not expand without approval of a Special Permit. Should a non-conforming store be vacated for a period of at least six months, approval of a Special Permit would be required prior to its re-opening.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission will consider the proposed amendments at its July 22, 2013 meeting and will forward a recommendation to City Council at the conclusion of the public hearing. If City Council should approve the proposed amendments, the amending ordinance, Ordinance Number 4013, may also be approved with the same motion.

ATTACHMENTS

CPC Public Hearing Notice 07-05-13
CC Public Hearing Notice 07-05-13
Staff Report
13 City Zoning Comparison Table (Exhibit “A”)
Richardson Grocer & General Retail Sq. Ft. Comparison (Exhibit “B”)
Ordinance Number 4013

CITY OF RICHARDSON PUBLIC HEARING NOTICE ZONING FILE

City of Richardson
Public Hearing Notice
Zoning File 13-12

The Richardson City Plan Commission will conduct a public hearing at 6:15 p.m. on Monday, July 22, 2013, in the Huffhines Room, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider a request by the City of Richardson to amend the Comprehensive Zoning Ordinance (Appendix A), Article I, Section 2, Definitions, by adding the definition of large scale retail store and by amending Article XXII-A, Section 2, Special Permits, to allow large scale retail stores upon approval of a special permit in non-residential zoning districts.

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 the Dept. of Development Services, City of Richardson, P.O. Box 830309, Richardson, Texas 75083-0309. For more information call 972-744-4240.

CPN 5789 Pub. 07/05/2013

Appeared in: ***The Dallas Morning News*** on Friday, 07/05/2013

Viewed by myPublicNotices.com

CITY OF RICHARDSON PUBLIC HEARING NOTICE THE RICHARDSON

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, July 22, 2013, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request:

City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A), Article I, Section 2, Definitions, by adding the definition of large scale retail store and by amending Article XXII-A, Section 2, Special Permits, to allow large scale retail stores upon approval of a special permit in non-residential zoning districts.

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 75083-0309.

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

CPN 5790 Pub. 07/05/2013

Appeared in: **The Dallas Morning News** on Friday, 07/05/2013

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Staff Report

TO: City Council
FROM: Michael Spicer, Director of Development Services **MS**
DATE: July 18, 2013
RE: **Zoning File 13-12:** Large Scale Retail Stores, CZO Text Amendments

REQUEST:

This is a City-initiated amendment to Article I, Section 2, Definitions, to establish a definition for large scale retail store and to Article XXII-A, Section 2, Special Permits, to allow large scale retail stores upon approval of a special permit in non-residential zoning districts of the Appendix A, Comprehensive Zoning Ordinance of the Code of Ordinances.

BACKGROUND:

The Comprehensive Zoning Ordinance allows retail uses in retail and commercial zoning districts without substantive distinctions based on size or scale of the development. Article I, Section 2, Definitions, of the Comprehensive Zoning Ordinance defines “retail sales or retail activities” as:

- “*Retail store or retail activities* means an establishment engaged in selling goods or merchandise to the general public in small quantities for personal or household consumption and rendering services incidental to the sale of such goods.”

Based on the nature of larger scale retail stores, the current definition for a “retail store or retail activity” does not capture the intensity or impacts associated with large retail stores. Large scale retail uses potentially introduce more dramatic impacts (i.e., traffic, building mass, parking etc.) to surrounding neighborhoods than do smaller-scale, neighborhood-servicing retail uses.

Staff surveyed thirteen (13) neighboring cities; (Exhibit “A”) to assess how each city addressed large scale retail stores within their zoning ordinances. In summary:

- Seven (7) out of the thirteen (13) cities employ special architectural or site design standards.
- Four (4) out of the thirteen (13) cities require a Special Permit, and
- Four (4) out of the thirteen (13) cities did not require Special Permits or have special development standards for large scale retail stores,
- Eight (8) out of the thirteen (13) cities established building area thresholds ranging from 50,000 to 100,000 square feet (average 66,875 square feet),

Staff also conducted a survey of Richardson’s larger retail buildings (30,000 square feet or greater) to get a local perspective on similar types of developments (Exhibit “B”). In summary:

- Ten (10) general retail stores range in size from 30,000 square feet to 175,680 square feet (average size: 85,055 square feet);
- Nine (9) grocery stores range in size from 30,361 to 76,830 square feet in area (average size: 57,884 square feet); and
- The average size of the all nineteen (19) buildings is 72,184 square feet.

PROPOSED AMENDMENTS:

The proposed text amendments include (draft ordinance attached):

1. Establishing a definition for “large scale retail store” in Article I, Section 2, *Definitions, of the Comprehensive Zoning Ordinance*. The definition would capture:
 - Individual, primary tenant buildings or lease spaces used for retail sale of merchandise whether free-standing building or in-line tenant space within a larger center, including secondary interior tenants;
 - Retail uses at least 70,000 square feet in gross floor area; and
 - Specific types of large scale retail stores such as membership warehouses clubs, wholesale membership clubs, outlet stores, discount or close-out clubs, grocery stores, and department stores.
2. Amending Article XXII-A, *Special Permits*, Section 2(b), *Use Regulations, of the Comprehensive Zoning Ordinance*, to require a Special Permit for “large scale retail stores” in retail and commercial districts exclusively (i.e., LR-M(1), LR-M(2) Retail and C-M Commercial). Such stores would be prohibited in all other zoning districts.

As proposed, the text amendments:

- Would apply to new construction and any pre-existing retail store that expands to seventy thousand (70,000) square feet or more.
- Would create legal, non-conforming status for eight (8) existing retail stores at least seventy thousand (70,000) square feet in area. These stores could continue to operate “as is” without encumbrance, but could not expand without approval of a Special Permit. Should a non-conforming store be vacated for a period of at least six months, approval of a Special Permit would be required prior to its re-opening.
- Afford the CPC and City Council the opportunity to consider all factors deemed important in deciding whether to approve or deny the Special Permit request for a large scale retail store at a given location on a case-by-case basis.

- Provide flexibility to determine whether special conditions might be necessary to ensure that a large scale retail store is sufficiently compatible with the surrounding neighborhood in which it is to be located – due to unique site features, neighborhood context, or other factors.
- Provide the opportunity for residents, applicants, property owners, and business operators to express their views and have them taken into consideration by the CPC and City Council when considering Special Permit requests for large scale retail uses.

REQUESTED ACTION:

Correspondence: CZO text amendments do not require mailed notices. The required notice of public hearing for the City Council was published in the Dallas Morning News on July 5, 2013.

The City Plan Commission will consider the following proposed amendments at its July 22, 2013 meeting and will forward a recommendation to City Council at the conclusion of the public hearing:

1. Amend Article I, Section 2, *Definitions*, to establish the definition for a large scale retail store as follows:

“Large Scale Retail Store means a building or portion of a building with a gross floor area of seventy thousand (70,000) square feet or more the principal use of which is the operation of a single business engaged in the retail sale of goods or merchandise to the general public, but which may also include within such building or portion of building the operation of one or more accessory uses.

In addition to retail stores, this definition specifically includes, but is not limited to, businesses commonly known as membership warehouse clubs, wholesale membership clubs, outlet stores, discount or close-out clubs, grocery stores, and department stores.”

2. Amend Article XXII-A, *Special Permits*, Section 2(b), *Use Regulations*, to require a special permit for a large scale retail store as follows:

“Large scale retail store in any LR-M(1), LR-M(2) or C-M District.”

Exhibit “A”

13 City Zoning Comparison Table

	<u>Defined</u>	<u>Term</u>	<u>Square Foot Threshold</u>	<u>Require Conditional Use Permit (C)</u>	<u>Require Special Use Permt</u>	<u>Allowed by right in Retail & Commercial Districts</u>	<u>Special District(s)</u>	<u>Special Development Standards ¹</u>
Allen	NO	NA	NA	NA	NA	YES	NA	NO
Garland	NO	NA	NA	NA	NA	YES	NA	NO
Mesquite	NO	NA	NA	NA	NA	YES	NA	NO
Richardson	NO	NA	NA	NA	NA	YES	NA	NO
Irving	NO	Big Box Retail	50,000	NA	NA	NO	SH 183 Overlay District	YES, Architectural and Site Design Standards
Fort Worth	YES	Store, Large Retail	50,000	NA	NA	YES ¹	NA	YES, Architectural and Site Design Standards
McKinney	YES	Big Box Retail	60,000	NA	NA	YES ¹	Regional Employment Center Overlay District	YES, Architectural and Site Design Standards
Arlington	YES	Large Scale Retail	50,000 (applies to single or multi-tenant buildings)	YES, 50,000 s.f. to 99,999 s.f. and conforms with ¹	YES, 100,000 s.f. and does not conform with ¹	NO	BP-CS	YES, Architectural and Site Design Standards
Dallas	YES	General Merchandise or Food Store	100,000	NA	NA	YES ¹	NA	YES, Architectural and Site Design Standards
Frisco	YES	Big Box Retail	70,000	NA	NA	YES ¹ , with locational criteria	NA	YES, Architectural and Site Design Standards
Plano	YES	Superstore	80,000	NA	YES, Retail and LI Districts ¹	YES ¹	NA	YES, Architectural and Site Design Standards
Carrollton	NO	Superstore	75,000	NA	YES	NO	NA	NO
Grand Prairie	NO	Large Retail	NA	NA	YES	NO	NA	NO

Exhibit “B”

Richardson Grocer and General Retail Square Feet Comparison

Store and Location	Square Feet	Store and Location	Square Feet
Ross – Belt Line/Plano Rd	30,000	Fiesta Mart – Buckingham/Plano Rd	66,033
Sprouts – Campbell/Coit	30,361	Tom Thumb – Coit/Campbell	73,136
Melrose Fashion – W. Spring Valley/Coit	30,485	Kroger – Belt Line/Coit	73,519
Fallas – Buckingham/Plano Rd	31,138	Burlington C Factory – Belt Line/Plano Rd	74,068
Home Goods – Campbell/Coit	33,744	Tom Thumb – Renner/Custer Pkwy	76,830
½ of ½ - Campbell/Old Campbell Rd	38,310	Home Depot – Coit/Lake Park	131,914
Walmart NM – Coit R, N of Belt Line Rd	41,684	Sears – Belt Line/Plano Rd	134,189
Walmart NM – Buckingham/Plano Rd	42,989	Lowes H Improvement – Belt Line/Plano Rd	171,024
Albertson’s – Belt Line/Plano Rd	57,191	Target – Spring Valley Rd/Plano Rd	175,680
Kroger – Centennial/Audelia	59,209		
		TOTAL SQUARE FEET	1,371,504
		AVERAGE SQUARE FEET	72,184

By Type		Sq. Ft.			Sq. Ft.
Grocery Stores	Sprouts – Campbell/Coit	30,361	General Retailers	Ross – Belt Line/Plano Rd	30,000
	Walmart Neighborhood Mkt – Coit R, N of Belt Line Rd	41,684		Melrose Fashion – W. Spring Valley/Coit	30,485
	Walmart Neighborhood Mkt – Buckingham/Plano Rd	42,989		Fallas – Buckingham/Plano Rd	31,138
	Albertson’s – Belt Line/Plano Rd	57,191		Home Goods – Campbell/Coit	33,744
	Kroger – Centennial/Audelia	59,209		½ of ½ - Campbell/Old Campbell Rd	38,310
	Fiesta Mart – Buckingham/Plano Rd	66,033		Burlington Coat Factory – Belt Line/Plano Rd	74,068
	Kroger – Belt Line/Coit	73,519		Home Depot – Coit/Lake Park	131,914
	Tom Thumb – Coit/Campbell	73,136		Sears – Belt Line/Plano Rd	134,189
	Tom Thumb – Renner/Custer Pkwy	76,830		Lowes Home Improvement – Belt Line/Plano Rd	171,024
				Target – Spring Valley Rd/Plano Rd	175,680
	TOTAL SQUARE FEET	520,952			
	AVERAGE SQUARE FEET	57,884			
				TOTAL SQUARE FEET	850,552
				AVERAGE SQUARE FEET	85,055

Various Other Grocers		Sq. Ft.		Sq. Ft.	
	Trader Joes	14,000		Whole Foods	< 40,000
	Sprouts	25,000		HEB	55,000
	Central Markets	< 30,000		Market Street	55,000

ORDINANCE NO. 4013

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY AMENDING ARTICLE I, SECTION 2, “DEFINITIONS”, BY ADDING THE DEFINITION OF “LARGE SCALE RETAIL STORE”; BY AMENDING ARTICLE XXII-A, “SPECIAL PERMITS”, BY AMENDING SECTION 2(b) TO ALLOW LARGE SCALE RETAIL STORES BY SPECIAL PERMIT; 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 13-12).

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 should be amended; **NOW THEREFORE**,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending Article 1, Section 2 “Definitions”, in part, by adding a definition for the phrase “large scale retail store,” to read as follows:

**“ARTICLE I. TITLE, DEFINITIONS, GENERAL PROVISIONS,
AUTO WRECKING YARDS AND SWIMMING POOLS**

...

Sec. 2. Definitions.

...

ADD

“Large scale retail store means a building or portion of a building with a gross floor area of seventy thousand (70,000) square feet or more the principal use of which is the operation of a single business engaged in the retail sale of goods or merchandise to the general public, but which may also include within such building or portion of building the operation of one or more accessory uses.

In addition to retail stores, this definition specifically includes, but is not limited to, businesses commonly known as membership warehouse clubs, wholesale membership clubs, outlet stores, discount or close-out clubs, grocery stores, and department stores.”

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending Article XXII-A, Section 2(b), in part, to allow large scale retail stores by special permit, to read as follows:

“ARTICLE XXII-A. SPECIAL PERMITS.

...

Sec. 2. Use Regulations.

...

(b) The following uses may be authorized by special permit in the specified districts upon compliance with all of the requirements of this article and other applicable city codes and ordinances:

.....

ADD

“Large scale retail store in any LR-M(1), LR-M(2) or C-M District.”

SECTION 3. 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 4. 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 5. 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 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two 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 7. 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 22nd day of July, 2013.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:7/18/13: TM 61474)

CITY SECRETARY

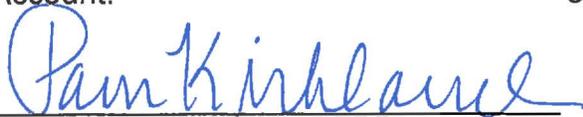
CITY OF RICHARDSON

TO: Dan Johnson - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 58-13
DATE: July 16, 2013

Request Council approval to initiate bids for the following:

CANYON CREEK BRIDGE ENHANCEMENT PROJECT

Proposed Council approval date: July 22, 2013
Proposed advertising dates: July 24, 2013 & July 31, 2013
Proposed bid due date: Thursday, August 8, 2013 – 2:00 p.m.
Proposed bid opening date: Thursday, August 8, 2013 – 2:30 p.m.
Engineer's estimated total cost: \$370,000
Account: 378-8703-585-7524 Project #NV1103



Pam Kirkland, CPPO, CPPB
Purchasing Manager



Kent Pfeil
Director of Finance

Date

Approved: _____
Dan Johnson
City Manager

Date



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *CGM*
FROM: Steve Spanos, P.E., Director of Engineering
SUBJECT: Permission to Advertise Bid #58-13
Canyon Creek Bridge Enhancement Project
DATE: July 12, 2013

BACKGROUND INFORMATION:

The Canyon Creek Bridge Enhancement Project consists of bridge enhancements at three locations in the Canyon Creek Neighborhood. The scope includes new railing, installing a stone fascia, constructing new end columns and replacing the sidewalks at the bridges located on W. Prairie Creek Drive, Custer Parkway, and at Lookout Drive.

FUNDING:

Funding is provided from Neighborhood Vitality G.O Bonds.

SCHEDULE:

Construction is expected to begin September 2013 and be completed by January 2014.

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

HD

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**CANYON CREEK BRIDGE ENHANCEMENT PROJECT
BID No. 58-13**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **2:00 p.m. on Thursday, August 8, 2013**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for this project.

The base project includes construction of new decorative railings on the W. Prairie Creek Drive Bridge over Prairie Creek, the Custer Parkway Bridge over Prairie Creek, and the Lookout Drive Bridge over Prairie Creek. Bid Alternate No. 1 includes railing rehabilitation at the Fall Creek Drive Bridge over Prairie Creek. The estimated quantities for the base project include removal of 756 LF of existing metal railing, removal of 2,034 SF of concrete sidewalk paving, removal of 216 SY of concrete street paving, 1,267 SF of new 4" thick concrete sidewalk, 1,900 SF of new 6" thick concrete sidewalk, 724 linear feet of new 24" curb & gutter (variable height curb), removal and reconstruction of two storm sewer inlets, 323 linear feet of new combination traffic railing (Lookout Dr), 425 linear feet of new combination traffic railing (W. Prairie Creek and Custer), 89 linear feet of new stone clad parapet wall, 55 cubic yards of new concrete bridge sidewalk (doweled deck overlay), 32 cubic yards of new concrete approach rail, and other miscellaneous appurtenances. The estimated quantities for Bid Alternate No. 1 include removal, salvage and reinstallation of 92 square feet of stone wingwall parapet cladding; removal, salvage and reinstallation of 26 linear feet of wingwall parapet capstone; removal, salvage and reinstallation of 31 linear feet of variable height stone approach railing on new concrete foundation; repainting of approximately 180 linear feet of existing steel bridge railing with three coat (penetrating epoxy sealer, epoxy primer, and appearance coats) system (for existing lead based paint), and other miscellaneous appurtenances

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

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

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

A maximum of One Hundred (100) calendar days will be allowed for construction of the base project and an additional Twenty (20) calendar days will be allowed for construction of Bid Alternate No. 1.

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, July 23, 2013** 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.

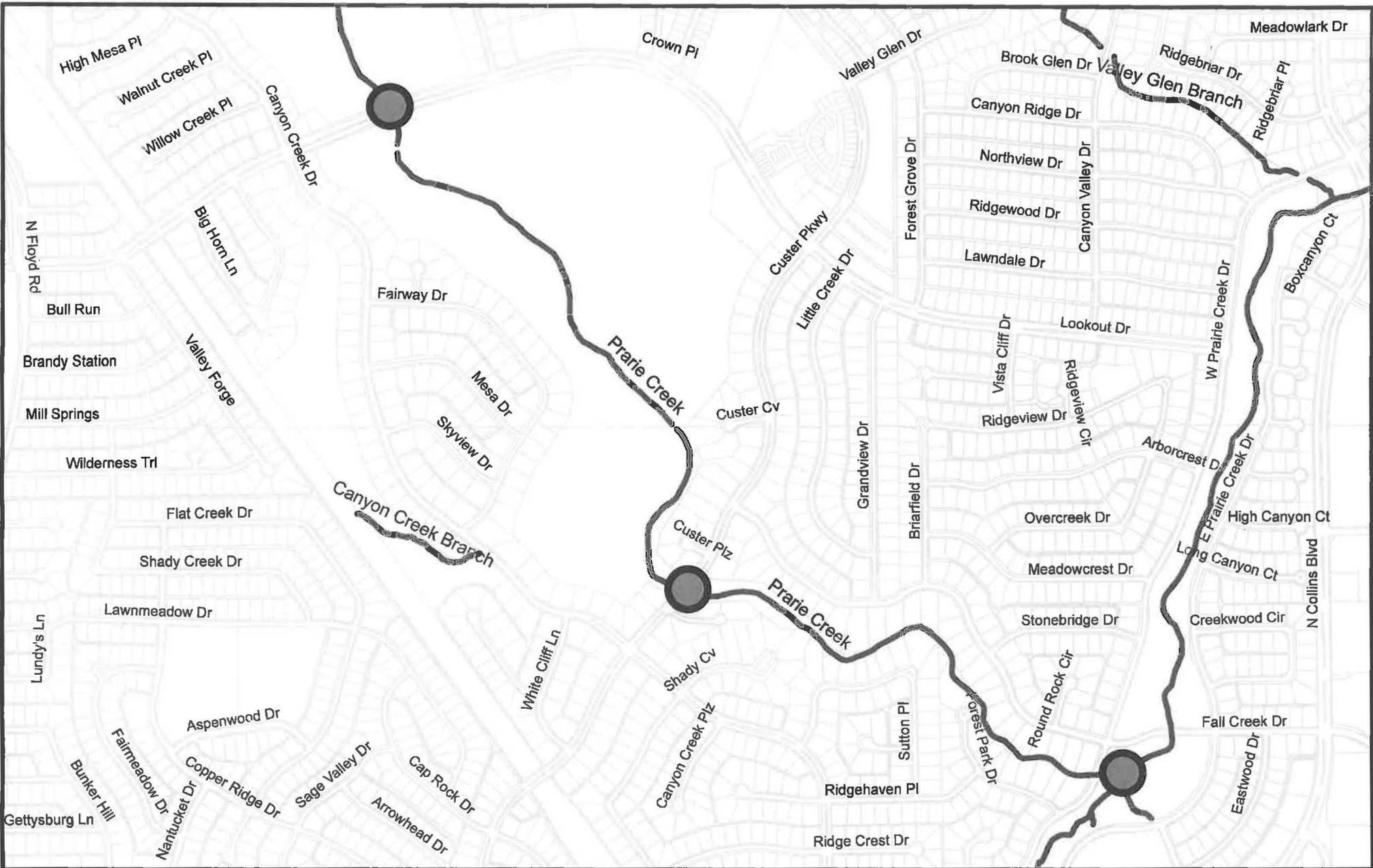
A voluntary Pre-Bid conference will be held **Thursday, August 1, 2013** at 10:00 a.m., in the **Capital Projects Conference Room 206**, Richardson Civic Center/City Hall.

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

PROJECT SCHEDULE
CANYON CREEK BRIDGE ENHANCEMENT PROJECT
BID No. 58-13

Agenda Paperwork to Advertise	Friday, July 12, 2013
Council Authorization to Advertise	Monday, July 22, 2013
Plans/Specs Available for Contractors	Tuesday, July 23, 2013
Advertise in Dallas Morning News	Wednesday, July 24, 2013
Advertise in Dallas Morning News	Wednesday, July 31, 2013
Pre Bid Meeting (10:00 am Room 206)	Thursday, August 1, 2013
Bids Received & Opened (by 2:00 open 2:30 pm Room 206)	Thursday, August 8, 2013
Agenda Paperwork to Award Contract	Friday, August 16, 2013
Council to Award Contract	Monday, August 26, 2013
Pre-Construction Meeting	~ Early September 2013
Project Start	~ September 2013
Project Completed 100 Calendar Days	~ January 2014

Project Manager: Henry Drexel
Engineers Estimate: \$370,000
Funding from Neighborhood Vitality GO Bonds
Account # 378-8703-585-7524 Project # NV1103



CANYON CREEK BRIDGE ENHANCEMENT PROJECT
W. PRAIRIE CREEK, CUSTER PARKWAY AND LOOKOUT DRIVE



7-5-13

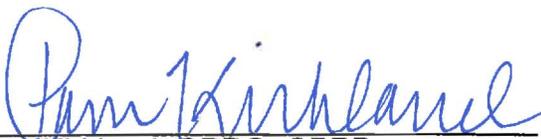
CITY OF RICHARDSON

TO: Dan Johnson - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request #59-13
DATE: July 18, 2013

Request Council approval to initiate bids for the following:

Safe Routes to School Project

Proposed Council approval date: July 22, 2013
Proposed advertising dates: July 24, 2013 & July 31, 2013
Proposed bid due date: August 15, 2013 @ 2:00 p.m.
Proposed bid opening date: August 15, 2013 @ 2:30 p.m.
Engineer's estimated total cost: \$804,335
Account: FHWA Safe Routes to School Program



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: Dave Carter, P.E., Assistant Director of Development Services *Dne*
SUBJECT: Permission to Advertise Bid #59-13
Safe Routes to School
DATE: July 12, 2013

BACKGROUND INFORMATION:

The Safe Routes to School Project includes construction of new sidewalks, removing and replacing barrier free ramps to be ADA compliant, adding barrier free ramps where missing, sidewalk repair near ramps, bike lane striping, bike lane and route signage for the school boundaries of Richland Elementary and Yale Elementary.

FUNDING:

Funding is provided from FHWA Safe Routes to School Program.

SCHEDULE:

Construction is expected to begin September 2013 and be completed by January 2014.

Cc: Jessica Shutt, P.E., Transportation Engineer *JS*

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**SAFE ROUTES TO SCHOOL
Richland Elementary and Yale Elementary
BID No. 59-13**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **2:00 p.m. on Thursday, August 15, 2013**, and will be opened and read aloud in the **Parks Conference Room 208**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for this project.

The Safe Routes to School Project includes construction of new sidewalks, removing and replacing barrier free ramps to be ADA compliant, adding barrier free ramps where missing, sidewalk repair near ramps, bike lane striping, bike lane and route signage for the school boundaries of Richland Elementary and Yale Elementary.

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.

Proposals shall be accompanied by a signed non-collusion affidavit and debarment certification and must be noted on the outside of their sealed bid.

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.

Contractor Prequalification

Before a bidder obtains a bid proposal on this construction project, the contractor must be fully prequalified with TXDOT. Prequalification information can be found at <http://www.txdot.gov/business/contractors/contractors/contractor-prequalification.html>

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

One set of plans, specifications and bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, beginning at 12:00 p.m. on **Tuesday, July 23, 2013** 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.

A voluntary Pre-Bid conference will be held **Wednesday, August 7, 2013** at 10:00 a.m., in the **Parks Conference Room 208**, Richardson Civic Center/City Hall.

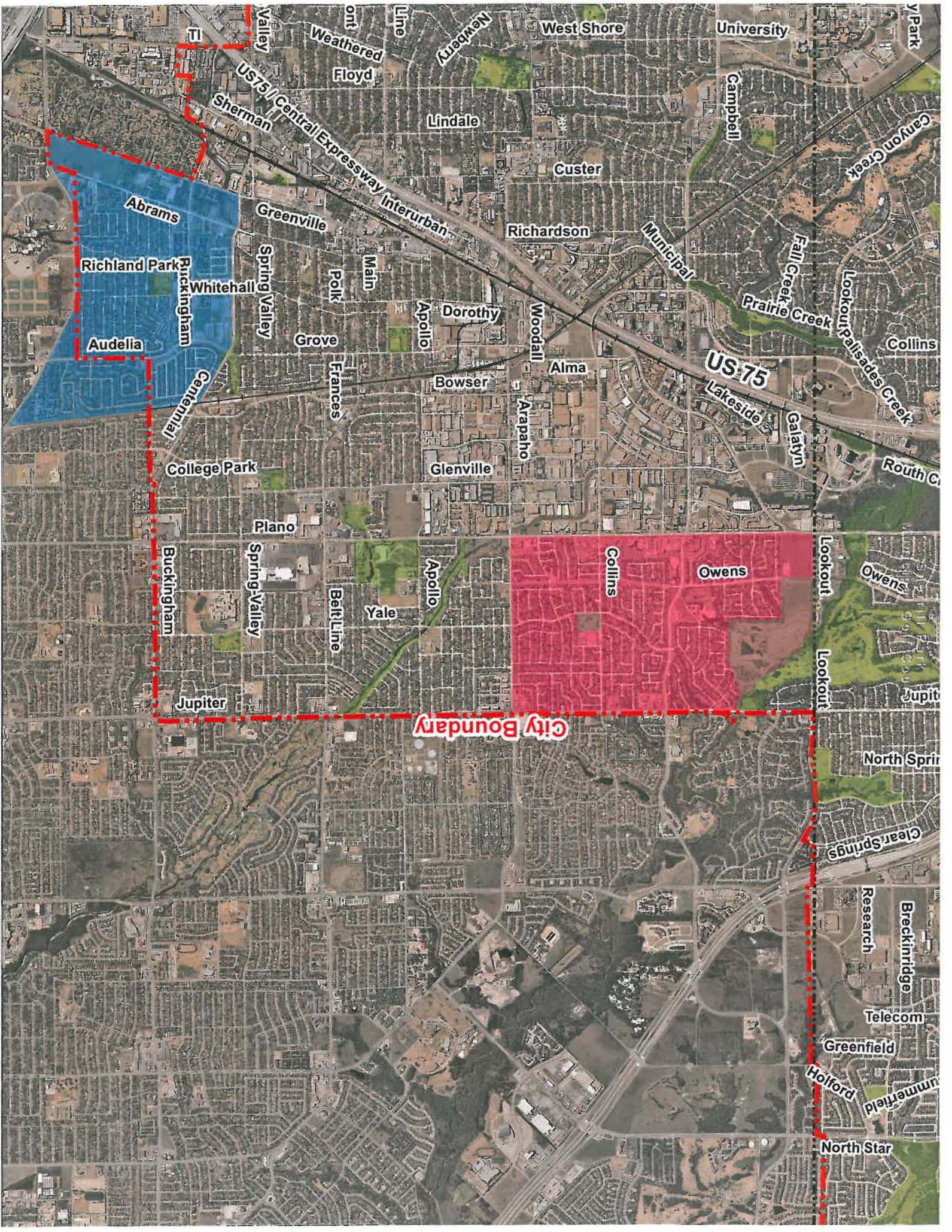
By:/s/Laura Maczka, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

PROJECT SCHEDULE
SAFE ROUTES TO SCHOOL
Richland Elementary and Yale Elementary

BID No. 59-13

Agenda Paperwork to Advertise	Friday, July 12, 2013
Council Authorization to Advertise	Monday, July 22, 2013
Plans/Specs Available for Contractors	Tuesday, July 23, 2013
Advertise in Dallas Morning News	Wednesday, July 24, 2013
Advertise in Dallas Morning News	Wednesday, July 31, 2013
Advertise in Dallas Morning News	Wednesday, August 7, 2013
Pre Bid Meeting (10:00 am Room 208)	Wednesday, August 7, 2013
Bids Received & Opened (by 2:00 open 2:30 pm Room 208)	Thursday, August 15, 2013
Agenda Paperwork to Award Contract	Friday, August 30, 2013
Council to Award Contract	Monday, September 9, 2013
Pre-Construction Meeting	~ September 2013
Project Start	~ September 2013
Project Completed 180 Calendar Days	~ January 2014

Project Manager: Jessica Shutt, P.E.
Engineers Estimate: \$804,335.00
FHWA Safe Routes to School Program
Funding from XXXXXXXXXXXXXXXXXXXX
Account # XXXXXXXXXXXXXXXX Project # XXXXXXXXXXX



City Boundary

Abrams

Richland Park

Whitehall

Audelia

College Park

Buckingham

Jupiter

Plano

Spring Valley

Belt Line

Yale

Apollo

Collins

Owens

Lookout

Owens

North Springs

Clear Springs

Research

Breckinridge

Telecom

Greenfield

Holford

North Star

TI

Valley

Weathered
Floyd

Line

Newberry

West Shore

University

y Park

Sherman

US 75 / Central Expressway

Lindale

Custer

Campbell

Canyon Creek

Greenville

Spring Valley

Polk

Main

Dorothy

Woodall

Alma

Municipal

Fall Creek

Prairie Creek

Lookout

Collins

US 75

Lakeside

Galatin

Routh C

Glenville

Bowser

Arapaho

Centennial

Plano

Belt Line

Apollo

Collins

Owens

Lookout

Owens

Jupiter

North Springs

Clear Springs

Research

Breckinridge

Telecom

Greenfield

Holford

North Star

CITY OF RICHARDSON

TO: Dan Johnson - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 60-13
DATE: July 18, 2013

Request Council approval to initiate bids for the following:

2010 SIDEWALK REPLACEMENT PROJECT REGIONS 9 & 11

Proposed Council approval date: July 22, 2013
Proposed advertising dates: July 24, 2013 & July 31, 2013
Proposed bid due date: August 9, 2013 – 2:00 p.m.
Proposed bid opening date: August 9, 2013 – 2:30 p.m.
Engineer's estimated total cost: \$1,177,500.00
Account: 378-8703-585-7524
Project #NV1106 & NV1107



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
SUBJECT: Permission to Advertise Bid #60-13
2010 Sidewalk Replacement Project Regions 9 & 11
DATE: July 12, 2013

BACKGROUND INFORMATION:

The 2010 Sidewalk Replacement Project Region 9 encompasses the area between E. Campbell Road, E. Arapaho Road, N. Plano Road and N. Jupiter Road. Region 11 is bounded by E. Arapaho Road, E. Beltline Road, N. Plano Road and N. Jupiter Road. Construction will include removal and replacement of existing residential 4 foot sidewalk and driveway approach pavement. Sidewalk repairs will vary in size at any particular location. The work will also include the construction of barrier free ramps and other appurtenances related to sidewalk and driveway approach repairs including 6" concrete curb, sod, water meter and manhole lid adjustments and sidewalk grinding and or cutting.

FUNDING:

Funding is provided from Neighborhood Vitality G.O Bonds.

SCHEDULE:

Construction is expected to begin September 2013 and be completed by March 2014.

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

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**2010 SIDEWALK REPLACEMENT PROJECT
REGIONS 9 & 11
BID No. 60-13**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **2:00 p.m. on Friday, August 9, 2013**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for this project.

The 2010 Sidewalk Replacement Project Region 9 encompasses the area between E. Campbell Road, E. Arapaho Road, N. Plano Road and N. Jupiter Road. Region 11 is bounded by E. Arapaho Road, E. Beltline Road, N. Plano Road and N. Jupiter Road. Construction will include removal and replacement of existing residential 4 foot sidewalk and driveway approach pavement. Sidewalk repairs will vary in size at any particular location. The work will also include the construction of barrier free ramps and other appurtenances related to sidewalk and driveway approach repairs including 6" concrete curb, sod, water meter and manhole lid adjustments and sidewalk grinding and or cutting.

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

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

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

A maximum of One Hundred Eighty (180) 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, July 23, 2013** 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.

A voluntary Pre-Bid conference will be held **Friday, August 2, 2013** at 10:00 a.m., in the **Capital Projects Conference Room 206**, Richardson Civic Center/City Hall.

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

PROJECT SCHEDULE

2010 SIDEWALK REPLACEMENT PROJECT REGIONS 9 & 11

BID No. 60-13

Agenda Paperwork to Advertise	Friday, July 12, 2013
Council Authorization to Advertise	Monday, July 22, 2013
Plans/Specs Available for Contractors	Tuesday, July 23, 2013
Advertise in Dallas Morning News	Wednesday, July 24, 2013
Advertise in Dallas Morning News	Wednesday, July 31, 2013
Pre Bid Meeting (10:00 am Room 206)	Friday, August 2, 2013
Bids Received & Opened (by 2:00 open 2:30 pm Room 206)	Friday, August 9, 2013
Agenda Paperwork to Award Contract	Friday, August 16, 2013
Council to Award Contract	Monday, August 26, 2013
Pre-Construction Meeting	~ Early September 2013
Project Start	~ September 2013
Project Completed 180 Calendar Days	~ March 2014

*Project Manager: Edward Witkowski Jr., P.E.
Engineers Estimate: \$1,177,500
Funding from Neighborhood Vitality GO Bonds
Account # 378-8703-585-7524 Project # NV1106 & NV1107*



SIDEWALK REPAIR PROGRAM
REGIONS 9 & 11
SEPTEMBER 2013

1" = 1200'



CITY OF
RICHARDSON
TEXAS





MEMO

DATE: July 15, 2013

TO: Kent Pfeil - Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #61-13 for a co-op annual requirements contract for MRO Equipment, Supplies and Related Items to Lowe's in an estimated annual amount of \$100,000 pursuant to a minimum walk-in discount of 5% on all products through The Cooperative Purchasing Network (TCPN) Contract #R4954

Proposed Date of Award: July 22, 2013

I would like to formally request permission to issue an annual requirements contract to Lowe's, in an estimated amount of \$100,000, for MRO (maintenance, repair and operating) equipment, supplies and related items. Lowe's is the contract vendor through The Cooperative Purchasing Network (TCPN) Contract #R4954.

The Cooperative Purchasing Network (TCPN) is a national purchasing cooperative created in 1997 by the Region IV Education Service Center in Houston, Texas and is tasked with assisting public entities to increase efficiency and economy when procuring goods and services. Contracts are available for use by all entities that must comply with state procurement laws and regulations. All TCPN solicitations are publicly solicited and awarded by the board of the Region IV Education Service Center. The City of Richardson participates in this program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

The initial term of the TCPN Contract #R4954 was April 1, 2010 – March 31, 2011 with options for four (4) additional one-year renewal periods. The contract is in its third renewal, which is effective April 1, 2013 through March 31, 2014 and all indications are positive that a fourth and final renewal period will be granted. The pricing offered by Lowe's includes a straight "walk-in the store" discount of 5% on all products and special discounts for larger quantities through Lowe's Online Quotation Center.

The award of this contract allows the city to purchase products as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s) and the city is not obligated to pay for or use a minimum or maximum amount of product, therefore, payment will be rendered only for actual purchases.

We estimate an annual usage of \$100,000 and funding is budgeted in the individual department's budgets.

Concur:


Kent Pfeil

ATTACHMENTS

LOWE'S

ProServices

Lowe's has a competitively solicited national cooperative contract through TCPN. Through our TCPN Walk-In and Online Supplies Contract, registered TCPN members receive contract savings at point of sale with no minimum order required



TCPN is a national purchasing cooperative able to leverage the purchasing power of government entities in all 50 states, providing equal pricing for the smallest entity and the largest buyer. TCPN publicly solicits, competitive bids and awards contracts to national vendors in accordance with purchasing procedures mandated by state procurement laws and regulations. TCPN contracts are available for the use and benefit of public and private schools, colleges and universities, cities, counties, non-profits and all governmental entities.



- For Questions email: TCPN@Lowe.com
- Find a store near you at www.Lowe.com/StoreLocator

** In order to benefit from Lowe's TCPN contract you must be a member of TCPN. To learn more about eligibility and to register visit TCPN.org.

TCPN Contract: R4954



Contract Benefits

- No cost to enroll
- 5% off all products
- ProService sales & support
- No minimum order requirements
- Parent/Child Accounts
- Free delivery for online orders over \$500
- Simple online ordering & order progress visibility
- Account management for Online Registration
- Convenient Walk- In Solution
- 1700 + locations nationwide

How to Participate**

Walk-in:

To utilize the walk-in aspect of our TCPN contract,

- Go to LoweForPros.com/TCPN
- submit an order for your contract Key-fob.

Please allow 2-3 weeks for processing.



Online:

To utilize the online aspect of our TCPN contract follow

these steps:

- Go to www.Lowequotes.com
- Select the green "Go National" button
- Enter National ID Code **MuHMEp6BAoFv**(Note: ID is case sensitive)
- Complete online registration (Note: Federal Tax ID will be required)
- Validate account



MEMO

DATE: July 15, 2013
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #704-13 for the best value award of the City of Richardson Public Library RFID Tagging Services to AMH & RFID Solutions in the amount of \$71,685
Proposed Date of Award: July 22, 2013

I concur with the recommendations of Steve Benson – Director of Library Services and Bill Martin – Assistant Purchasing Manager, and request permission to issue a purchase order for the above referenced project to AMH & RFID Solutions in the amount of \$71,685.

The award of this contract was based on best value criteria as provided in the Texas Local Government Code, Chapter 252.043, which allows consideration of other factors besides price alone when awarding a contract for goods and services. The scope of the project, evaluation process, and award criteria are outlined in Mr. Martin's and Mr. Benson's attached memos.

Funding is provided in account 378-8701-585-6198, Project PB1004.

A prebid conference was held on June 20, 2013 and one bidder and three staff members were in attendance. The bid was advertised in *The Dallas Morning News* on June 13 & 20, 2013 and was posted on Bidsync.com.

Concur:



Kent Pfeil

Attachments

XC: Dan Johnson
David Morgan
Cliff Miller
Don Magner
Shanna Sims-Bradish



MEMO

DATE: July 8, 2013

TO: Pam Kirkland – Purchasing Manager

FROM: Steve Benson – Director of Library Services

SUBJECT: Award of Bid # 704-13, City of Richardson Public Library RFID Tagging

The evaluation committee would like to recommend Council award of the above referenced RFP #704-13, RFID Tagging services for library materials to AMH & RFID Solutions, in the amount of \$71,685.00. On November 12, 2012, Council awarded RFP #702-12 for the Radio Frequency Identification & Materials Handling System for the Richardson Public Library to Tech Logic Corporation. At that time it was determined that tagging of the Library materials would be bid at a later date with the work to be completed prior to equipment installation, scheduled in October of this year. It is anticipated that tagging services will be complete in late August or early September.

The evaluation criteria in the bid evaluation process included price (50%), experience and ability to perform (35%), and reputation through references (15%). AMH & RFID Solutions presented a competitive bid, has significant experience with tagging projects, and scored 93, the highest evaluated score of the three proposals received.

I would therefore request award of the contract with funding for this project to be from account 378-8701-585-6198 (Project PB1004)



MEMO

DATE: July 8, 2013

TO: Pam Kirkland

FROM: Bill Martin *Bill*

SUBJECT: Award of Bid # 704-13, City of Richardson Public Library RFID Tagging

The Library and Purchasing Departments recommends awarding a contract for City of Richardson Public Library RFID Tagging to AMH & RFID Solutions.

This was a best value bid which included tagging of approximately 243,000 books, pamphlets, CD/DVD media, and various other library items in conjunction with equipment purchased by Tech Logic for the installation of an RFID system to be installed in October 2013. The selection committee was comprised of representatives from the Library and Purchasing. The bids were evaluated on three criteria specified in the bid:

- 1) Total bid price, 50%.
- 2) Contractor's past experience and demonstrated ability to perform the contract, as outlined in these specifications, 35%.
- 3) Reputation of the bidder for like work of similar size and scope as determined through references provided 15%.

Three bids were received from Library Designs, Inc., Backstage Library Works, and AMH & RFID Solutions and the bid from AMH & FRID Solutions scored 93, the highest evaluated score.

Let me know if you need any additional information.

XC: Steve Benson

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	Library Designs		AMH & RFID Solutions		* Backstage Library Works		UNIT PRICE	AMOUNT
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT		
1	Tagging Services	243000	ea	0.282	\$68,645.07	0.295	\$71,685.00	0.290	\$74,646.00		
2	Rental of Conversion Stations	1	ea	Included	Above	Included	Above	6750.000	\$6,750.00		
3	Shipping Cost	1	ea	Included	Above	Included	Above	1200.000	\$1,200.00		
4	Unlocking A/V Cases	1	ea	Included	Above	Included	Above	2150.000	\$2,150.00		
								Bidder bid flat rate of \$74,646 for 257,000 items			
TOTAL GROSS PRICE					\$68,645.07		\$71,685.00		\$84,746.00		

**CITY OF RICHARDSON
SIGN CONTROL BOARD MINUTES – JULY 10, 2013**

Ms. Dorthy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:30 p.m. on Wednesday, July 10, 2013, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: DORTHY MCKEARIN, CHAIR
 SANDRA MOUDY, VICE CHAIR
 CHARLES WARNER, MEMBER
 CHIP IZARD, MEMBER
 SCOTT PETTY, ALTERNATE
 ALICIA MARSHALL, ALTERNATE

MEMBERS ABSENT: MUHAMMAD Z. IKRAM, MEMBER

CITY STAFF PRESENT DON MAGNER, ASSISTANT CITY MANAGER
 PATRICIA GUERRA, ASST. DIR. OF COM. SVCS.
 JENNA HITE, COM. SVCS. ADMIN. ASST.

Ms. McKearin stated there is a quorum present.

Ms. Sandra Moudy made a motion to approve the minutes of the June 5, 2013 meeting. The motion was seconded by Mr. Charles Warner and carried unanimously.

SCB CASE #13-07: TO CONSIDER THE REQUEST OF STEINER INSTITUTE OF ESTHETICS FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(2)(C)(2)(i) TO ALLOW FOR TWO 65.26 SQ. FT. ATTACHED SIGNS IN ADDITION TO THE TWO EXISTING ATTACHED SIGNS IN AN INDUSTRIAL ZONED DISTRICT ON THE PROPERTY LOCATED AT 1055 S. SHERMAN STREET; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Mr. Magner introduced the request of Steiner Institute of Esthetics for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(2)(C)(2)(i) to allow for two 65.26 sq. ft. attached signs in addition to the two existing attached signs in an industrial zoned district on the property located at 1055 S. Sherman Street. A power point presentation was shown for review.

Ms. McKearin asked if the Board had any questions for City staff. There were no questions.

Ms. Kerry Harris, Campus Director of Steiner Institute of Esthetics, 7575 Frankford Drive, Dallas, TX, stated the institute needed the exposure due to the location of the building being less visible than others in the area to help identify the campus for the people visiting the facility. Ms. Harris stated that the esthetics and message schools are different facets of the Steiner educational group. Due to the nature of the different programs, the State will not allow the esthetics and the massage institute to be licensed under the same business name. Each business must operate under a separate license. Ms. McKearin asked what esthetics is. Ms. Harris stated it is an institute which teaches about the skin and how to maintain or

improve skin infirmities. Mr. Warner asked how long the massage institute has been at the current location. Ms. Harris stated it has been at this location since October 2011.

Ms. Moudy asked if the Steiner Institute of Esthetics is a school. Ms. Harris stated it is part of the Steiner educational group. Mr. Izard asked if the esthetics program was created at the same time as the massage institute or if it is a new program. Ms. Harris stated it was a new program at this property but is available at other locations. Ms. Moudy asked if the other locations have two signs advertising the two institutes. Ms. Harris stated each location has two signs identifying each institute.

Mr. Izard asked why two different signs opposed to one sign advertising both businesses. Ms. Harris stated that each institute requires its own sign. Ms. Moudy asked who designed the signs and why is one sign black and the other white. Ms. Harris stated the corporate office in Utah designed the signs and that she did not know the reason for the two different colors.

Ms. McKearin stated the space is only 3000 sq. ft. and felt it to be too small for an institute. Ms. Harris stated there will be a maximum of 80 students in each class and a new class will start every five weeks. Ms. Harris also stated there are two classes a day: one day class and one night class. The classes will run Monday thru Thursday and there will be a clinic and internship on Saturdays and Sundays.

Mr. Izard asked if Steiner owned the building. Ms. Harris stated they only lease the space. Ms. Moudy stated the building is hidden and felt it to be important for both signs and liked how the proposed signs complement each other.

Mr. Izard asked the staff if the owner of the building is aware no other signage is allowed for future tenants without a variance. Ms. Guerra stated the owner has given a letter of approval for the proposed signage. Mr. Wagner clarified that no additional signage would be permitted on the building without a variance.

Mr. Matt Wilson, representing Chandler Signs, 3928 McFarlin Blvd, Dallas, TX, stated one sign on the north elevation will be back lit and the sign on the south elevation will be flat. Mr. Wilson stated the design of the proposed signage came from the corporate office and one being LED back lit and one being flat was a budget decision. There is a location in Houston with the same design. Ms. Moudy felt this clarified the need for the signs to be two different colors.

Mr. Petty asked if the esthetics sign and the massage sign were combined into one sign would it comply with the sign ordinance. Ms. Guerra stated on the north elevation it would meet the requirements because 320 sq. ft. of signage is allowed and the area of the proposed and existing two signs total 283 sq. ft. Ms. Guerra stated on the south elevation it would not meet requirements because 237 sq. ft. is allowed and the sign area of the existing and proposed sign combined is 283 sq. ft.

Ms. McKearin closed the Public Hearing and asked for remarks from the Board.

The Board did not have any comments.

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

Mr. Warner Moved to approve the SCB Case #13-07 . Ms. Moudy seconded the motion and it carried unanimously.

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

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

There being no other business before the Board, the meeting was adjourned at 6:50 p.m.

DORTHY MCKEARIN, CHAIR
