

City Council Work Session Handouts

September 30, 2013

- I. Review and Discuss the ATMOS Energy Rate Review Mechanism Settlement
- II. Review and Discuss Single Family Residential Garage Orientation Considerations
- III. Review and Discuss Proposed Dog Park

EXECUTIVE SUMMARY
Atmos Energy Rate Request Settlement
September 30, 2013

Background

- On July 15, 2013, Atmos Mid-Tex filed with the City an application to increase natural gas rates pursuant to the Rate Review Mechanism ("RRM") tariff approved by the City in June of this year, acting with the Atmos Cities Steering Committee.
- The City, along with 164 other cities served by Atmos Energy Mid-Tex Division ("Atmos Mid-Tex" or "Company"), has been a member of the Atmos Cities Steering Committee (ACSC) since its inception.
- The City worked with ACSC to analyze the schedules and evidence offered by Atmos Mid-Tex to support its request to increase rates.

Discussion

- The Atmos Mid-Tex July RRM filing sought a \$22.7 million rate increase system-wide.
- The Rate Review Mechanism (RRM) was originally created in 2008 as part of a collaborative agreement between ACSC and Atmos. It replaces the unworkable and contentious Gas Reliability Infrastructure Program (GRIP) surcharge process.
- After thorough review, the ACSC recommended an increase of \$16.6 Million system-wide. This represents a decrease of \$6.1 million from the original request.
- The monthly bill impact for the average residential customer will be approximately \$0.74 monthly for an average customer (about a 1.75% increase).
- The Company agreed to forego any change to the residential customer charge (the fixed portion of a Customer's bill) and the entire increase will be applied to the commodity portion of the bill.
- The commodity price includes many other elements, including a "COSA" component (cost of service adjustment), so the final pricing changes monthly.

Action

- Staff recommends adoption of the attached ordinance ratifying the settlement reached between Atmos Energy, and the Atmos Cities Steering Committee.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING A NEGOTIATED RESOLUTION BETWEEN THE ATMOS CITIES STEERING COMMITTEE AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2013 ANNUAL RATE REVIEW MECHANISM FILING IN ALL CITIES EXERCISING ORIGINAL JURISDICTION; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT AND FINDING THE RATES TO BE SET BY THE ATTACHED TARIFFS TO BE JUST AND REASONABLE; REQUIRING THE COMPANY TO REIMBURSE CITIES’ REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; PROVIDING A MOST FAVORED NATIONS CLAUSE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE STEERING COMMITTEE’S LEGAL COUNSEL; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richardson, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of approximately 164 similarly situated cities served by Atmos Mid-Tex that have joined together to facilitate the review of and response to natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, pursuant to the terms of the agreement settling the Company’s 2007 Statement of Intent to increase rates, ACSC Cities and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process controlled in a three-year experiment by ACSC Cities as a substitute to the current Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature; and

WHEREAS, the City took action in 2008 to approve a Settlement Agreement with Atmos Mid-Tex resolving the Company’s 2007 rate case and authorizing the RRM tariff; and

WHEREAS, in 2013, ACSC and the Company negotiated a renewal of the RRM tariff process for an additional five years; and

WHEREAS, the City passed an ordinance renewing the RRM tariff process for the City for an additional five years; and

WHEREAS, the RRM renewal tariff contemplates reimbursement of ACSC Cities’ reasonable expenses associated with RRM applications; and

WHEREAS, on or about July 15, 2013, the Company filed with the City its first annual RRM filing under the renewed RRM tariff, requesting to increase natural gas base rates by \$22.7 million; and

WHEREAS, ACSC coordinated its review of Atmos Mid-Tex's RRM filing through its Executive Committee, assisted by ACSC attorneys and consultants, to resolve issues identified by ACSC in the Company's RRM filing; and

WHEREAS, the ACSC Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve the attached rate tariffs ("Attachment A" to this Ordinance), which will increase the Company's revenues by \$16.6 million; and

WHEREAS, the attached tariffs implementing new rates are consistent with the negotiated resolution reached by ACSC Cities and are just, reasonable, and in the public interest;

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

SECTION 1. That the findings set forth in this Ordinance are hereby in all things approved.

SECTION 2. That the City Council finds the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable and new tariffs which are attached hereto and incorporated herein as "Attachment A", are just and reasonable and are hereby adopted.

SECTION 3. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC Cities in processing the Company's RRM application.

SECTION 4. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 5. That if ACSC determines any rates, revenues, terms and conditions, or benefits resulting from a Final Order or subsequent negotiated settlement approved in any proceeding addressing the issues raised in Atmos' 2013 RRM filing would be more beneficial to the ACSC Cities than the terms of the attached tariffs, then the more favorable rates, revenues,

terms and conditions, or benefits shall additionally and automatically accrue to the ACSC Cities, including the City, without the need for City to take any further action. If this automatic adjustment occurs, Atmos Mid-Tex shall promptly thereafter file with the City an amended tariff documenting the adjustment to rates.

SECTION 6. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Manager of Rates and Regulatory Affairs, at Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

SECTION 7. That all 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 8. 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 Code of Ordinances as a whole.

SECTION 9. That this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after November 1, 2013.

DULY PASSED by the City Council of the City of Richardson, Texas, on this the ____
day of _____, 2013.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

(PGS:9-24-13:TM 62536)

Attachment A

Atmos Mid-Tex Tariffs
Effective November 1, 2013

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2013	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 17.70 per month
Rider CEE Surcharge	\$ 0.02 per month ¹
Total Customer Charge	\$ 17.72 per month
Commodity Charge – All <u>Ccf</u>	\$0.05831 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation And Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2013.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2013	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 35.75 per month
Rider CEE Surcharge	\$ 0.10 per month ¹
Total Customer Charge	\$ 35.85 per month
Commodity Charge – All Ccf	\$ 0.06893 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation And Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2013.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2013	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 620.00 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.2565 per MMBtu
Next 3,500 MMBtu	\$ 0.1879 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0403 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2013	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2013	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 620.00 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.2565 per MMBtu
Next 3,500 MMBtu	\$ 0.1879 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0403 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2013	

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2013	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(Bl_i + (HSF_i \times ADD))}$$

Where

- i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification
- $WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf
- R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.
- HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class
- NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.
- ADD = billing cycle actual heating degree days.
- Bl_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_j = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2013	

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	9.97	0.1318	96.50	0.5659
Austin	11.05	0.1262	189.59	0.7195
Dallas	13.13	0.1832	171.84	0.8797
Waco	9.78	0.1262	117.60	0.5774
Wichita Falls	10.99	0.1297	107.70	0.5041

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and a Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

City Council Briefing: September 30, 2013

Single Family Residential Garage Orientation Considerations

Introduction

- The City of Richardson has a long history of proactively protecting the vitality of its neighborhoods by adopting programs and codes to address issues that have the potential to negatively impact the community.
 - Residential Code Enforcement Program
 - Residential Single Family Rental Registration Program
 - Residential Multi-Family Inspection Program
 - Brush & Bulky Item Collection Program
 - Graffiti Abatement Program

Introduction

- Since 2003, the City has adopted codes to address the following concerns:
 - New Home Occupancy Restrictions
 - RV, Oversized Vehicles and Trailers Parking Regulations
 - Junked Vehicle and Yard Parking Restrictions
 - New Home Occupation Regulations
 - Garage Sale Ordinance
 - Prohibited Items Ordinance
 - Unkempt Vegetation Regulations

Introduction

- With the adoption of Ordinance 3448 in September 2003, City Council established construction standards for garage conversions
 - Where a garage is converted for use as living space or into space for other than vehicle storage, a new garage must be constructed
 - The new garage must accommodate the same number of vehicles as the original garage and be architecturally compatible with the principle building
 - Garage conversions before January 27, 2004 were grandfathered

Introduction

- Likewise, with the adoption of Ordinance 3540 in January 2006, City Council established standards for yard paving
 - The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed 50% of the area between the property line and any front building wall.

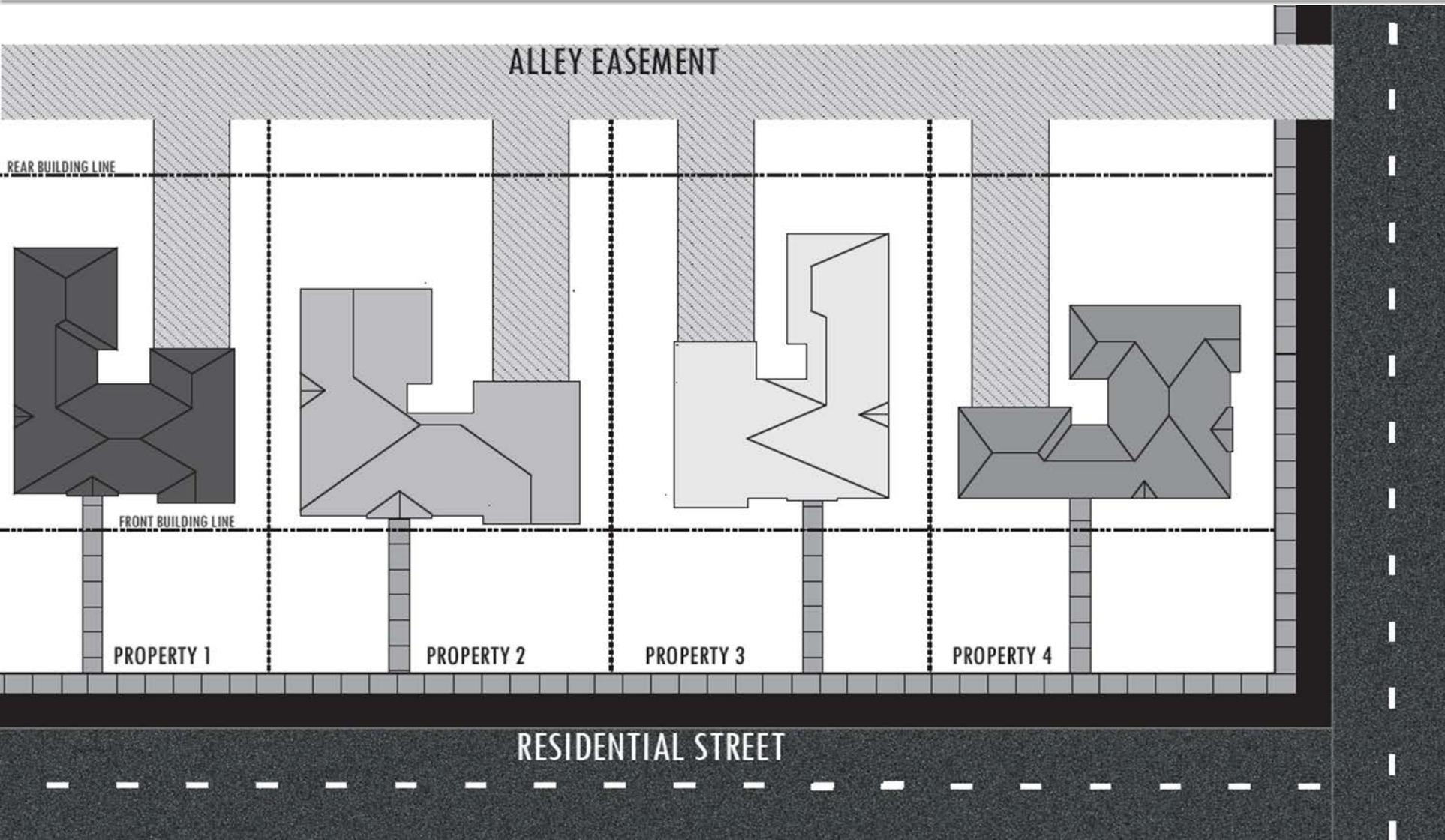
Introduction

- The primary reason for the previously mentioned regulations was to protect the vitality of neighborhoods by:
 - Managing the number of vehicles that could be parked/stored between a home and the street
 - Making certain new building materials are consistent with the rest of the home and compliment adjacent properties
 - Managing drainage issues
 - Increased run-off into street/alley/storm sewer
 - Drainage between properties

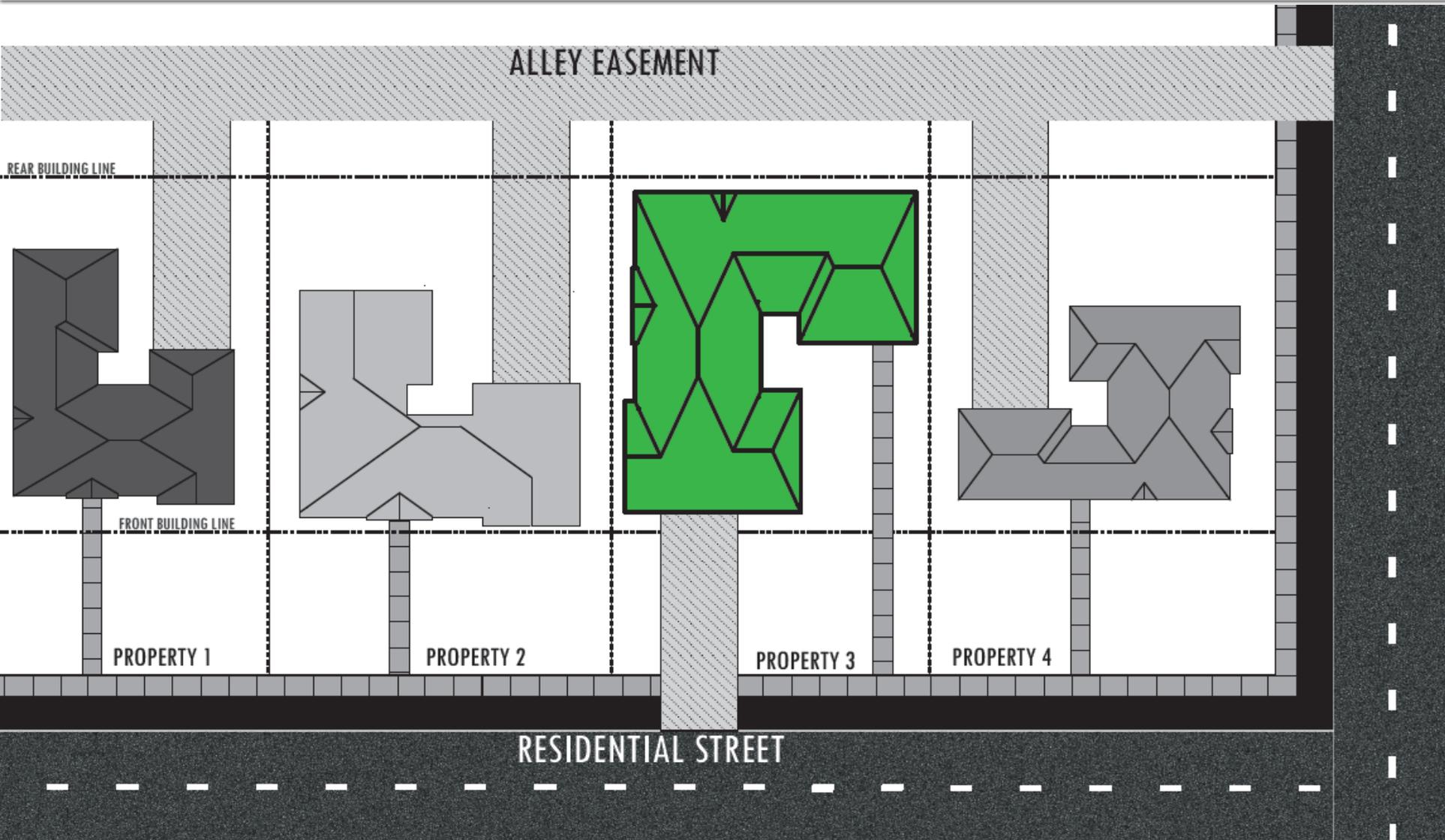
Garage Orientation

- Recently, another garage issue has come to the forefront of the neighborhood vitality discussion.
- The reorientation of garages on reconstructed, remodeled, or replacement residential dwelling units has shown the potential to change the character of a street.
- Given the extent to which replacement of dwellings is taking place in certain neighborhoods throughout the City, the concern is that this impact could be exponential.

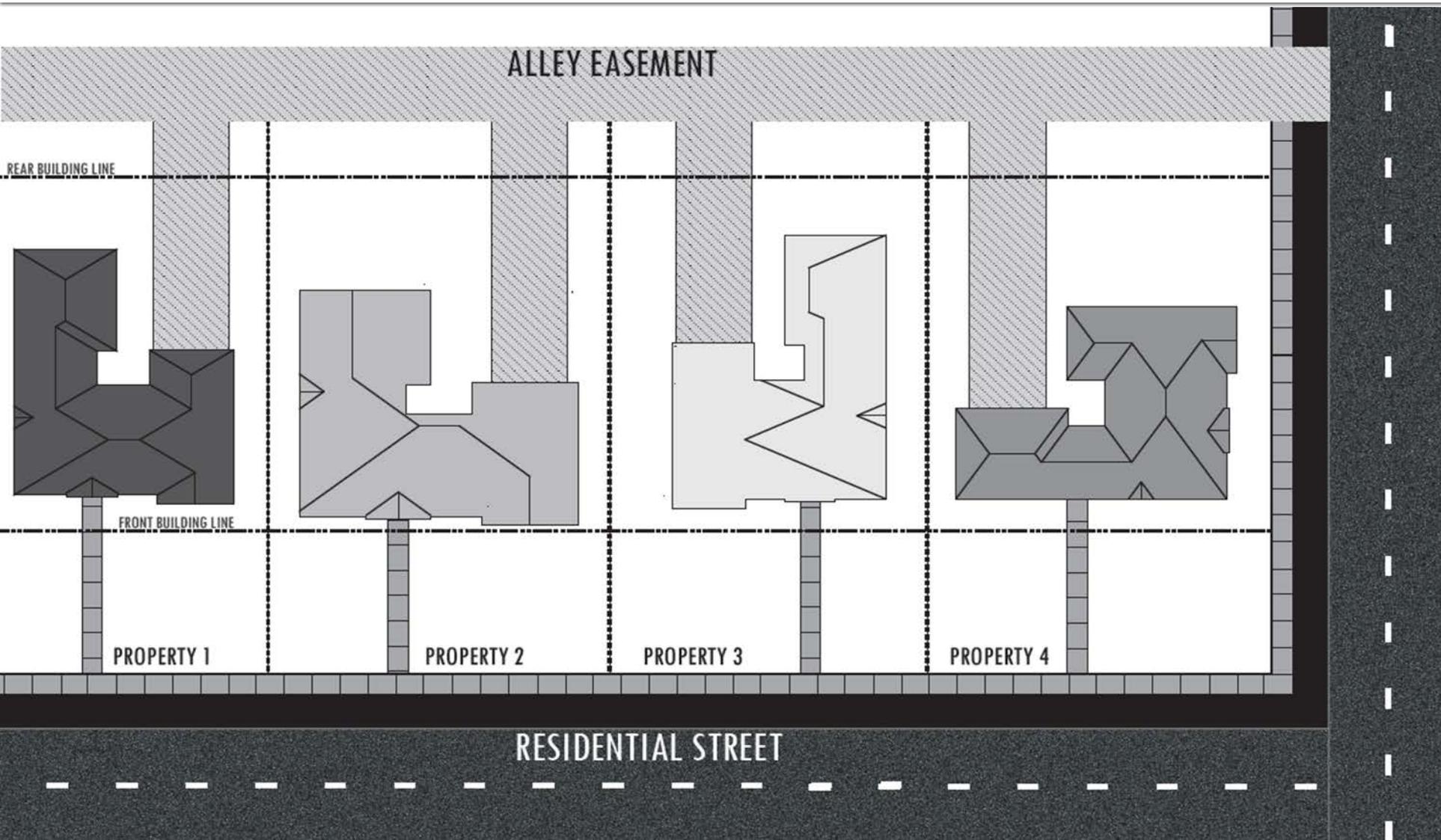
Typical Street View



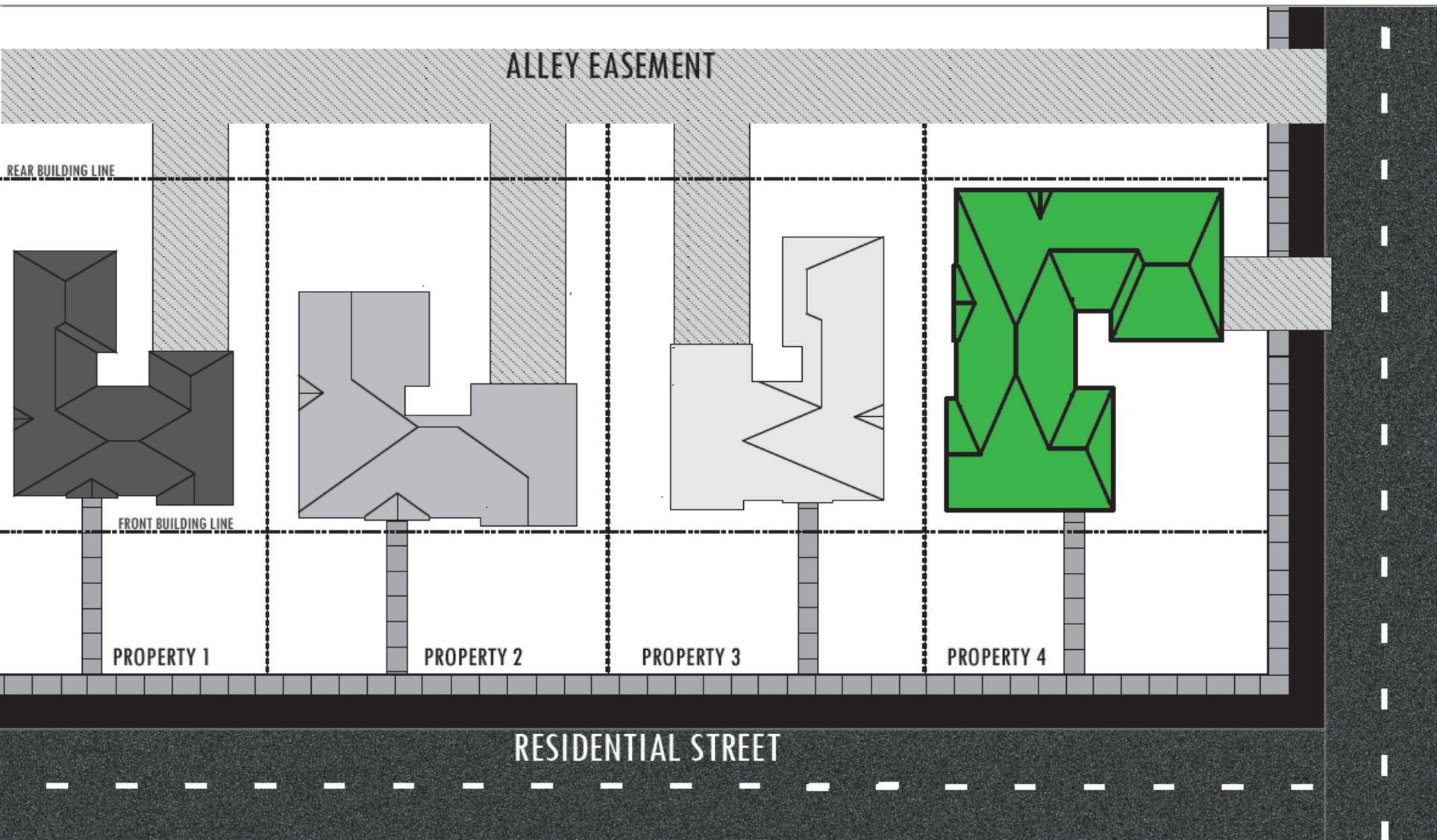
Typical Street View – Replacement Dwelling Interior Lot



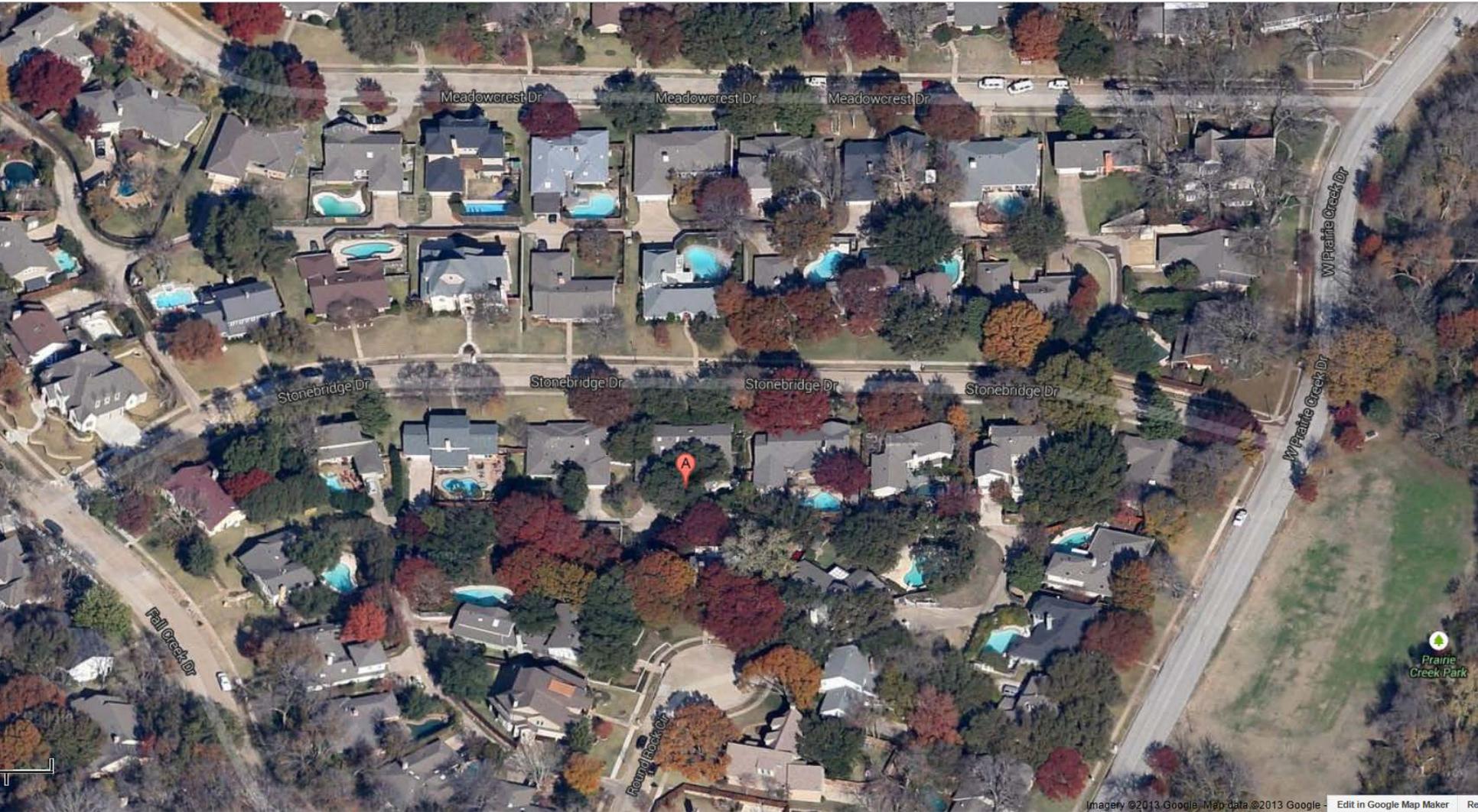
Typical Street View



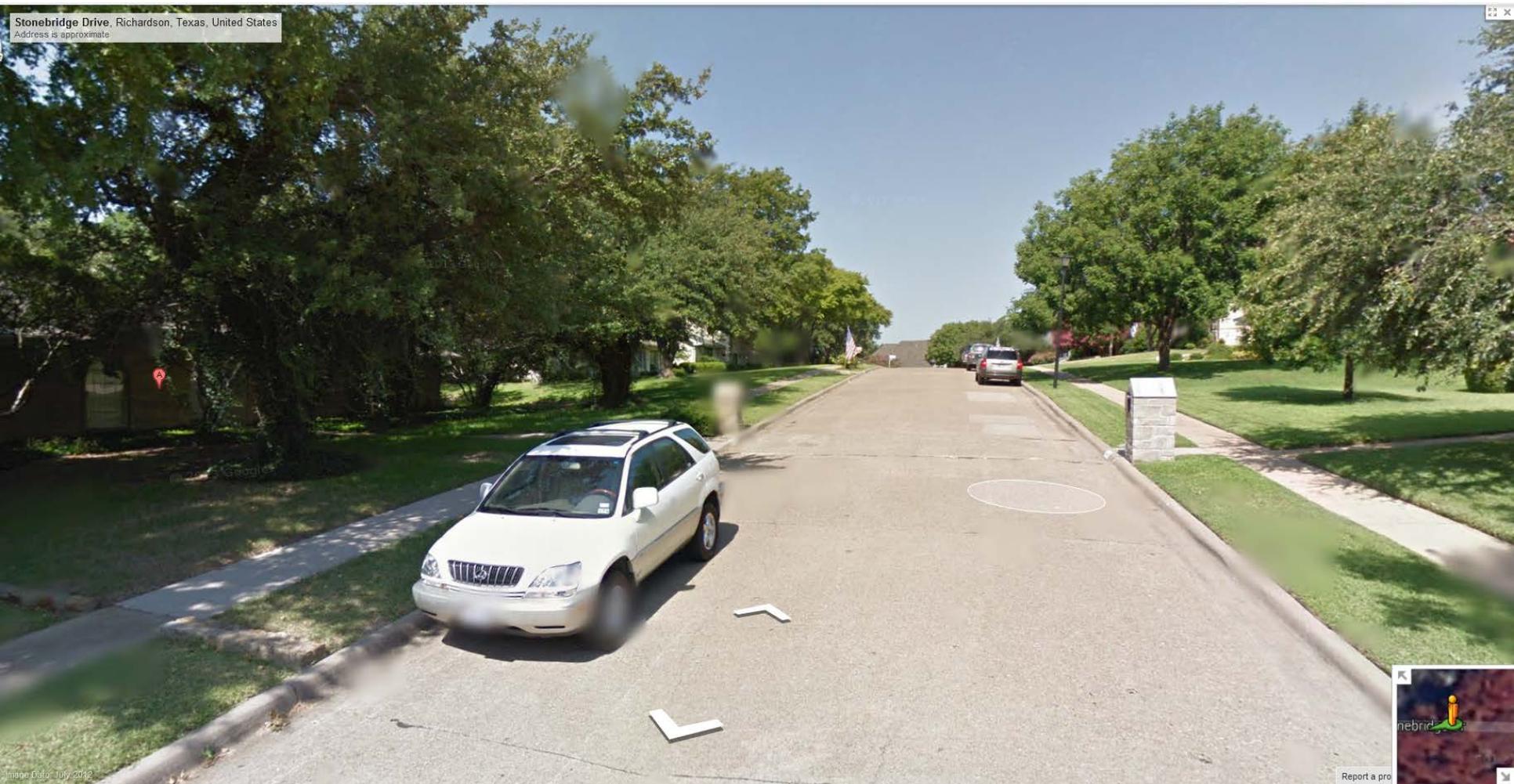
Typical Street View – Replacement Dwelling Corner Lot



Example 1 – Aerial View



Example 1 - Looking East



Example 1 - Looking West



310 Stonebridge Drive, Richardson, Texas, United States
Address is approximate

Image Date: July 2012

Report a pro



Example 1 - Original Home



Example 1 - Replacement Home



Example 2 – Original Home



Example 2 – Original Home

958 Newberry Drive, Richardson, Texas, United States
Address is approximate



Example 2 – Replacement Home



Example 3 – Original Home



East Prairie Creek Drive / Fall Creek Drive, Richardson, Texas, United States
Address is approximate

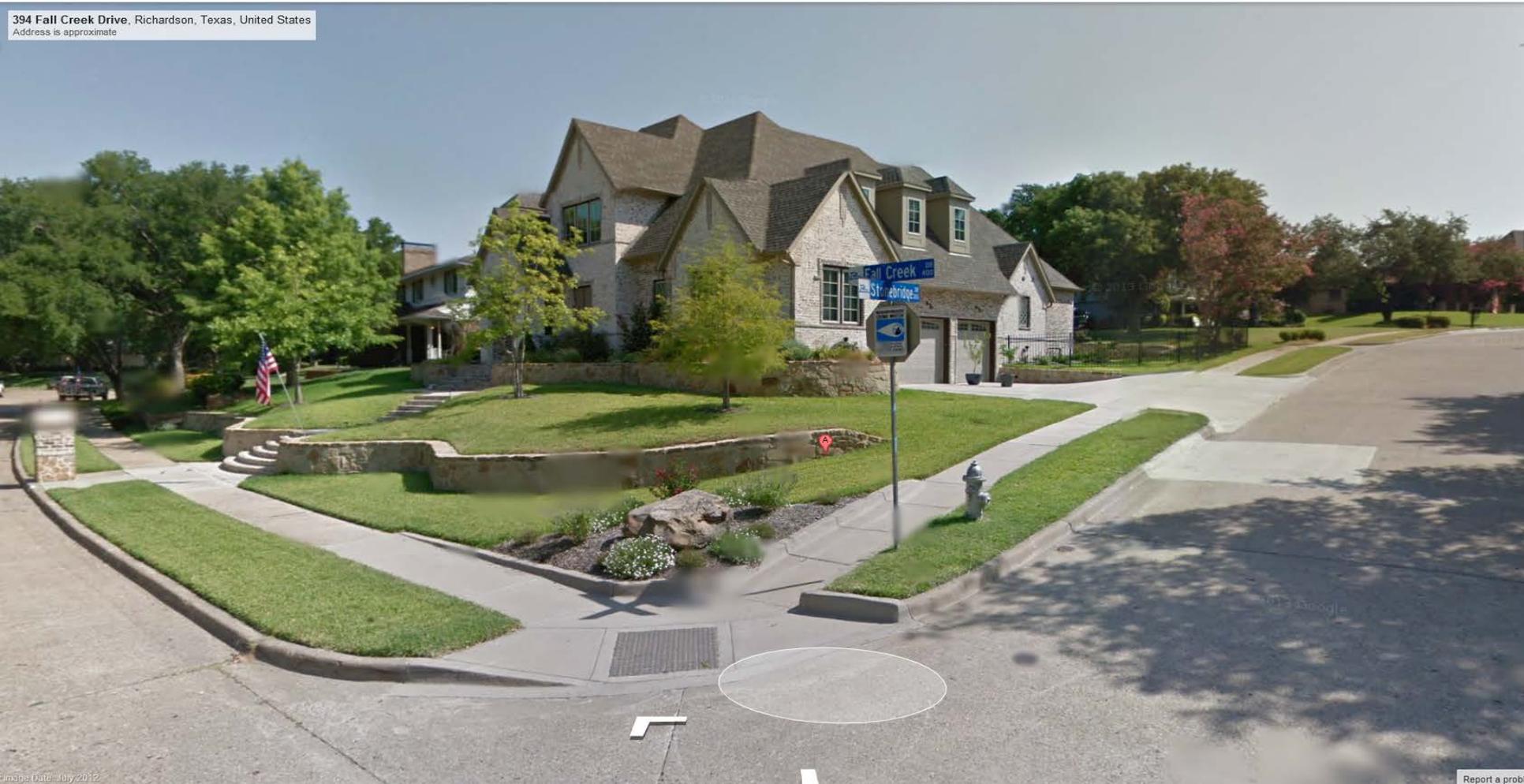
Photos

Image Date: July 2012

Report a problem

Example 3 – Replacement Home

394 Fall Creek Drive, Richardson, Texas, United States
Address is approximate



Recommendation

- Adopt an ordinance that would require reconstructed, remodeled or replacement garages to be oriented in the same manner and direction as the dwelling's original garage.

Recommendation

- A “reconstructed residential dwelling unit” is a residential dwelling unit that has been partially damaged or destroyed and is being reconstructed to repair and/or replace the damaged or destroyed portion in a manner which may or may not be in the same configuration as the dwelling unit prior to the event causing the damage or destruction.

Recommendation

- A “remodeled residential dwelling unit” is a residential dwelling unit that may or may not have received any prior damage but is being reconstructed in a manner that alters one or more portions of the interior and/or exterior of the residential dwelling unit.

Recommendation

- A “replacement residential dwelling unit” is a new residential dwelling unit that is constructed on an existing developed lot or tract on which a different residential dwelling unit previously existed.

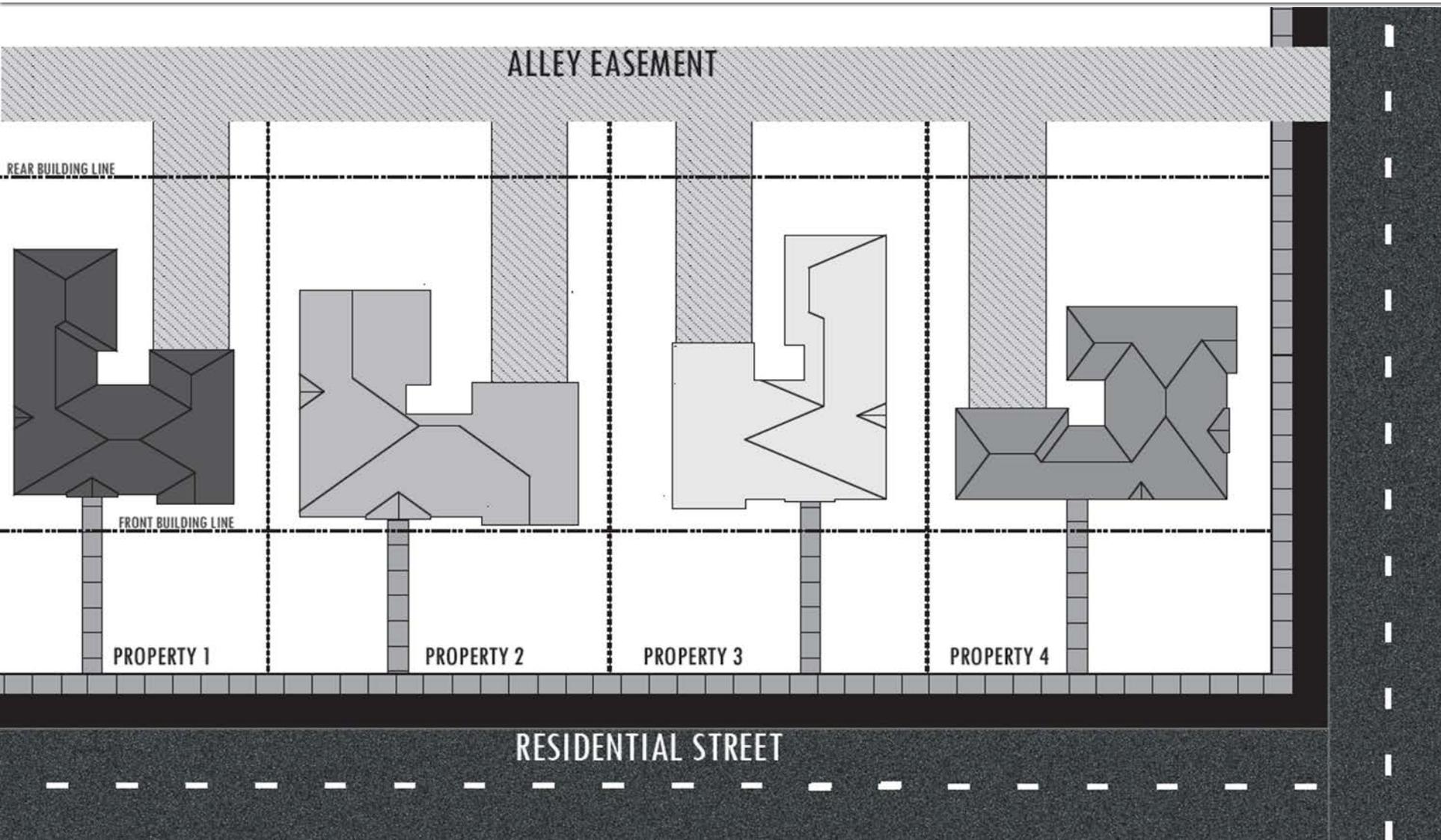
Recommendation

- In all residential zoned districts, the entrance to all enclosed off street parking spaces in a reconstructed, remodeled, or replacement residential dwelling unit shall be oriented in the same direction and manner as the original garage of the reconstructed or remodeled residential dwelling unit, or, in the case of a replacement residential dwelling unit, in the direction of the original residential dwelling being replaced.

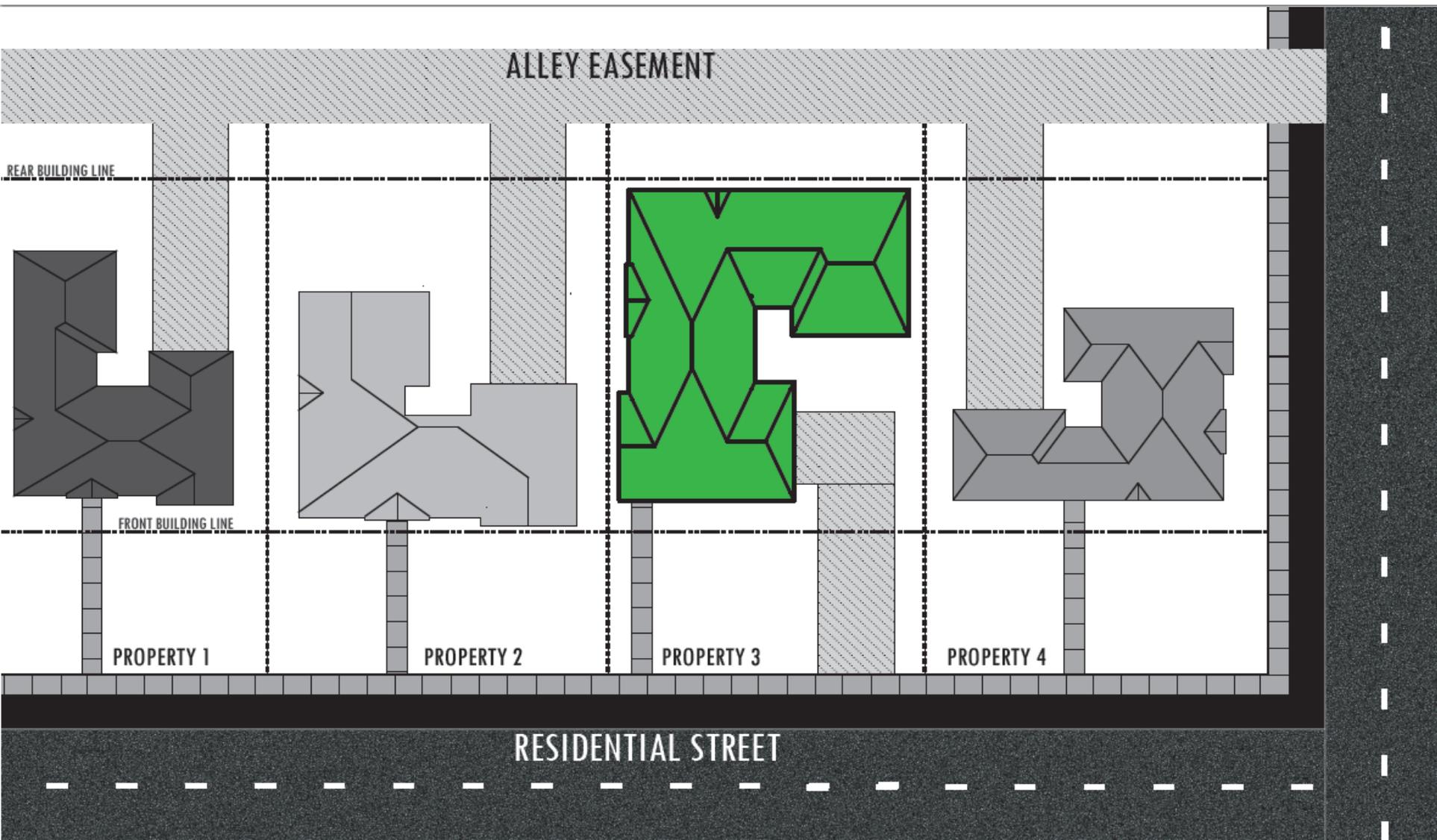
Recommendation

- If the original garage of the reconstructed or remodeled residential dwelling unit, or, in the case of a replacement residential dwelling unit, the garage of the residential dwelling unit being replaced, was connected to and served by an alley, the garage of the reconstructed, remodeled or replacement residential dwelling unit shall be connected to and served by the same alley.

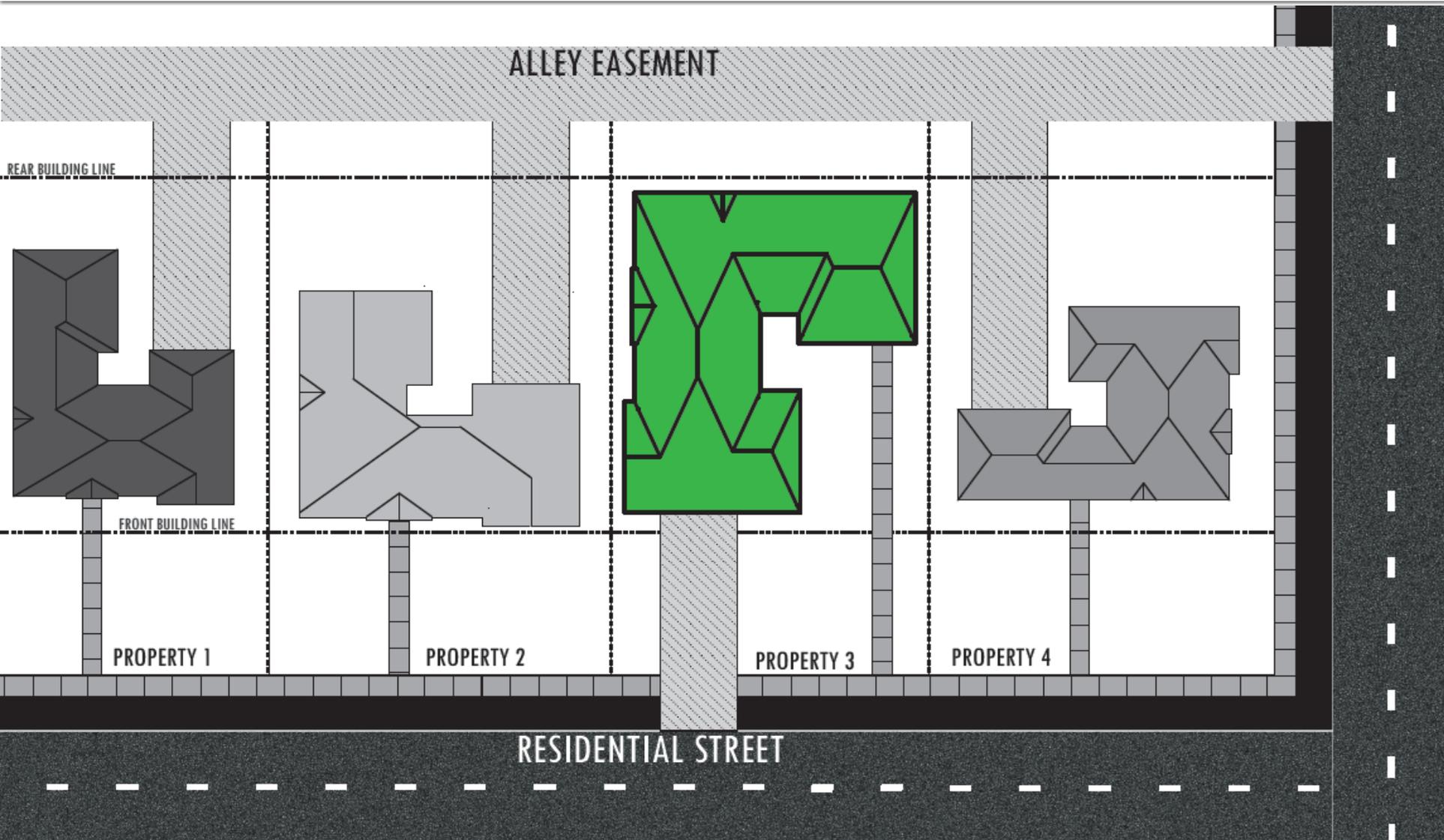
Typical Street View



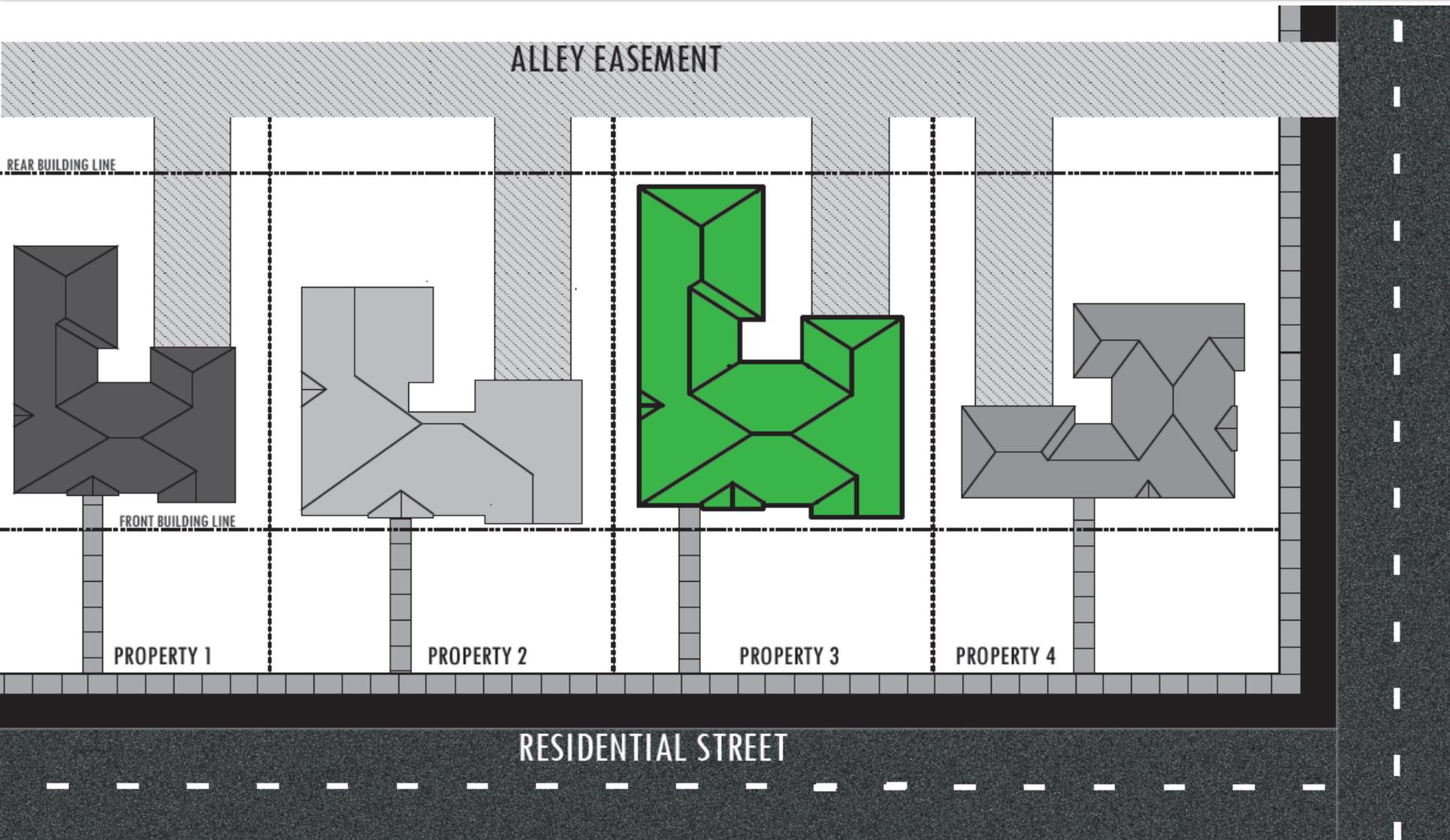
Typical Street View – Interior Lot Unacceptable



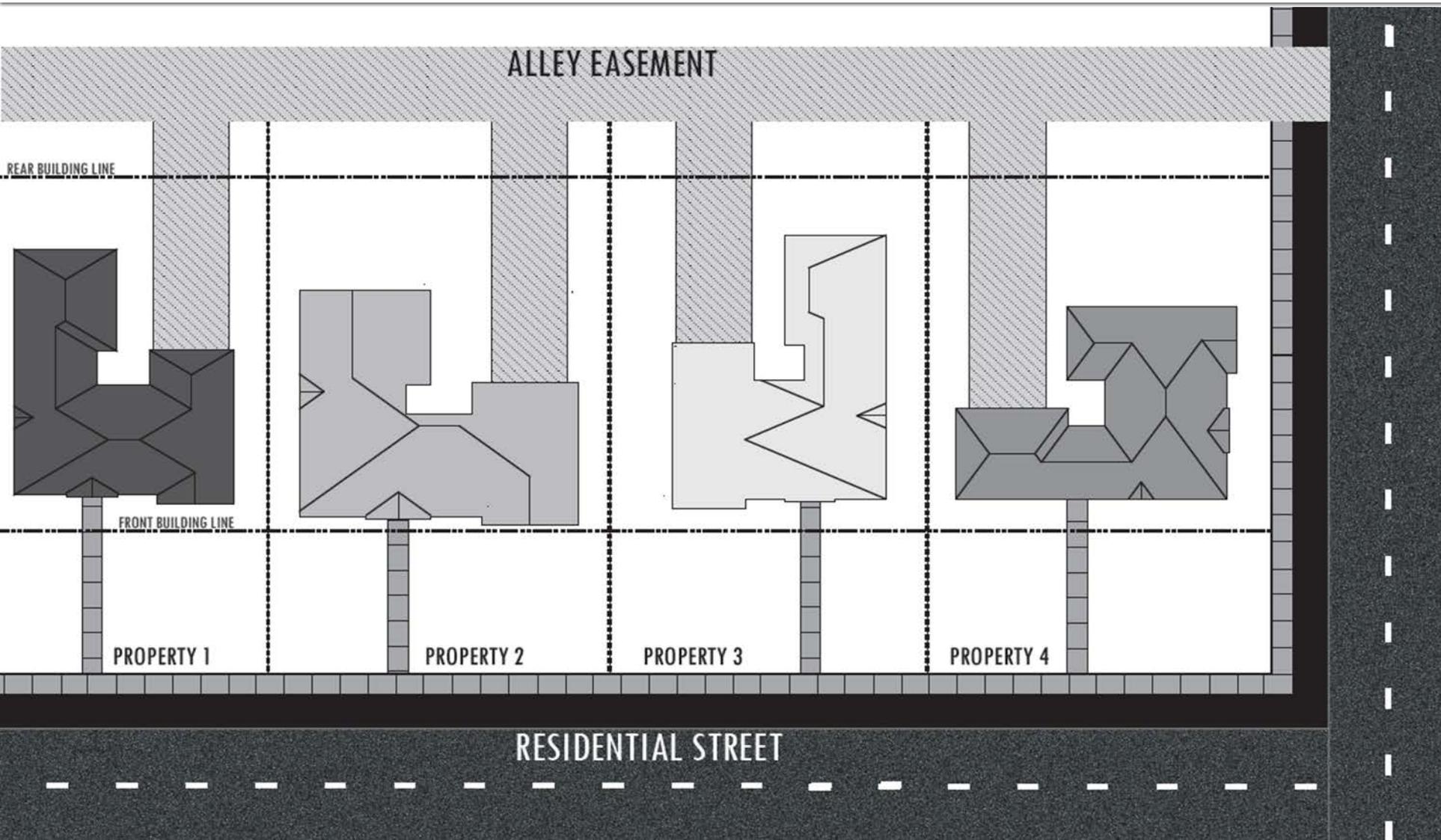
Typical Street View – Interior Lot Unacceptable



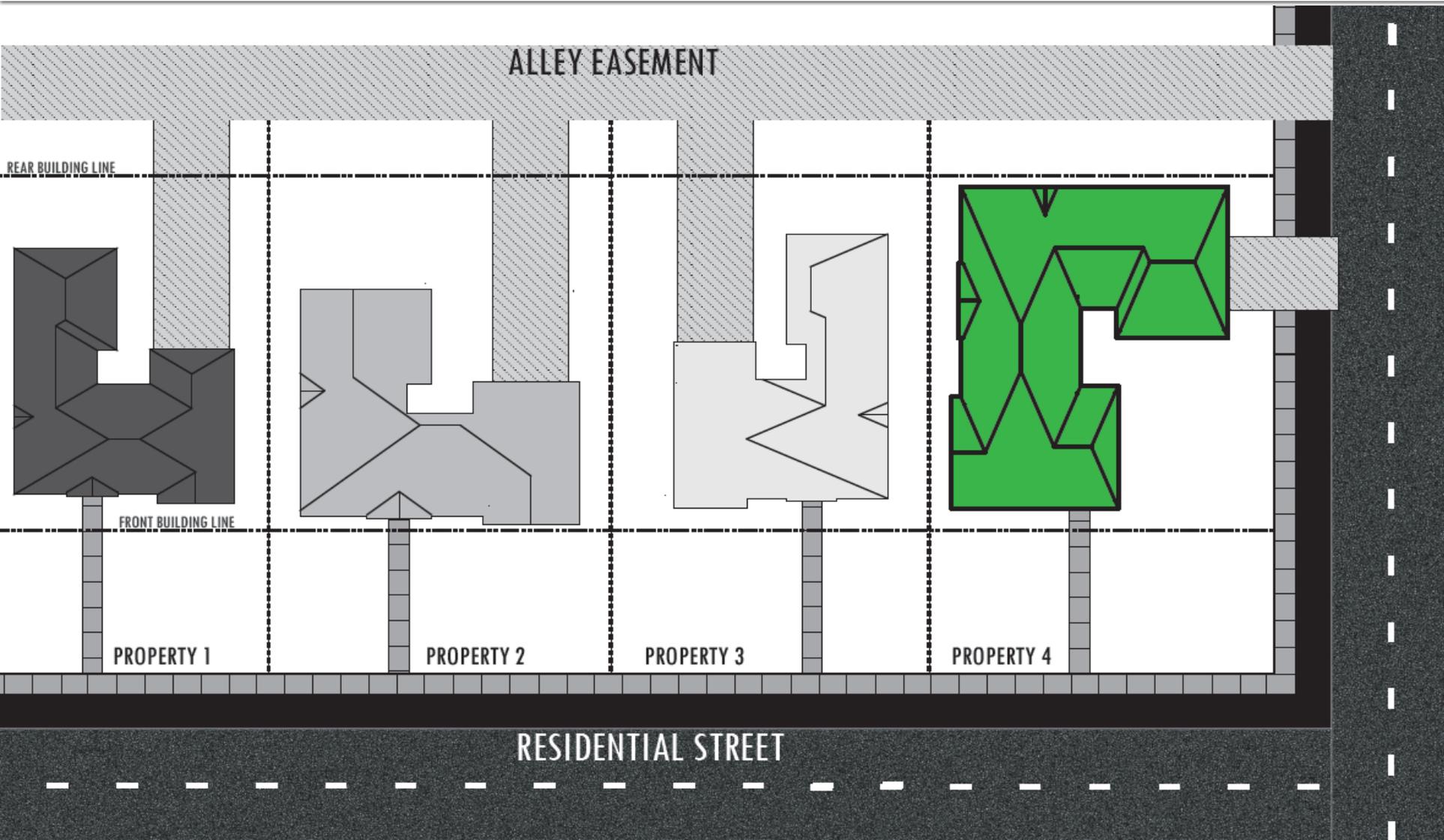
Typical Street View – Interior Lot Acceptable



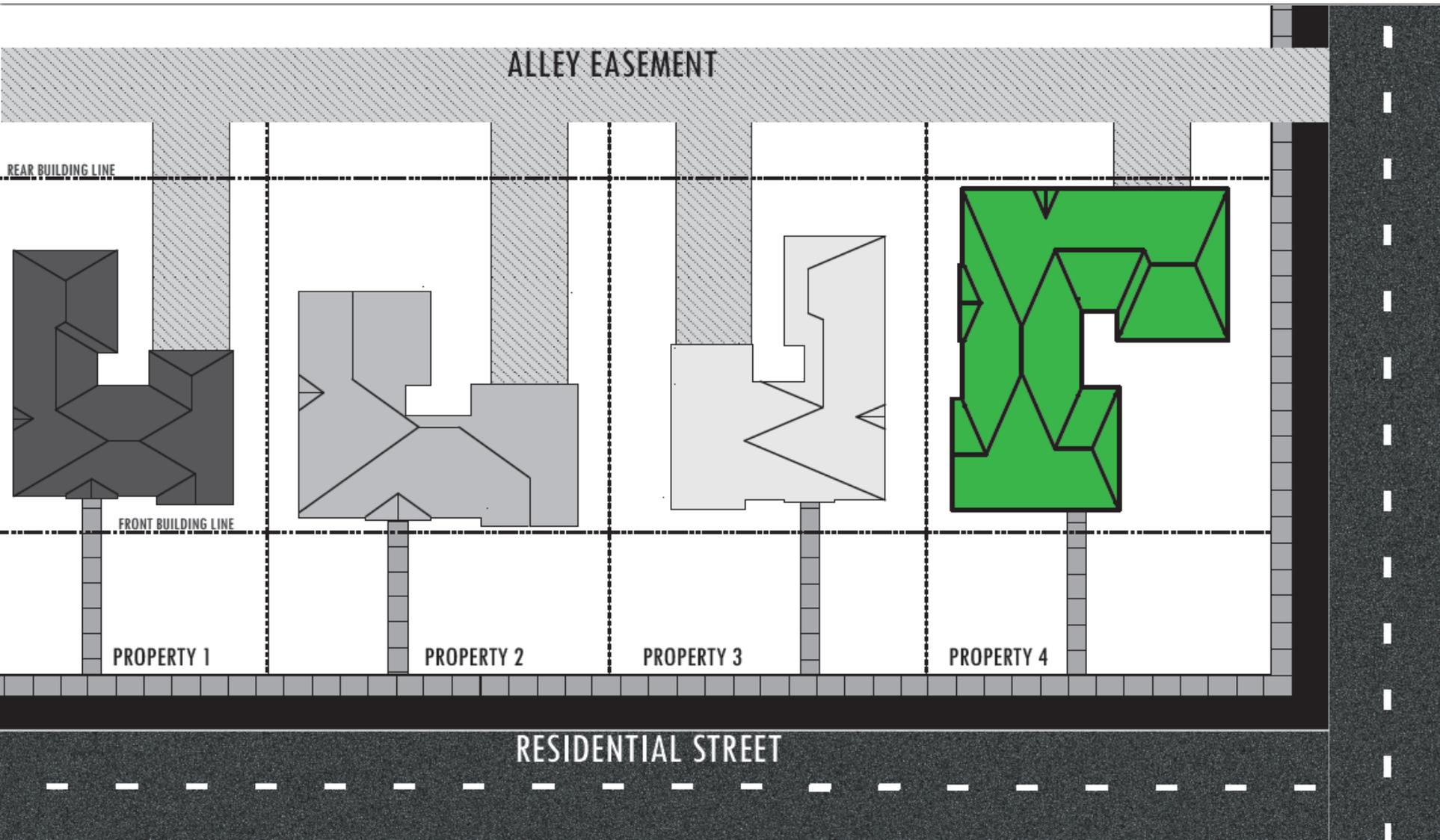
Typical Street View



Typical Street View – Corner Lot Unacceptable



Typical Street View – Corner Lot Acceptable



Variance Requests

- If a property owner wants to orient a reconstructed, remodeled or replacement garage in a manner that is different from the original garage, an exception from the Zoning Board of Adjustment would be required.
- Possible exceptions:
 - The elevation change between the alley and new garage is too great
 - The minimum turning radius cannot be achieved
 - Large trees would have to be removed to orient the garage in the same manner and direction

Outreach & Education

- Home builder meetings
- Online and print educational materials
- Pre-submittal meetings
- The plan review process

Next Steps

- Accept City Council feedback
- City Plan Commission Briefing/Hearing – October 15th
- City Council Briefing/Hearing - November 11th

City Council Briefing: September 30, 2013

Single Family Residential Garage Orientation Considerations

Proposed DOG PARK

City of Richardson

City Council Work Session

September 30, 2013



RICHARDSON DOG PARK HISTORY

More than a “trend”

- 1990’s Dog Parks are built in the United States.
- Today, 17 Community Dog Parks serve the Metroplex.

Background

- * Mankind’s most common pet companion is the domesticated dog.
- * A dog park is a place where people and their dogs can play together.
- * Specialty parks, these facilities offer dogs off-leash play areas.

*Source: dogpark.com

RICHARDSON DOG PARK HISTORY

Richardson dog park background (continued)

- 1990's, first citizen requests for a Richardson dog park began.
- Early 2000's, staff monitored the dog park phenomenon as Metroplex dog parks began to open.
 - As area cities provided dog parks, Richardson residents complained they have to leave Richardson to visit a dog park.
- 2007, Staff continued to research best practices for dog parks in the United States and Texas, searching for land for a dog park.

DOG PARKS INVESTIGATED

BY RICHARDSON STAFF

- Dallas (*Bark Park*)
- Dallas (*Mockingbird Point*)
- Dallas (*Waggin Tail Dog Park*)
- Grand Prairie (*Central Bark*)
- Fort Worth (*Fort Woof*)
- North Richland Hills (*Tipps Canine Hollow*)
- Plano (*Jack Carter*)
- Southlake (*Boo Boo Buddies*)
- Lewisville (*Railroad Park*)
- Allen (*Canine Commons*)



RICHARDSON DOG PARK HISTORY

History (continued)

- In 2010, the Parks, Recreation, and Open Space Master Plan (system wide parks master plan research based on citizen input) identified a dog park as a needed facility for the City wide parks system.

RECOMMENDED FACILITY PRIORITIES

RANK	FACILITY
1	Multi-use Paved Trails
2	Swimming Pools/Spraygrounds
3	Natural Areas
4	Dog Park
5	Botanical/Community Garden
6	Benches and Seating Areas
7	Picnic Shelters/Pavilions
8	Band Stand/Amphitheater
9	Indoor Recreation Center
10	Basketball/volleyball (indoor)
11	Skate Park
12	Soccer Fields
13	Disc Golf Course

RANK	FACILITY
14	Basketball /Volleybal (outdoor)
15	Senior Center
16	Playgrounds
17	Tennis Courts
18	BMX Track
19	Football Fields
20	Cricket Fields
21	Lacrosse Fields
22	Baseball Fields
23	Softball Fields
24	Rugby Fields

RICHARDSON DOG PARK HISTORY

History (continued)

Parks and Recreation Commission Meetings

- 2010, 2011, 2012 Park and Recreation Commission visits area Dog Parks at their requests.
- 2011 & 2012, Dog Park best practices and Richardson potential locations presentations.

Richardson City Council

- 2012, The Richardson City Council reviewed the best practices for dog parks, March 26, 2012 work session, fulfilling the City Council Near Term Action Item:
 - Item 54 - *To evaluate the development of a Richardson dog park*

PARK AND RECREATION SPECIAL MEETING ON DOG PARK LOCATIONS

- The Park and Recreation Commission met on August 13, 2013, to participate in a discussion and to make a recommendation to the City Council on two possible locations for a Richardson Dog Park.
- Also at this special meeting was confirmation of Dog Park elements for a Richardson Dog Park, as a recommendation to the City Council.

Dog Park Features



Entry
Control



Dog Park Features

Grading & Drainage



Plano *Jack Carter*



Plano *Jack Carter*



Dallas *Mockingbird Point*

Dog Park Features



Grand Prairie *Central Bark*

Fence and
Curb



Plano *Jack Carter*



Grand Prairie *Central Bark*



Dallas *Mockingbird Point*

Dog Park Features



Security
Light



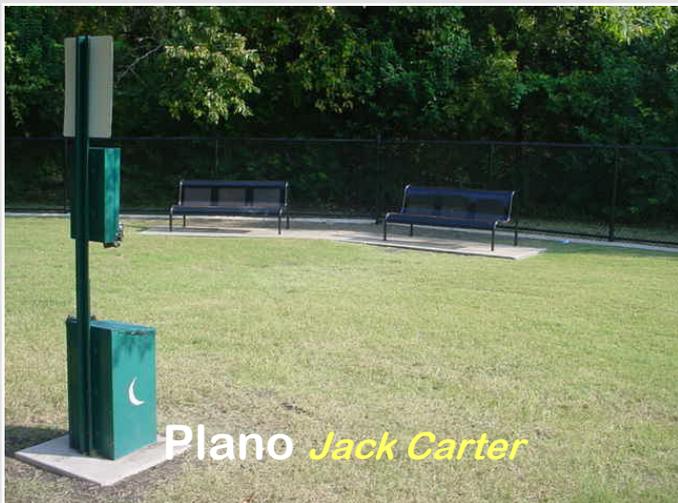
Dog Park Features



Maintenance Access



Dog Park Features



Plano *Jack Carter*

Seating



Fort Worth *Fort Woof*



Dallas *Bark Park*

Dog Park Features



Large
Turf Areas



Dog Park Features



Grand Prairie *Central Bark*

Entry Sign



Southlake *Boo Buddies*



NRH *Tipps Canine Hallow*

Dog Park Features



Grand Prairie *Central Bark*

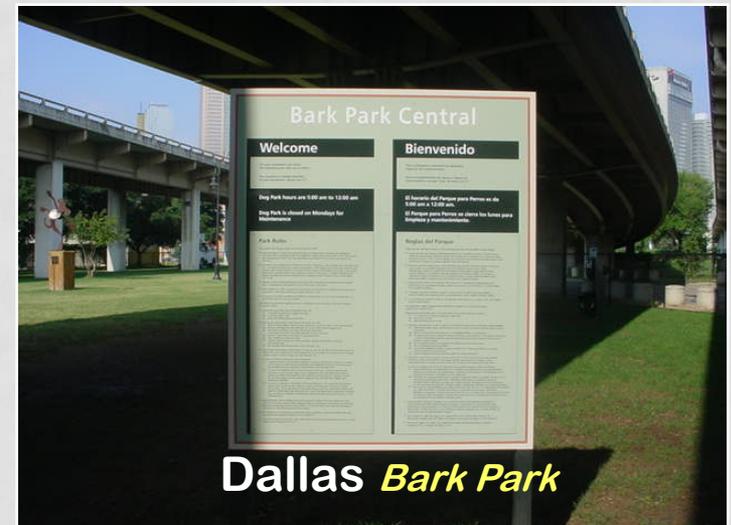


Fort Worth *Fort Woof*

Information Kiosk



NRH *Tipps Canine Hallow*



Dallas *Bark Park*

Dog Park Features



Grand Prairie *Central Bark*



Fort Worth *Fort Woof*

Shade

Structure



NRH *Tipps Canine Hallow*



Dallas *Bark Park*

Dog Park Features



Grand Prairie *Central Bark*

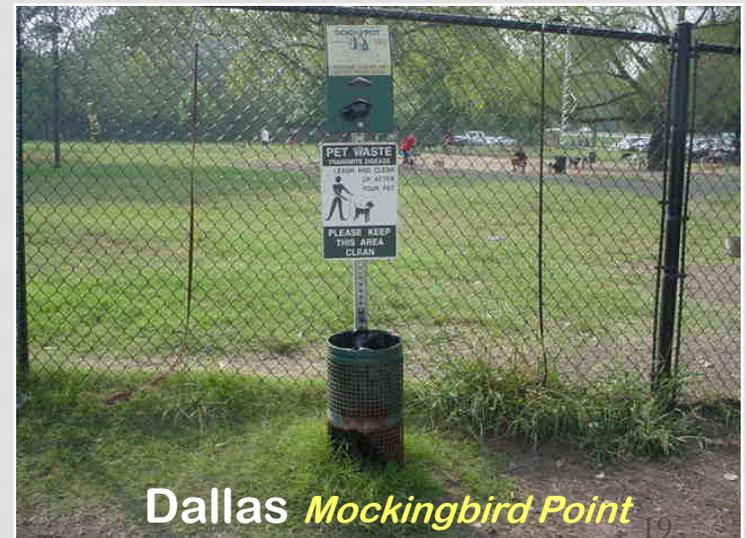


Fort Worth *Fort Woof*

Waste Disposal Stations



Plano *Jack Carter*



Dallas *Mockingbird Point*

Dog Park Features



Water
Fountain

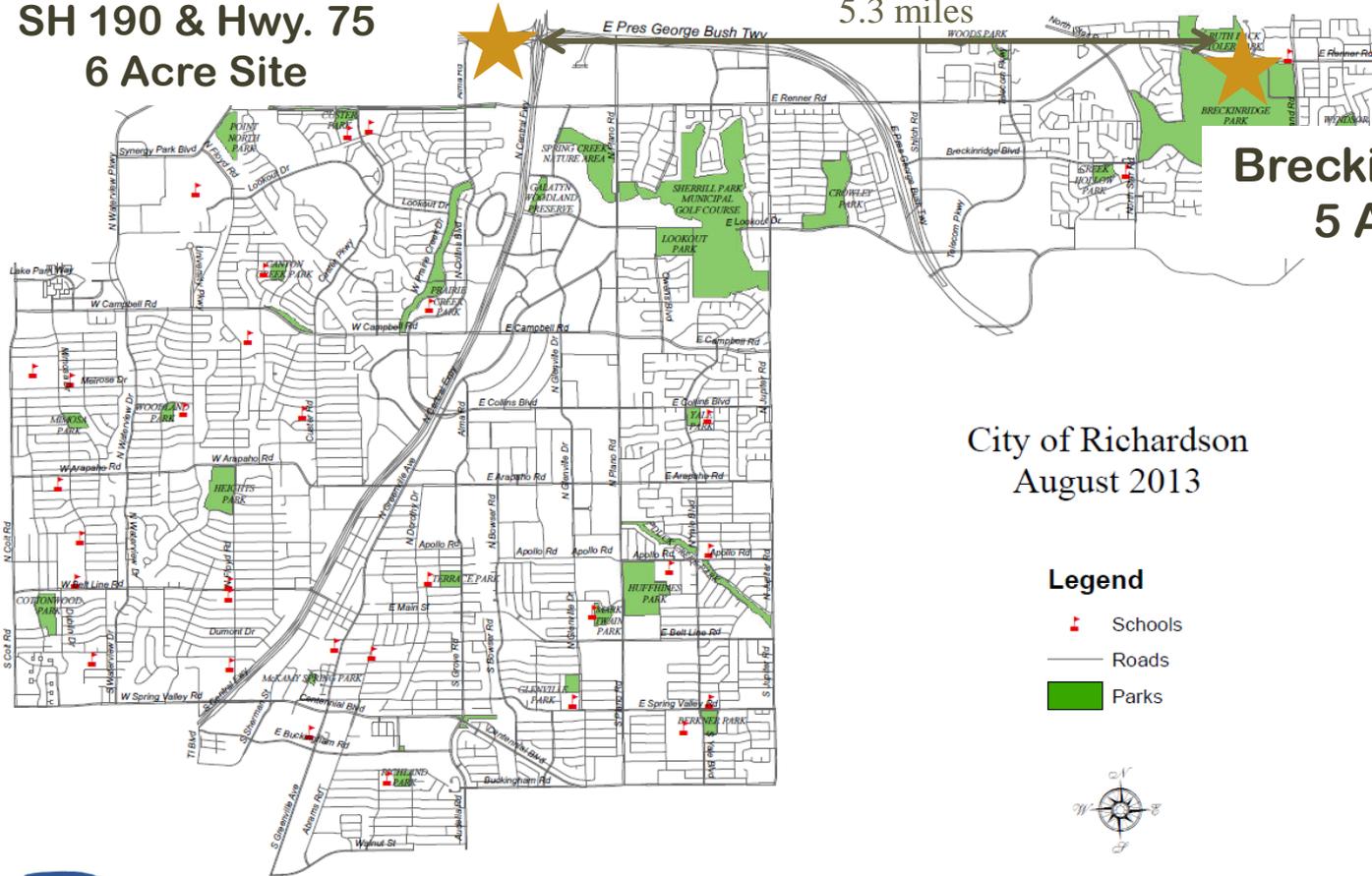


Possible sites for future dog park:

George Bush Turnpike
SH 190 & Hwy. 75
6 Acre Site

5.3 miles

Breckinridge Park
5 Acre Site



City of Richardson
August 2013

Legend

- Schools
- Roads
- Parks

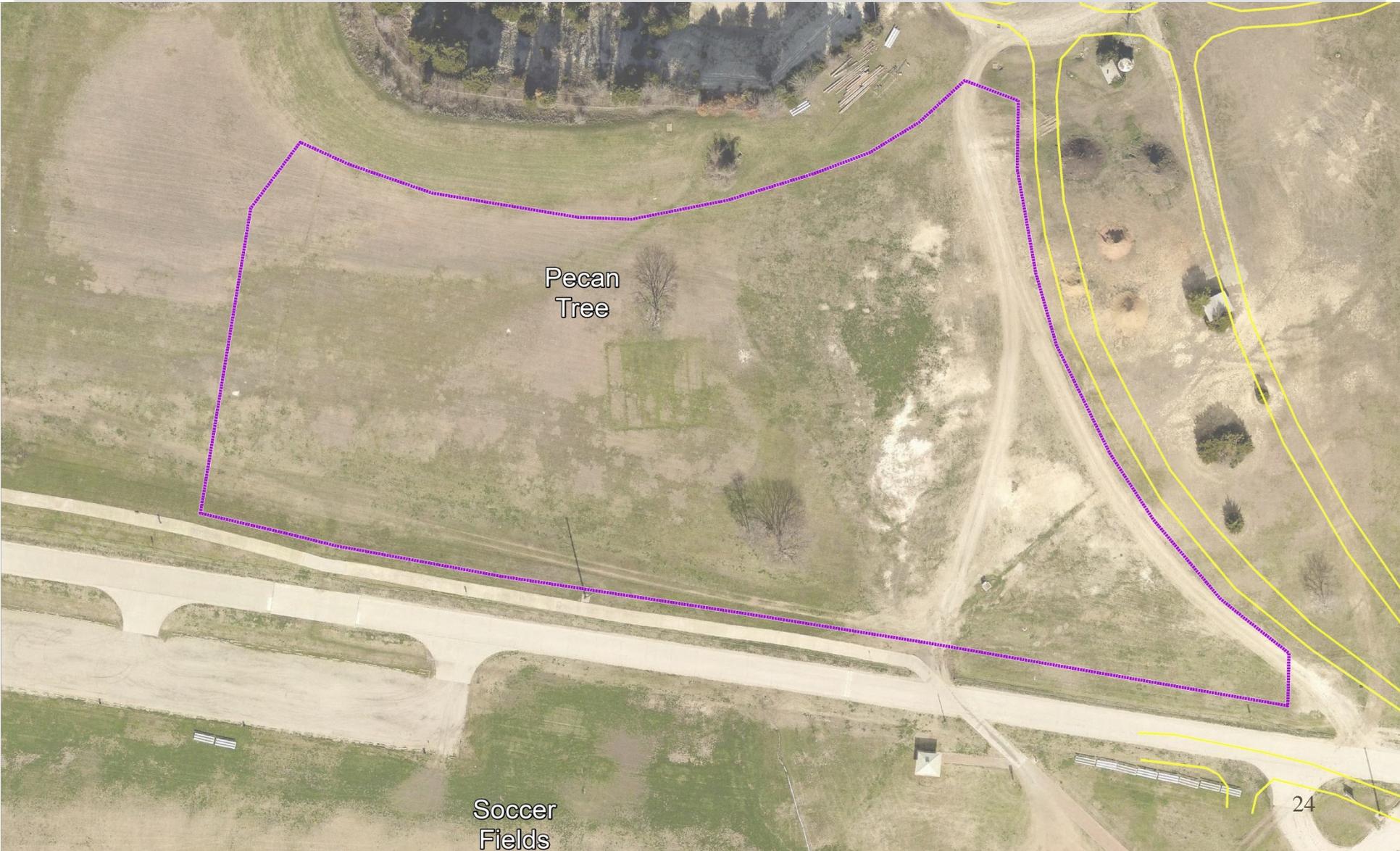


0 0.25 0.5 1 1.5 2 Miles

PROPOSED

BRECKINRIDGE DOG PARK

Proposed Breckinridge Dog Park



Pecan
Tree

Soccer
Fields



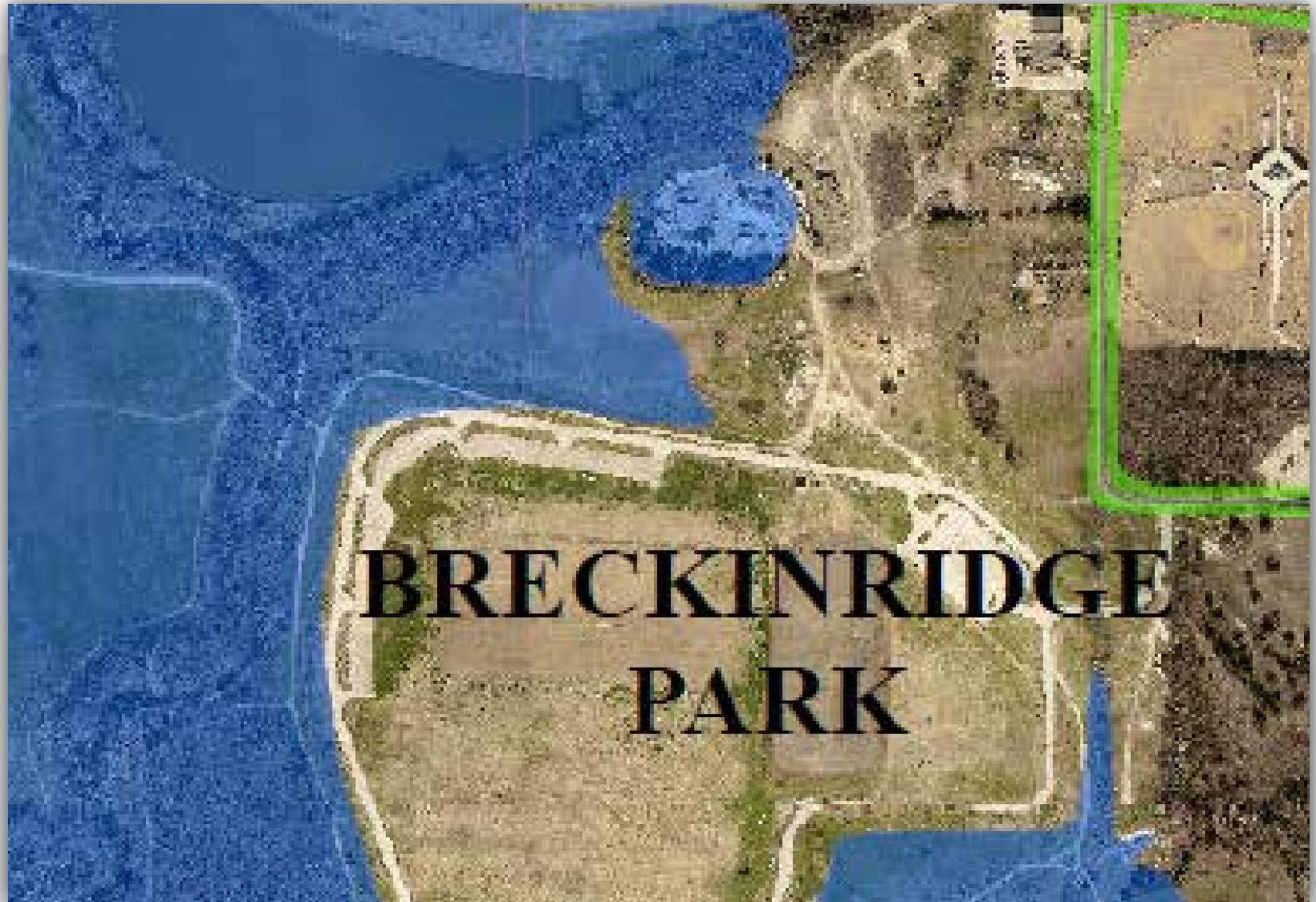




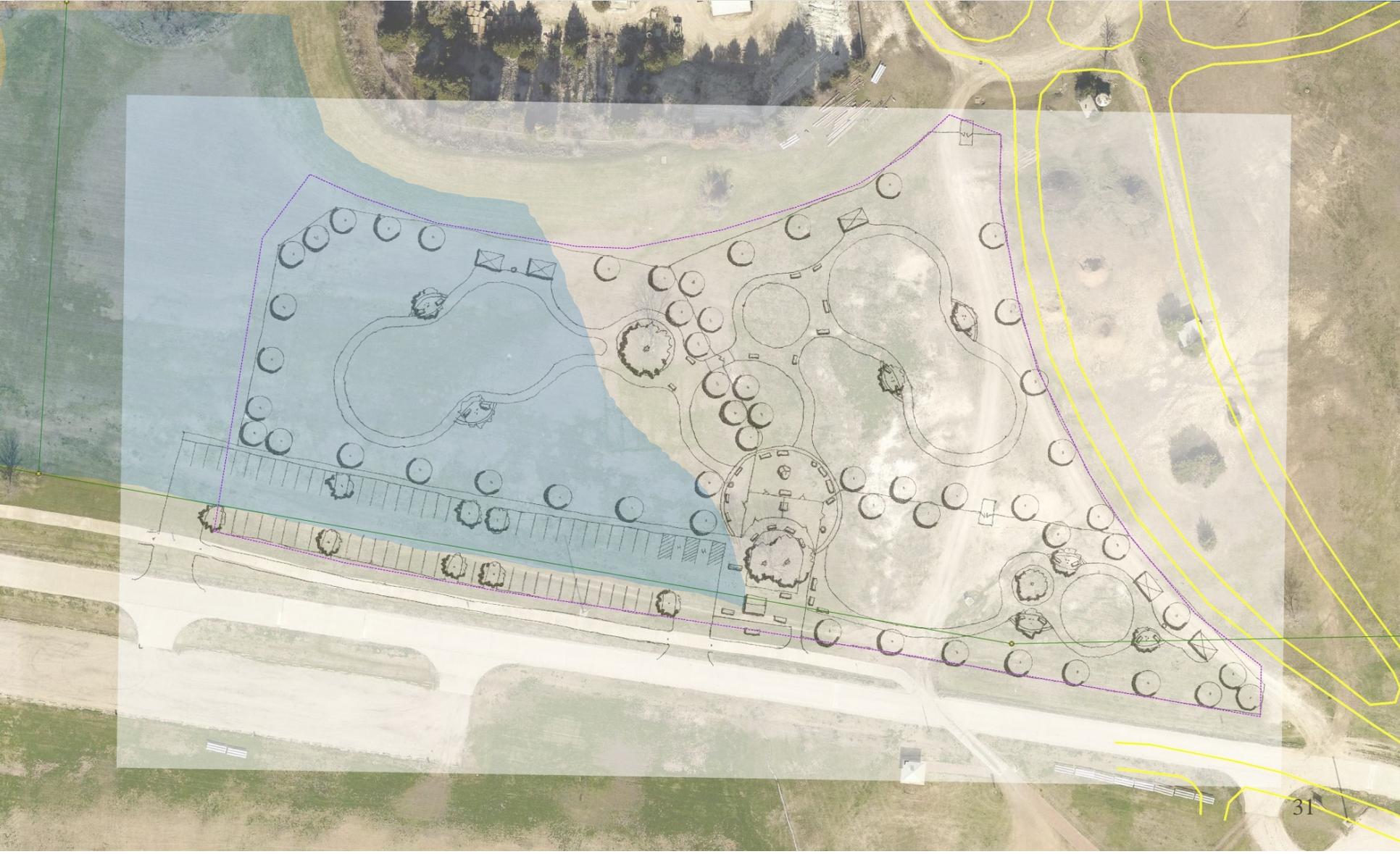




FLOOD PLAIN MAP



Approximate Flood Plain Impact



Proposed Breckinridge Dog Park



Concept Plan

Subject to final engineering and other site conditions

**BRECKINGRIDGE AREA #1
DOG PARK COST ESTIMATE**

Item	Quantity	Unit Cost	Total
Grading and Drainage	50,000 SQ.FT.	\$0.09	\$4,600.00
Shade Shelter 12'x20'	5 EA	\$16,000.00	\$80,000.00
Informational Kiosk	1 EA	\$1,800.00	\$1,800.00
Pet Waste Station and Dispenser	6 EA	\$600.00	\$3,600.00
Dog Cool-off Spray Station	2 EA	\$1,000.00	\$2,000.00
Drinking Fountains dogs/people	2 EA	\$8,000.00	\$16,000.00
Fire Hydrants (Donated)	3 EA	\$0.00	\$0.00
Benches, Leuders (Shipment of 10 = \$1800)	4 EA	\$1,800.00	\$7,200.00
Picnic Tables	10 EA	\$1,000.00	\$10,000.00
Large Stone Boulders	10 EA	\$500.00	\$5,000.00
Trash Receptacles	6 EA	\$400.00	\$2,400.00
Lost and Found Box	1 EA	\$100.00	\$100.00
De-Composed Granite Area	4,600 SQ.FT.	\$4.00	\$18,400.00
Concrete Paths and Areas	30,000 SQ.FT.	\$12.50	\$375,000.00
Concrete Mow Strip	500 LF	\$10.00	\$5,000.00
Fencing w/concrete border/gates	2,700 LF	\$20.00	\$54,000.00
Gates 4'wide	6 EA	\$100.00	\$600.00
Gates 12'wide	3 EA	\$350.00	\$1,050.00
Trees	70 EA	\$600.00	\$42,000.00
Soil	2,500 CU.YDS.	\$20.00	\$50,000.00
Irrigation System	1 LS	\$50,000.00	\$50,000.00
Water - Irrigation Service	1 EA	\$1,500.00	\$1,500.00
Water - Domestic Service	1 EA	\$1,500.00	\$1,500.00
Park Entrance Sign (Leuders Stone)	1 EA	\$2,000.00	\$2,000.00
Restroom w/Kennels	1 EA	\$100,000.00	\$100,000.00
Sanitary Sewer	300 LF	\$35.00	\$10,500.00
Parking	70 Spaces	\$2,500.00	\$175,000.00
<i>Subtotal 1</i>			\$1,019,250.00
Mobilization 10%			\$101,925.00
A&E 15%			\$152,887.50
Contingency 10%			\$101,925.00
<i>Subtotal 2</i>			\$356,737.50
Dog Park Total			\$1,375,987.50

Proposed Breckinridge Dog Park

PROS

- COR property!!!
- Shared/overflow Parking
- Trail Access
- Large open area
- Semi- established turf
- Some existing parking
- Not adjacent to residential property
- Some utilities are available
- Natural drainage
- Not in anyone's backyard

CONS

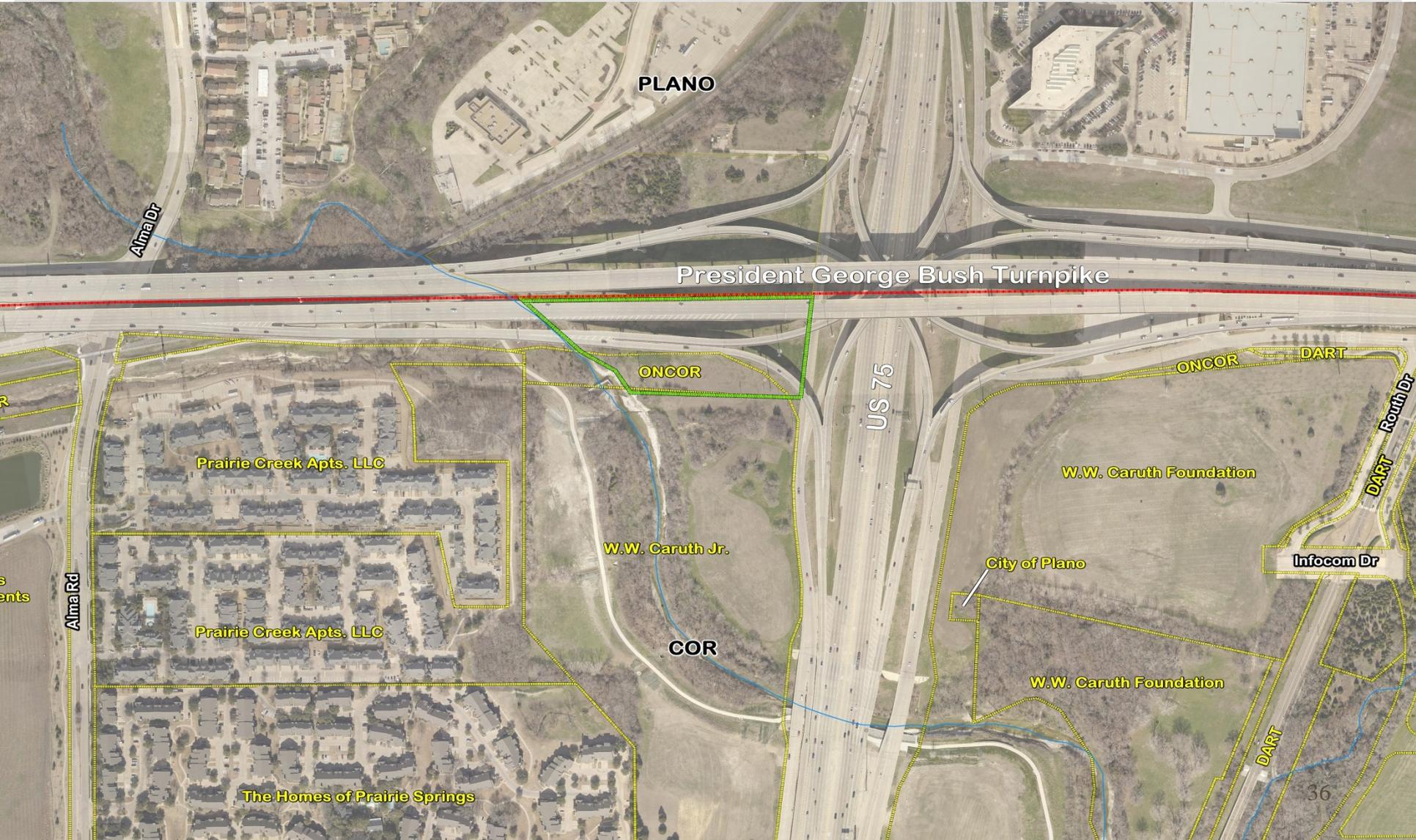
- Not centrally located - greatest distance from main population
- Partially located within the Rowlett Creek floodplain
- Shared/overflow parking conflicts on Saturdays
- Not in Breckinridge Park master plan
- Limited shade until trees develop
- Landfill limits may impact sites edge
- Pecan nuts can be consumed by dogs
- Accessible to surrounding community Dog Park goes.
- Not on current master plan for Breckinridge Park (could be adjusted)

PROPOSED

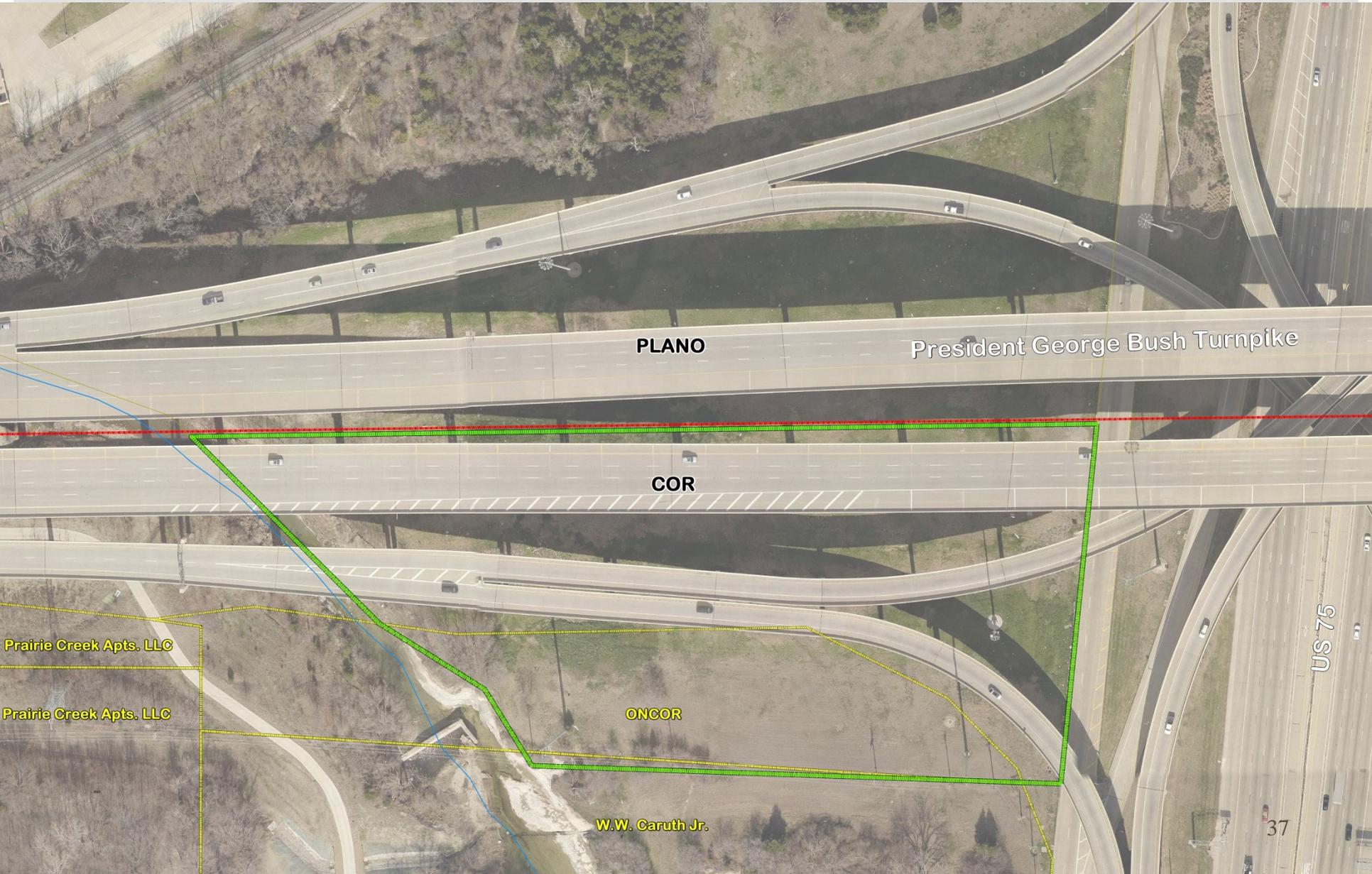
GEORGE BUSH TURNPIKE – SH 190 & US75
DOG PARK

George Bush Turnpike

SH 190 @ US 75 and Hwy 75



George Bush and Hwy 75



PLANO

President George Bush Turnpike

COR

Prairie Creek Apts. LLC

Prairie Creek Apts. LLC

ONGOR

W.W. Caruth Jr.

US 75

37









PIPELINE
WATER
CM
©
88-070-0036





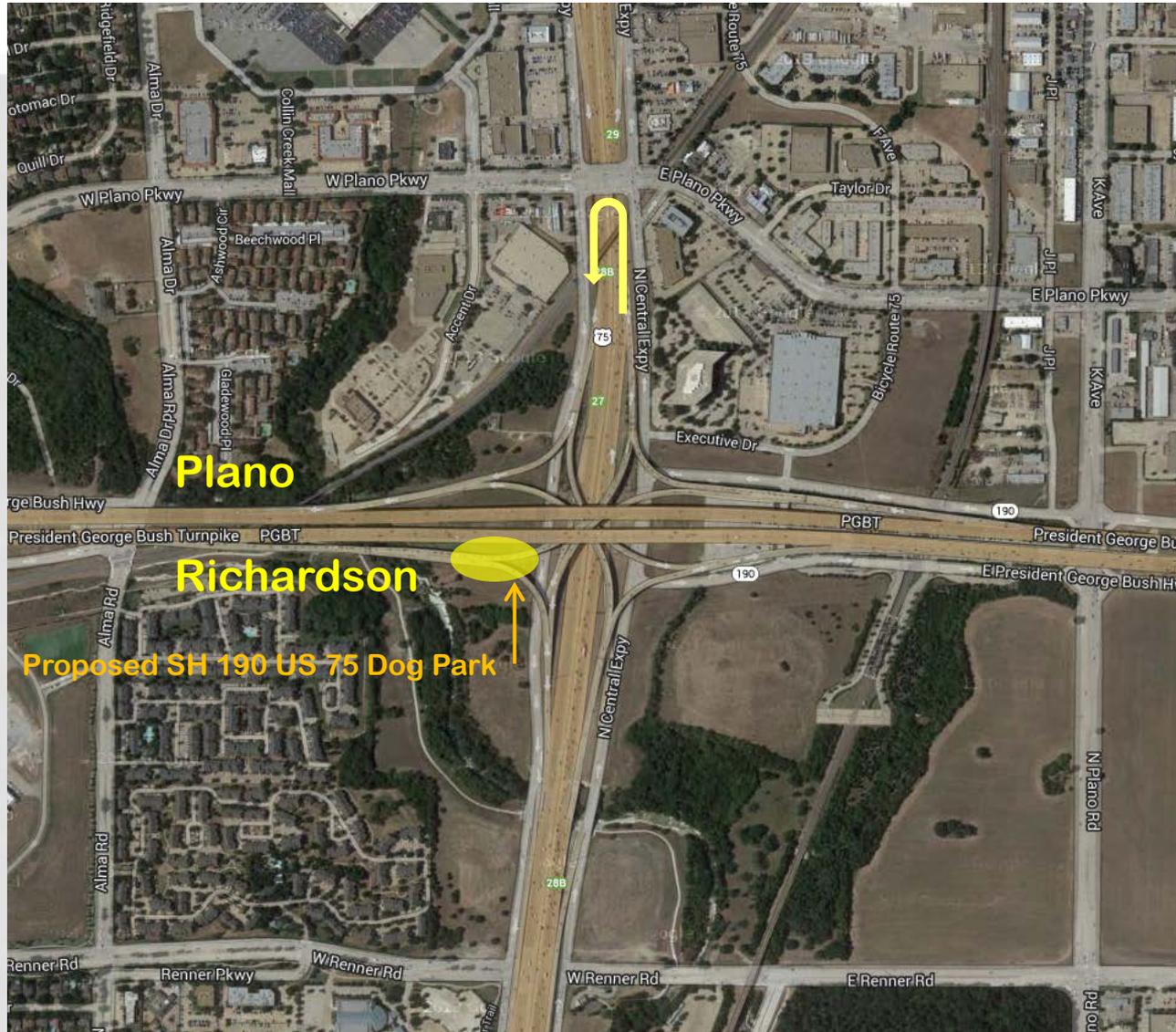




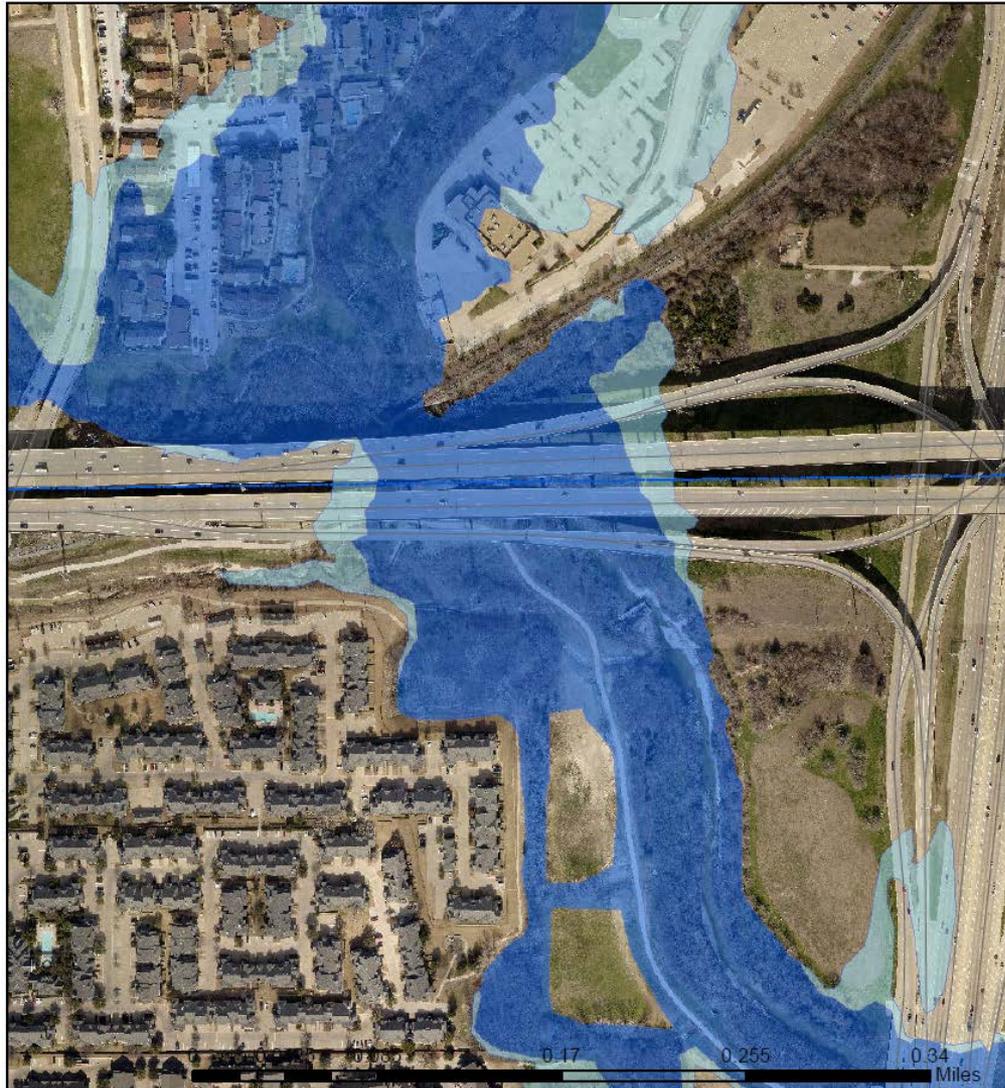




ACCESS TO PROPOSED DOG PARK SITE



SPRING CREEK FLOOD ZONE AREAS



City of Richardson
August 2013

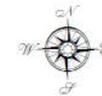
Legend

- Schools
- sde.SDE.citylimits_LN
- Roads

Flood Zone Areas 2009

FLOOD ZONE

- Base Flood Elevation
- 0.2 PCT ANNUAL CHANCE
- Outside 0.2 PCT Zone
- Parks



President George Bush Turnpike

TxDOT ROW

Small Dogs

2.0 acres

1 acre

Large Dogs

Entry Feature

Large Dogs

Restroom

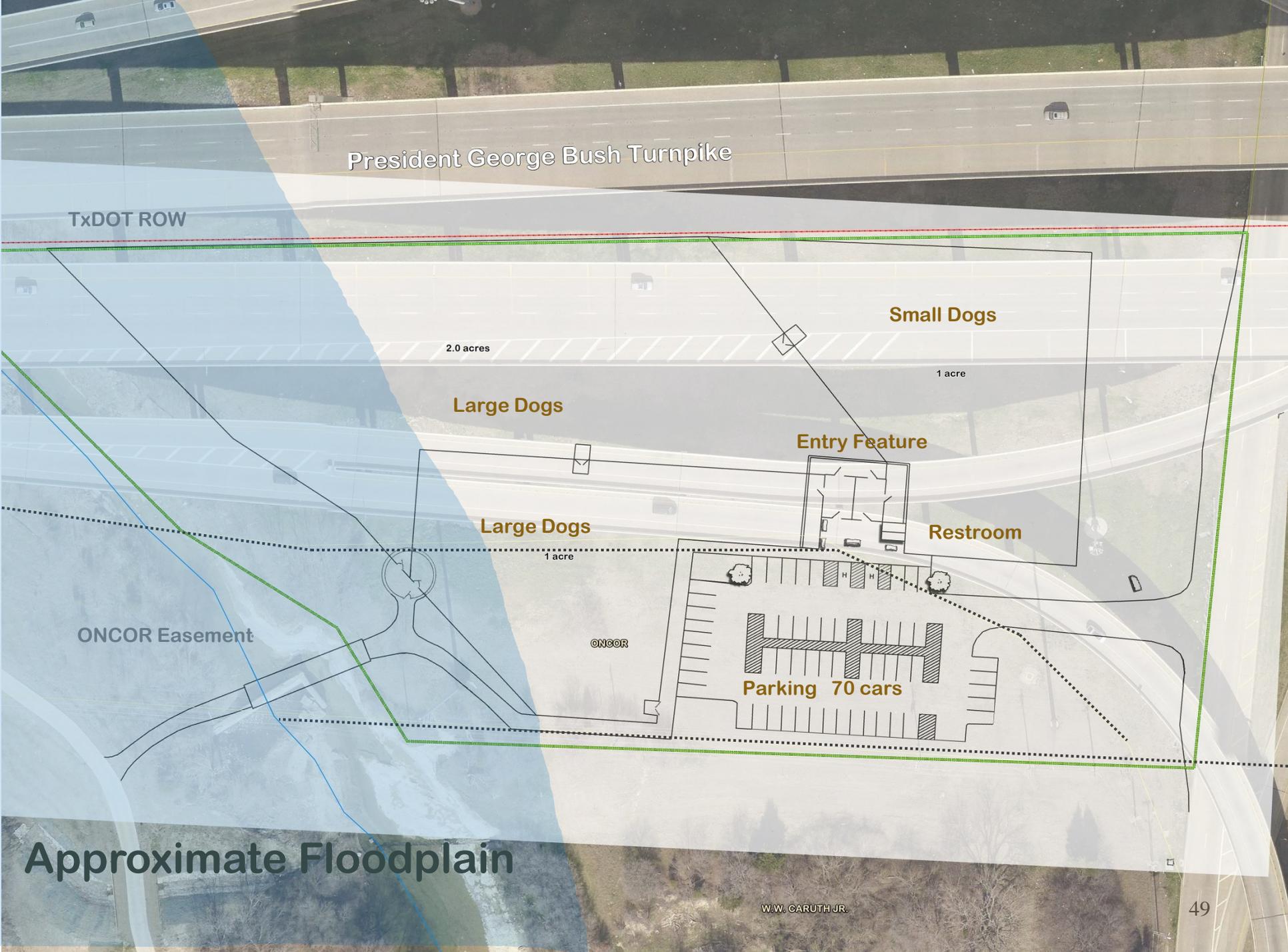
1 acre

ONCOR Easement

ONCOR

Parking 70 cars

Approximate Floodplain



President George Bush Turnpike

TxDOT ROW

2.0 acres

Large Dogs

Small Dogs

1 acre

Entry Feature

Large Dogs

1 acre

Restroom

ONCOR Easement

ONCOR

Parking 70 cars

Concept Plan

Subject to final engineering and other site conditions

W.W. CARUTH JR.

**GEORGE BUSH TURNPIKE / US 75
DOG PARK COST ESTIMATE**

Item	Quantity		Unit Cost	Total
Grading and Drainage	40,000	SQ.FT.	\$0.09	\$3,680.00
Informational Kiosk	1	EA	\$1,800.00	\$1,800.00
Pet Waste Station and Dispenser	6	EA	\$600.00	\$3,600.00
Dog Cool-off Spray Station	2	EA	\$1,000.00	\$2,000.00
Drinking Fountains dogs/people	2	EA	\$8,000.00	\$16,000.00
Fire Hydrants (Donated)	3	EA	\$0.00	\$0.00
Benches, Leuders (Shipment of 10 = \$1800)	4	EA	\$1,800.00	\$7,200.00
Picnic Tables	10	EA	\$1,000.00	\$10,000.00
Large Stone Boulders	10	EA	\$500.00	\$5,000.00
Trash Receptacles	6	EA	\$400.00	\$2,400.00
Lost and Found Box	1	EA	\$100.00	\$100.00
De-Composed Granite Area	20,000	SQ.FT.	\$6.00	\$120,000.00
Concrete Paths and Areas	30,000	SQ.FT.	\$6.00	\$180,000.00
Concrete Mow Strip	500	LF	\$10.00	\$5,000.00
Fencing w/concrete border/gates	2,100	LF	\$20.00	\$42,000.00
Gates 4' wide	6	EA	\$100.00	\$600.00
Gates 12' wide	3	EA	\$350.00	\$1,050.00
Trees	10	EA	\$600.00	\$6,000.00
Soil	1,000	CU.YDS.	\$20.00	\$20,000.00
Park Entrance Sign (Leuders Stone)	1	EA	\$2,000.00	\$2,000.00
Restroom w/Kennels	1	EA	\$100,000.00	\$100,000.00
Acceleration/Deceleration Lane	7,200	EA	\$16.00	\$115,200.00
Parking (per space)	70	EA	\$2,500.00	\$175,000.00
Irrigation System	1	LS	\$50,000.00	\$50,000.00
Water - Meter (\$5,000 to \$15,000)	1	EA	\$5,000.00	\$5,000.00
Water Connection to COR	1	LS	\$69,550.00	\$69,550.00
Sanitary Sewer Connection to COR	1	LS	\$77,250.00	\$77,250.00

Subtotal 1 \$1,020,430.00

<i>Mobilization, Overhead and Profit (15%)</i>	\$153,064.50
<i>A&E 15%</i>	\$153,064.50
<i>Contingency 10%</i>	\$102,043.00

Subtotal 2 \$408,172.00

(Subtotal 1 + Subtotal 2) **Dog Park Total** **\$1,428,602.00**

George Bush and Hwy 75

PROS

- Centrally located
- Access to site off of frontage road
- Positive activity where negative activity exists
- Large open area
- Shade from overhead roadway
- Natural drainage
- Nearby trail
- Not adjacent to residential property
- No park retro-fit required
- Visual interest
- Grade change
- Spring Creek
- Repurposed land
- Potential Partnership with Plano for skate park location with shared parking
- Acre larger than the Breckinridge site
- Added park feature without taking away existing park features/land.

CONS

- Access to site must use TEXAS u-turn in Plano to South bound frontage road
- Limited utility infrastructure
- TxDOT license agreement (not COR property)
- NTTA Agreement
- ONCOR license agreement
- Highway noise
- Needs deceleration lane into entrance
- No overflow parking
- Limited sunlight may be an issue for turf recovery.
- Cost more to maintain due to size.
- Accessible to surrounding community Dog Park goes.

OPERATIONAL CONSIDERATIONS

- Minimal staff impact on Parks and Recreation Department and Animal Services Department.
- Ongoing operational costs estimated between \$26 to \$28K per year.
- Great opportunity to partner with dog park “friends” organizations, volunteers, & enthusiasts.
- Continue to work with surrounding cities on best practices.

DOG PARK CONCLUSION, DISCUSSION, & NEXT STEPS

- The Park and Recreation Commission recommendation to the City Council for location of the Richardson Dog Park is the SH 190/ US 75 Interchange land.
- The Park and Recreation Commission also acknowledged the dog park elements to be included as part of the budget for the dog park are adequate.
- If the City Council approves the location and Dog Park elements, staff will begin TxDOT/NTTA/ONCOR license agreement applications.
- Staff will hire landscape architects and engineers to complete concept design, construction documents, and bid documents.
- It is anticipated the project could be ready to be bid late Spring of 2014 and construction completion in the Fall of 2014.