

**RICHARDSON CITY COUNCIL  
MONDAY, JANUARY 13, 2014  
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:30 PM  
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

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The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, January 13, 2014 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. PRESENTATION AND RECOGNITION BY INSURANCE SERVICES OFFICE (ISO) AND THE STATE FIRE MARSHAL'S OFFICE**

**C. REVIEW AND DISCUSS FARMER'S MARKET REGULATIONS**

**D. 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 – BOB TOWNSEND**

**2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – BOB TOWNSEND**

**3. MINUTES OF THE DECEMBER 9, 2013, DECEMBER 16, 2013, AND JANUARY 6, 2014 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.*

**PUBLIC HEARING ITEMS:**

5. PUBLIC HEARING, ZONING FILE 13-21: A REQUEST BY WILLIAM S. DAHLSTROM, JACKSON WALKER, L.L.P., REPRESENTING WC CAMPBELL BUSINESS CENTER LP, FOR A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL TO PD PLANNED DEVELOPMENT TO ACCOMMODATE A SELF-SERVICE WAREHOUSE TO BE LOCATED ON APPROXIMATELY 5.3 ACRES OF LAND LOCATED AT THE NORTHEAST QUADRANT OF CAMPBELL ROAD AND PLANO ROAD. THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.
6. PUBLIC HEARING, ZONING FILE 13-22: A REQUEST BY AYMAN ALKURDI, MOOSE CONSTRUCTION LLC, REPRESENTING RICHARDSON MEDITERRANEAN FOODS LLC, FOR A SPECIAL PERMIT FOR A SMOKING ESTABLISHMENT TO BE LOCATED AT 1601 N. CENTRAL EXPRESSWAY (WEST SIDE OF CENTRAL EXPRESSWAY, BETWEEN CAMPBELL ROAD AND COLLINS BOULEVARD). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

**ACTION ITEMS:**

7. VARIANCE 13-12: A REQUEST BY KEVIN GASKEY, REPRESENTING TDIRE, FOR APPROVAL OF A VARIANCE FROM CHAPTER 21, THE SUBDIVISION AND DEVELOPMENT CODE, ARTICLE III, SECTION 21-58(E) FOR A WAIVER FROM THE PHYSICAL SEPARATION REQUIREMENT BETWEEN APARTMENT COMMUNITIES OF MORE THAN 250 UNITS. THE PROPERTY IS LOCATED AT 905 AND 955 W. PRESIDENT GEORGE BUSH HIGHWAY; ON THE SOUTH SIDE OF PRESIDENT GEORGE BUSH HIGHWAY, WEST OF CUSTER PARKWAY AND IS ZONED PD PLANNED DEVELOPMENT.
8. RECEIVE THE JANUARY 8, 2014 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE 14-01: WIRELESS HOSPITAL AT 401 N. CENTRAL EXPRESSWAY, #700 AND SCB CASE 14-02: DIGITAL REALTY AT THE MULTI-PARCEL CAMPUS LOCATED AT THE SOUTHEAST CORNER OF E. COLLINS BOULEVARD AND ALMA ROAD.

**9. 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. CONSIDER THE FOLLOWING RESOLUTIONS:

1. RESOLUTION NO. 14-01, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.
2. RESOLUTION NO. 14-02, APPROVING THE TERMS AND CONDITIONS OF AN ASSIGNMENT OF A CITY ACCESS EASEMENT TO GATEWAY PIONEER INC. NO. 1, A CALIFORNIA CORPORATION, C/O RREEF MANAGEMENT L.L.C., AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE ASSIGNMENT OF EASEMENT ON BEHALF OF THE CITY.

B. CONSIDER APPROVAL AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO TIF ZONE NO. 1 CENTENNIAL PARK RICHARDSON, LTD., INFRASTRUCTURE REIMBURSEMENT, GRANT AND DEVELOPMENT AGREEMENT.

C. CONSIDER APPROVAL OF THE 2014 CITY COUNCIL MEETING SCHEDULE.

D. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #04-14 – WE RECOMMEND THE AWARD TO FAIN GROUP FOR THE RTR INTERSECTION IMPROVEMENTS (RENNER ROAD AT ALMA ROAD AND RENNER ROAD AT JUPITER ROAD) IN THE AMOUNT OF \$353,898.23.

2. BID #05-14 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO BRUCE MILLER NURSERIES FOR LABOR TO INSTALL TREES AND PLANTS PURSUANT TO UNIT PRICES.
3. BID #14-14 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO MIKE SANDONE PRODUCTIONS, INC., FOR TENTS FOR SPECIAL EVENTS PURSUANT TO UNIT PRICES.
4. BID #20-14 – WE RECOMMEND THE AWARD TO LARSON ASSOCIATES, INC., FOR THE ANTENNA SYSTEM INSTALLATION AT THE EMERGENCY OPERATIONS CENTER IN THE AMOUNT OF \$79,624.36.
5. BID #25-14 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO EAST TEXAS MACK SALES, LP, FOR A CAB/CHASSIS FOR A FRONT LOADER BODY FOR SOLID WASTE THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #430-13 IN THE AMOUNT OF \$132,000.
6. BID #26-14 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO MCNEILUS TRUCK & MANUFACTURING COMPANY, INC., FOR TWO (2) REAR LOADER REFUSE BODIES WITH ACCESSORIES FOR SOLID WASTE THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #425-13 IN THE AMOUNT OF \$95,470.
7. BID #27-14 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO HALL-MARK FIRE APPARATUS TEXAS, LLC, FOR AN E-ONE RESCUE/PUMPER FIRE APPARATUS FOR THE FIRE DEPARTMENT THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #FS12-13 IN THE AMOUNT OF \$584,427.
8. BID #28-14 – WE RECOMMEND THE AWARD TO MARATHON FITNESS FOR FITNESS EQUIPMENT FOR THE HUFFHINES RECREATION CENTER AND THE SENIOR CENTER PURSUANT TO THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE (BUYBOARD) CONTRACT #413-12 IN THE AMOUNT OF \$69,206.46 AND CANCELLATION OF PURCHASE ORDER 140131 TO FITCO FITNESS CENTER OUTFITTERS IN THE AMOUNT OF \$69,206.46 AS AWARDED ON BID #02-14.
9. BID #30-14 – WE RECOMMEND THE AWARD TO L3 MOBILE-VISION, INC., FOR IN-CAR DIGITAL VIDEO RECORDERS FOR THE POLICE DEPARTMENT IN THE AMOUNT OF \$62,233.

E. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 7 TO DECREASE PURCHASE ORDER 121535 TO CORE CONSTRUCTION FOR THE FIRE TRAINING CENTER/EOC/BACKUP DISPATCH FACILITY IN THE AMOUNT OF (\$94,143.35).

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• **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JANUARY 10, 2014, BY 5:00 P.M.

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AIMEE NEMER, CITY SECRETARY

THIS BUILDING IS WHEELCHAIR ACCESSIBLE. ANY REQUESTS FOR SIGN INTERPRETIVE SERVICES MUST BE MADE 48 HOURS IN ADVANCE OF THE MEETING BY CALLING 972-744-4100 OR 972-744-4001.



City of Richardson  
City Council Worksession  
Agenda Item Summary



**City Council Meeting Date:** January 13, 2014

**Agenda Item:** Presentation of Insurance Services Office's Public Protection Class 1 Classification

**Staff Resource:** Alan Palomba, Fire Chief

**Summary:** Representatives from the State Fire Marshall's Office will be on hand to recognize the City of Richardson for earning a Class 1 Insurance Services Office (ISO) Classification. ISO's Public Protection Classification (PPC) service gauges the fire protection capability of the local fire department to respond to structure fires in a property in which your company has a financial stake. ISO collects information on a community's public fire protection and analyzes the data using our Fire Suppression Rating Schedule (FSRS). ISO then assigns a PPC from 1 to 10. Class 1 represents the best public protection attainable.

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

**Action Proposed:** N/A



City of Richardson  
City Council Worksession  
Agenda Item Summary



**City Council Meeting Date:** Monday, January 13, 2014

**Agenda Item:** Farmer's Market Regulations

**Staff Resource:** Bill Alsup, Director of Health

**Summary:** City staff will provide updated recommendations for City Council consideration regarding a proposed ordinance related to the regulation of Farmer's Markets

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

**Action Proposed:** Consider Adoption of Proposed Ordinance during Business Meeting

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**DECEMBER 9, 2013**  
**WORK SESSION AND MEETING**

**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
Aimee Nemer	City Secretary
Michael Spicer	Director of Development Services
Dave Carter	Assistant Director of Development Services
Mick Massey	Director of Parks and Recreation
Taylor Patton	Management Analyst

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

Michael Spicer reviewed Zoning File 13-13.

**B. REVIEW AND DISCUSS PLANS FOR THE OWENS TRAIL – ONCOR TEXAS TRAILS LIVING LABORATORY LANDSCAPE PROJECT IN RICHARDSON**

Mick Massey, Director of Parks and Recreation reviewed this item for Council.

**C. REVIEW AND DISCUSS UPDATES TO EISEMANN CENTER PROGRAMMING**

This item was not discussed.

**D. REPORT ON ITEMS OF COMMUNITY INTEREST**

Councilmember Solomon thanked Barry Young and Oncor for their work during the outages caused by the winter storm. Councilmember Dunn thanked The Alamo Drafthouse for opening up their facility as a warming center for residents without power.

**COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS**

**1. INVOCATION – STEVE MITCHELL**

2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**
3. **MINUTES OF THE NOVEMBER 25, 2013 (ADVISORY BOARDS AND COMMISSIONS MEETING), NOVEMBER 25, 2013, AND DECEMBER 2, 2013 MEETINGS**

**Council Action**

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

**4. VISITORS**

Ms. Joan Groshardt addressed Council expressing concerns about payday loan business practices. Mr. John Power, representing the Church of God, presented Council with a gift of appreciation.

**5. CONSIDER APPOINTMENTS TO THE PARKS AND RECREATION COMMISSION.**

**Council Action**

Councilmember Hartley moved to appoint Kenan Brandes as Chair and Jeremy Thomason as Vice Chair of the Parks and Recreation Commission. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

**PUBLIC HEARING ITEMS:**

6. **PUBLIC HEARING, ZONING FILE 13-13: A REQUEST BY LARRY GOOD, GFF PLANNING, REPRESENTING JP REALTY PARTNERS, LTD., FOR A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL, PD PLANNED DEVELOPMENT, AND TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A PEDESTRIAN-ORIENTED, MIXED-USE DEVELOPMENT ON APPROXIMATELY 58.5 ACRES LOCATED ON THE WEST SIDE OF CENTRAL EXPRESSWAY, GENERALLY BOUNDED BY COLLINS BOULEVARD TO THE WEST, PALISADES BOULEVARD AND GALATYN PARKWAY WEST EXTENSION TO THE SOUTH, AND PALISADES CREEK DRIVE TO THE NORTH. THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL, PD PLANNED DEVELOPMENT, AND TO-M TECHNICAL OFFICE.**

**Council Action**

After a briefing from staff and presentation from the applicant, Council opened the Public Hearing with the following speakers:

**In Favor:**

Chris Frantz  
Scott Jessen  
Erica Yaeger  
Hank Mulvihill

Marilyn Frederick  
David Gantt  
Chris Phillips  
Ross Lyle  
Mark Conard (Did not speak)

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**DECEMBER 9, 2013**  
**WORK SESSION AND MEETING**

**Opposed:**

Jeremy Thomason  
Jim Watson  
Larry Chek  
David Schaefers  
Todd Franks  
Sean Scott  
Karen Vaughn  
Scott Buie (Did not speak)  
Sharon Johnson (Did not speak)  
Scott Dye

Brian Bolton  
Jonathon Davenport (Did not speak)  
Mike Kilgard  
Will Reid  
Kevin Fisher  
Tom Reid  
Jim D'Amelio  
Garry Warrencheck (Did not speak)  
John Charlesworth (Did not speak)  
Randy Montgomery

Additionally, two citizen petitions were submitted for the record and the following positions were submitted:

**Neutral or No position Indicated:**

Paul Whitehead  
Jenay Paul  
Jason Kimball

**Opposed:**

Patricia Simmons  
Janet Fisher  
Reed McAlister  
Stephanie Stibor  
Ashley Dye  
Janis Bosles  
Gloria Warrenchuk  
David Twiss  
Kara Baergen  
Gracie Baergen  
Robert J. Navarrete  
William Navarrete  
Steven Free  
Jeanne Kilgard  
Charles Fell  
Michael Levy  
Mark Paul  
Rebecca Day  
David Day  
Paige Franks  
Terry Welch  
John Baergen  
Cyndy Silverthorn  
Elizabeth Wood  
Dustin Shaffer

Whitney Parrish  
Bill Gabel  
Liz Damelio  
Melissa Tucker  
Briana Cioni  
Donna Bailey  
Mark Bailey  
Tom Benson  
Kim Watson  
Becky Twiss  
Dirk Bouma  
Ellie Berglund  
Kacy Holmes  
Ginger Kaiser  
Amber Kimball  
Dennis J. Gibbs  
Amanda Vesel  
Catherine Peterson  
Claiborn Peterson  
Niki Hawkins  
Kate Martin  
Rob Martin  
Meredith Watkins  
Erin Board  
Mark Miller  
Kathy Dugan

Mike Dugan  
Julie Toler  
Bryan Toler  
Matthew Roberts  
Christina Kraft  
Kim Niederhauser  
Wendy Allen  
Kristin Brown  
Melissa Cohen  
Keith McKenzie  
Michele Bangert  
Ron van Vliet  
Tara Loiben  
Elizabeth Moreno  
Jeanne Kilgard  
Christian Moreno  
Ginger H. Gibbs  
Jill Miller  
Daphne Reid  
Stephen Davenport  
Kelly Fassett  
Chrissy Stansell  
Angela McMurry  
Lindsay Sloan  
LaShanda Harris  
Ari Loiben  
Chantelle Chandler  
Dominique Cass  
Dora Deras  
Melanie Shaffer  
Jennifer Cahill  
Joanie Roberts  
Cynthia Silverthorn  
Fred Chandler  
Frederick Silverthorn  
Joseph Harris  
Lisa Silverthorn  
Kelly Hibbs

Jason Hibbs  
Allison Cole  
D. Carlton Cole  
Senee Holditch  
Brian Holditch  
Elizabeth Gibson  
Kristi Rick  
Ashley Samber  
Jay Samber  
Scott Silverthorn  
Jaime Boyles  
Roseann Kendall  
Christina Bailey  
Chad Bailey  
Patty Bouma  
Sarah Jager  
William Jager  
Kathleen Jenks  
William Jenks  
Lynley VanSingel  
Ben Henke  
Shayla Cobb  
Terry Wrenn  
Rosser Wrenn  
Tom Collingwood  
Amy Villarreal  
Jesse Villarreal  
Louis Brown  
Carol McLaughlin  
William Simmons  
Lance Cass  
Dana McMahan  
Carey Leslie  
David Castro  
Leigh Schaefer  
Keely Knight  
Charles Bangert

### **Council Action**

Councilmember Mitchell moved to close the Public Hearing at 10:55 p.m. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

Councilmember Dunn moved to approve Zoning File 13-13 with instructions to staff to bring back a plan for phasing which would include initial phases 1 and 2A. Mayor Pro Tem Townsend seconded the motion. A vote was taken and passed, 5-2 with Councilmember Hartley and Mitchell voting in opposition.

**7. CONSENT AGENDA:**

**A. ADOPTION OF THE FOLLOWING ORDINANCES:**

- 1. ORDINANCE NO. 4035, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 22, BY AMENDING SECTION 22-118(A) TO AMEND THE SCHOOL ZONE HOURS FOR RICHARDSON INDEPENDENT SCHOOL DISTRICT ELEMENTARY SCHOOLS.**
- 2. ORDINANCE NO. 4036, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 18, SIGN REGULATIONS, BY AMENDING SECTION 18-5(3), PROHIBITED SIGNS; BY REPEALING SECTION 18-29; BY AMENDING SECTION 18-96(24), POLITICAL SIGNS (TEMPORARY); AND BY AMENDING CHAPTER 13 TO ADD ARTICLE XIII REGULATING ELECTIONEERING AT POLLING LOCATIONS.**

**B. CONSIDER RESOLUTION NO. 13-29, PROVIDING FOR THE REDEMPTION OF A PORTION OF THE OUTSTANDING "CITY OF RICHARDSON, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, TAXABLE SERIES 2004"; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE REDEMPTION OF SUCH OBLIGATIONS.**

**C. AUTHORIZE THE ADVERTISEMENT OF THE FOLLOWING BIDS:**

- 1. BID #16-14 – 2014 POLICE DEPARTMENT AND MUNICIPAL COURT HVAC UPGRADES. BIDS TO BE RECEIVED BY TUESDAY, JANUARY 7, 2014 AT 2:00 P.M.**
- 2. BID #21-14 – 2014 BRIDGE RAIL MAINTENANCE PROJECT. BIDS TO BE RECEIVED BY TUESDAY, JANUARY 28, 2014 AT 2:00 P.M.**
- 3. BID #22-14 – 2014 COLLECTOR STREET PAVEMENT REPAIR PROJECT (FLOYD, APOLLO, BUCKINGHAM). BIDS TO BE RECEIVED BY TUESDAY, JANUARY 21, 2014 AT 2:00 P.M.**

**D. AUTHORIZE THE ADVERTISEMENT OF COMPETITIVE SEALED PROPOSAL NO. 901-14 – APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE 2014 ONCOR SIGNATURE TRAILS LANDSCAPE PROJECT. COMPETITIVE SEALED PROPOSALS TO BE RECEIVED BY THURSDAY, JANUARY 23, 2014 AT 2:00 P.M.**

**E. CONSIDER AWARD OF THE FOLLOWING BIDS:**

- 1. BID #01-14 – WE RECOMMEND THE AWARD TO ESTRADA CONCRETE COMPANY, LLC FOR THE 2014 NEIGHBORHOOD PAVEMENT REPAIR PROJECT AREAS 1, 2, AND 3 PURSUANT TO UNIT PRICES.**

2. **BID #23-14 – WE RECOMMEND THE AWARD TO GIFFORD ELECTRIC, INC., FOR A SOLE SOURCE PROCUREMENT OF A PORTABLE SIREN AND PUBLIC ADDRESS TRAILER IN THE AMOUNT OF \$55,500.**
3. **BID #64-13 – WE RECOMMEND THE AWARD TO RATLIFF HARDSCAPE FOR THE 2010 NEIGHBORHOOD VITALITY ENTRY FEATURES IN THE AMOUNT OF \$392,758.40.**

**F. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 1 TO DECREASE THE ORIGINAL AWARDED AMOUNT OF BID #64-13 TO RATLIFF HARDSCAPE FOR THE 2010 NEIGHBORHOOD VITALITY ENTRY FEATURES IN THE AMOUNT OF (\$90,263.55).**

**G. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 1 TO INCREASE PURCHASE ORDER NO. 130994 TO ED BELL CONSTRUCTION CO., INC., FOR THE CENTRAL TRAIL IN THE AMOUNT OF \$157,457.90.**

**H. CONSIDER CANCELLATION OF THE MONDAY, DECEMBER 23, 2013 CITY COUNCIL MEETING, DECEMBER 30, 2013 WORK SESSION, AND JANUARY 20, 2014 WORK SESSION.**

**Council Action**

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

**ADJOURNMENT**

With no further business, the meeting was adjourned at 12:07 a.m. on December 10, 2013.

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MAYOR

ATTEST:

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CITY SECRETARY

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION MEETING**  
**DECEMBER 16, 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
Aimee Nemer	City Secretary
Bill Alsup	Director of Health
Greg Sowell	Director of Communications
Jessica James	Marketing Manager
Taylor Patton	Management Analyst

**A. VISITORS**

There were no visitors comments submitted.

**B. REVIEW AND DISCUSS UPDATES TO EISEMANN CENTER PROGRAMMING**

Shanna Sims-Bradish, Assistant City Manager, reviewed this item for Council reporting that the Eisemann Center passed the 2 Million attendance mark on November 6, 2013 on RSO Symphony Days with RISD third grade student attending. Ms. Bradish also informed Council of the new educational program titled Eisemann Extras, which consists of interactive events inspired by the Family Theater Series. She also noted significant 2014 events including Willie and the Wheel, featuring Willie Nelson and Ray Benson and Aleep at the Wheel on November 23, 2014; and the Miss Texas Pageant, July 1-5, 2014.

**C. REVIEW AND DISCUSS SOLID WASTE SERVICES STUDY**

Don Magner, Assistant City Manager, briefed this item for Council. Jessica James, new Marketing Manager, also addressed Council regarding her focus on the City's recycling program and the implementation of new initiatives to increase recycling education and awareness.

**D. REVIEW AND DISCUSS FARMERS MARKET REGULATIONS**

Bill Alsup, Director of Health, addressed Council on this item and reviewed a proposed ordinance for Farmers Markets that would address Food Safety, Vendor Compliance, Operator/Vendor Responsibilities, Signage, Fees, and Enforcement.

Council requested to make revisions that reflect a balance of safety and over-regulating.

**E. REVIEW AND DISCUSS THE 2014 CITY COUNCIL MEETING CALENDAR**

Mr. David Morgan and Ms. Aimee Nemer presented information on the proposed 2014 City Council meeting schedule explaining that staff is proposing to eliminate 11 meetings which fall on a City Holiday, RISD/PISD Spring Break week, 5<sup>th</sup> Mondays, the Monday after the Independence Holiday, and the Mondays the week of Thanksgiving, Christmas, and New Year's Day. Staff explained that this schedule would provide 41 scheduled work sessions and meetings, a two-day budget retreat, and allow for a consecutive two-week break in summer and winter.

**F. REPORT ON ITEMS OF COMMUNITY INTEREST**

Councilmember Dunn reported on a ribbon-cutting for a new park as a result of collaboration with RISD, the City, and JJ Pearce High School.

Councilmember Solomon thanked the Heights Baptist Church and the Girl Scouts for their work in collecting food and funds for Network.

Mayor commented on a field hearing held at the Eisemann Center by Congressman Pete Sessions. She commended the Center for the putting together a successful high caliber event on short notice.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:52 p.m.

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MAYOR

ATTEST:

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CITY SECRETARY

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION MEETING**  
**JANUARY 6, 2014**

**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
Aimee Nemer	City Secretary
Steve Graves	Chief Information Officer

**A. VISITORS**

Mr. CB Holliday addressed Council and complimented them on their work in the City. He requested that his alley be reviewed for repairs and mentioned the condition of the railroad tracks on Lookout Drive.

**B. PRESENTATION OF DIGITAL CITIES AWARD TO THE CITY OF RICHARDSON**  
Fred Maldonado, AT&T, presented Steve Graves and the City with the Digital Cities Award.

**C. REVIEW AND DISCUSS THE TIF #1 BRICK ROW AGREEMENT AMENDMENT**

David Morgan, Deputy City Manager, reviewed a proposed amendment to the TIF #1 Brick Row Agreement explaining the following:

- Amendment is necessary to pay the Reimbursement Amount to reflect the updated completion dates
- Amendment addresses the following key items:
  - Removes Centennial Park Blvd Project from Agreement
  - Lowers Maximum Reimbursement Amt. to \$5,912,299.
  - Interest begins to accrue on the Reimbursement Amount from June 1, 2013 instead of when the contracts were let
  - States Company has satisfied the terms and conditions under the Original Agreement to be eligible to receive the Maximum Reimbursement Amount

- Company will forgo County Increment since there is no eligible housing component; the County increment will remain in the TIF

#### **D. REVIEW AND DISCUSS THE SALE OF 2014 CERTIFICATE OF OBLIGATIONS – SERIES 2014**

Kent Pfeil, Director of Finance, reviewed the following with Council:

During the 2013-2014 budget, the City Council planned to issue \$8,125,000 in Certificate of Obligation debt for equipment and capital improvements. Final refinements to the sale amount have included the following changes:

\$8,125,000 Beginning Estimate  
(1,200,000) Deferred Land Acquisition  
1,200,000 Add Street & Neighborhood Vitality Supplement  
(195,000) Purchase of Rescue/Pumper instead of Aerial/Quint  
(75,000) Use prior year savings to offset cost of solid waste containers  
\$7,855,000 Total

#### **E. REPORT ON ITEMS OF COMMUNITY INTEREST**

Mayor Maczka commended the Public Works and Streets department for their efficient work on the winter storm clean-up.

#### **EXECUTIVE SESSION**

In compliance with Section 551.072 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./W. Main St. Area

#### **Council Action**

Council convened into Executive Session at 6:47 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 at 7:15 p.m. There was no action taken as a result of the Executive Session.

#### **ADJOURNMENT**

With no further business, the meeting was adjourned at 7:15 p.m.

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MAYOR

ATTEST:

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CITY SECRETARY



# MEMO

**DATE:** January 9, 2014  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 13-21 – PD – NE Quadrant of Campbell Road and Plano Road

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## REQUEST

William S. Dahlstrom, Jackson Walker, L.L.P., representing WC Business Center LP, is requesting to rezone a 5.3-acre lot from LR-M(2) Local Retail with special conditions to PD Planned Development to accommodate the development of a self-service warehouse. The subject property is located at 2050 N. Plano Road, at the northeast quadrant of Campbell Road and Plano Road.

Prior to the November 19, 2013 City Plan Commission meeting, the applicant held a neighborhood meeting to discuss the proposed project and address any questions or concerns of the neighborhood. He stated that after the meeting, the neighborhood association president (at that time) stated those he had spoken with were in support or neutral regarding the proposed request. There was no one to speak in favor or opposition of the request at the CPC meeting.

The case was originally scheduled for the November 25, 2013 City Council agenda; however, the applicant requested a continuation due to several emails sent to the Council in opposition to the proposed request. On January 7, 2014, the applicant held an additional neighborhood meeting to address the opposition. He informed staff that six (6) people were present at the meeting, including the former and current neighborhood association presidents.

## BACKGROUND

The property was developed in 1985 with two (2) buildings. Around the same time, the 3-building shopping center located in front of the property was also developed. In 1993, a Special Permit was granted to allow a high-tech manufacturing facility (J.N.C. Enterprises and Mactronix) to locate within the subject property. Since its construction, the subject property has experienced difficulty leasing and marketing the property due to its poor visibility. At the November 19, 2013 CPC meeting, the applicant stated the site is approximately 20% occupied.

The proposed PD would limit the allowed uses to LR-M(2) Local Retail uses as well as a self-service warehouse. The proposed facility would contain approximately 768 individual storage units. The site would be access controlled and tenants would only have access to the building where their storage unit is located. The applicant has also stated there will be several cameras throughout the property to increase security. The applicant has proposed additional conditions that would limit the impact of a self-service warehouse. The conditions include additional screening adjacent to the single-family neighborhood, signage and lighting restrictions, and the prohibition of outdoor storage. Along with the conditions, the applicant requested a 5-foot reduction in the 60-foot open space requirement between the back of the buildings and the residential property to the north and east.

As of this date, one (1) email has been received which states the resident is not opposed to the request. Nineteen (19) emails have been received stating concern or opposition to the proposed request.

The Commission stated that the site was not positioned well to be a viable retail center and discussed the possibility of a time limit on the use; however, the time limit was not supported by the Commission.

**PLAN COMMISSION RECOMMENDATION**

The City Plan Commission, by a vote of 6-1 (Commissioner Linn opposed), recommended approval of the request subject to limiting the reduced open space requirement to only the existing portion of Building 2 which does not conform to the 60-foot open space requirement.

**ATTACHMENTS**

- |   |  |
|---|--|
| Special Conditions                      | Proposed Site Renderings (Exhibit “C”) |
| CC Public Hearing Notice                | Proposed PD Conditions (Exhibit “D”)   |
| City Plan Commission Minutes 11-19-2013 | Site Photos                            |
| Staff Report                            | Applicant’s Statement                  |
| Zoning Map                              | Correspondence                         |
| Aerial Map                              | Notice of Public Hearing               |
| Oblique Aerial Looking West             | Notification List                      |
| Zoning Exhibit (Exhibit “B”)            |  |

## ZF 13-21 Special Conditions

1. A The subject site shall be zoned PD Planned Development for the LR-M(2) Local Retail District, and shall be developed in accordance with all applicable regulations except as otherwise noted.
2. In this Planned Development District, no land shall be used and no building shall be erected for or converted to any use other than:
  - (1) Any use permitted in the LR-M(2) Local Retail District.
  - (2) Self-service warehouse.
3. No rear setback shall be required except where the rear of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of Chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply, except as otherwise modified herein. Where the rear of any buildings that are currently located within the 60-foot open space area as depicted on Exhibit "B" in the development abuts on a residential district, open space to include alley right-of-way shall be a minimum of fifty-five (55) feet.
4. New exterior wall mounted lighting fixtures on buildings, facing residential zoning districts, shall be limited to shielded wall sconces at a maximum height of eight (8) feet.
5. No signage is allowed to be on facades facing residential zoning except for directional, security and property identification signage. The effective area for wall signage on the west façade of Building 1 (facing Plano Road) and south façade of Building 2 (facing Campbell Road) is limited to 50 square feet per façade. Detached signage is limited to the monument signs shown on the Exhibit "B".
6. Outdoor storage and display related to a self-service warehouse shall be prohibited.
7. Additional landscape screening shall be provided along the eastern property lines as depicted on Exhibit "B".
8. All storage units shall be accessed by interior corridors.



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Attn. Lynda Black  
Publication for Dallas Morning News – Legals  
Submitted on: December 20, 2013  
Submitted by: City Secretary, City of Richardson

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

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

FOR PUBLICATION ON: DECEMBER 27, 2013

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**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, January 13, 2013, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

**ZF 13-21**

A request by William S. Dahlstrom, Jackson Walker, L.L.P., representing WC Campbell Business Center LP, for a change in zoning from LR-M(2) Local Retail to PD Planned Development to accommodate a self-service warehouse to be located on approximately 5.3 acres of land located at the northeast quadrant of Campbell Road and Plano Road. The property is currently zoned LR-M(2) Local Retail.

**ZF 13-22**

A request by Ayman Alkurdi, Moose Construction LLC, representing Richardson Mediterranean Foods LLC, for a Special Permit for a smoking establishment to be located at 1601 N. Central Expressway (west side of Central Expressway, between Campbell Road and Collins Boulevard). The property is currently zoned C-M Commercial.

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

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

**DRAFT EXCERPT  
CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – NOVEMBER 19, 2013**

**PUBLIC HEARING**

**Zoning File 13-21:** Consider and take the necessary action on a request for a change in zoning from LR-M(2) Local Retail to PD Planned Development to accommodate a self-service warehouse to be located on approximately 5.3 acres of land at the northeast quadrant of Campbell Road and Plano Road.

Mr. Shacklett advised the applicant was requesting to rezone the subject property to accommodate the development of a self-service warehouse. He added that when the property was developed, a similar shaped property was developed shortly thereafter limiting the visibility of the subject site to the Campbell and Plano Road frontages.

Mr. Shacklett explained the applicant was faced with two choices when looking to rezone the subject property: 1) rezone from retail to an industrial district that would allow various industrial uses by right; or 2) rezone to a PD with a base zoning of LR-M(2) Local Retail with the additional allowed use of self-service warehouse. The latter would allow the property to develop either as self-service warehouse, or remain as local retail.

Mr. Shacklett stated the proposed warehouse would hold approximately 768 individual units between Buildings 1 and 2 with two-thirds of the units in Building 1 and the remainder in Building 2. He added that the applicant was asking to add several special conditions to the rezoning request to lessen the impact on the adjacent properties:

- Any new exterior lighting would be limited to shielded sconces no higher than eight (8) feet in height;
- All storage units would be required to be accessed from internal corridors;
- Outdoor storage and display related to a self-service warehouse would be prohibited;
- Placing additional screening trees every thirty-five (35) feet to provide added buffering in addition the existing 6-foot wall;
- Limit attached signage to no more than 50 square feet on both frontages; and
- Limit detach signage would to one monument sign on each frontage (no pole or pylon signs).

Mr. Shacklett pointed out the visibility of the subject property was hindered by the fact the property sits below grade along Plano Road, the existing landscaping, and the location of the existing retail building in front of the subject property.

Mr. Shacklett noted that in the original application, a second story had been proposed on the west side of Building 1 that would have served as space for an office and an on-premises

caretaker, but that had been removed because, by definition, self-service warehouses in the City are not allowed to have on-premise caretakers.

Commissioner Frederick asked if an office would be allowed as a second story.

Mr. Shacklett replied that as a second story it would only be allowed by amending the PD or asking for a variance because the site was within 150 feet of a residential district, which limits the height of a building to one story.

Commissioner Linn asked to confirm the number of units being requested and whether those units would incorporate all the existing structure so no other uses would be allowed. He also wanted to know if any pole signs would be allowed.

Mr. Shacklett replied that 768 units were being requested and the intent was for all of the building to be used as self-storage.

Regarding signage, Mr. Shacklett reiterated that only monument signs would be allowed on the frontages along Campbell and Plano Roads. Also, the proposed PD regulations would prohibit pole signs whereas the existing zoning would allow those types of signs.

Commissioner Linn asked if there would be any updates made to the outside of the existing structure.

Mr. Shacklett replied that no specific cosmetic updates had been discussed with the applicant, but any updates made would have to be in conformance with the base retail zoning of the PD.

Commissioner Maxwell asked how the 50 square feet of signage proposed in the PD compared to signage in the base zoning.

Mr. Shacklett replied that the current retail zoning would allow up to 80 square feet along Campbell Road and 190 square feet along Plano Road.

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

Mr. Bill Dahlstrom, Jackson Walker LLP, 901 Main Street, Dallas, Texas, representing the property owner, stated that because of the items mentioned by staff (elevation, location, etc.) the property had been difficult to lease so the owner thought the conversion to self-service warehouse would be a good adaptive reuse of the property.

Mr. Dahlstrom said that prior to coming before the Commission the owner met with the adjacent homeowners association and as a result of that meeting decisions were made on improvements to the site including having only one story and planting 18 canopy trees along the eastern boundary. He added that the trees in conjunction with the height of the wall would provide additional screening for the neighborhood.

Mr. Dahlstrom reported the president of the homeowners association sent an email to notify the owner they would not be taking a formal position on the proposed rezoning because their membership were either in favor or not against it; no comments were made in opposition.

Mr. Robert Cerrone, Vice President of Great Value Storage, 3050 Tamarron Boulevard, Austin, Texas, said their company owns and operates 39 facilities in six states with 25 of those facilities located in Texas.

Commissioner Linn asked if the facility would be climate controlled. He also wanted to know which building housed the current tenants and what would happen to those tenants.

Mr. Cerrone replied the building will be temperature controlled with a variance in temperature of no higher than 80 degrees and no lower than 60 degrees. He added that the existing tenants were in Building 2 and their existing leases would be honored or some other sort of arrangements would be made.

Commissioner DePuy stated the proposal was a great use for the property and wanted to know if the storage units would be made of metal or concrete.

Mr. Cerrone replied the units would be an engineered metal system that would be incorporated with the interior walls. He noted that energy efficient LED lighting would be used to illuminate the interior.

Commissioner Frederick asked about the hours of operation and the security for the site.

Mr. Cerrone said the office hours will be 9:00 a.m. to 6:00 p.m. Monday through Friday, with shorter hours on Saturday and closed on Sunday. The access hours would be 6:00 a.m. to 9:00 p.m. 365 days per year and entrance to the site will be through a key-pad gate. In addition, each building will have a key-pad with a code that will only allow access to a specific building and the area will be monitored by 36 cameras.

Commissioner Linn asked if there were any plans to update the outside of the structure.

Mr. Cerrone replied the outside would have minor updates that would be made to reflect the branding through cosmetic changes.

Chairman Hand asked for the name of the president of the homeowners association adjacent to the site and what would happen to the existing glass on the building.

Mr. Dahlstrom replied he spoke with Mr. Brady from the Owens Park Neighborhood Association, and Mr. Cerrone said the existing smoked glass will remain and the wall of the metal storage units would go up against the glass.

Mr. Dahlstrom also wanted to let the Commission know they were amenable to the suggestion made by Mr. Roland in the briefing session to limit the 55-foot setback to the current area.

Commissioner Roland pointed out that the 55-foot setback was located next to the nursery and asked for the setbacks for that business.

Mr. Shacklett replied the setback would be 60 feet because the nursery was zoned residential and the type of use was allowed with a Special Permit.

No other comments were received in favor or opposed and Chairman Hand closed the public hearing.

Commissioner Linn stated he had concerns that self-service storage warehouse tend to linger and become old and dated and asked if there was a way to recall the case in the future if necessary.

Mr. Shacklett replied the Commission reviewed a zoning case last year where a 20 year term with two five year renewal periods had been added to the Special Permit, but pointed out the previous case was located within one of the City's targeted enhancement/redevelopment areas and that was the reason for the time limit.

Mr. Chavez added the proposed case could have a time limit placed on the PD, but again stated the previous case on Arapaho Road was in a future enhancement/redevelopment area. He added that from a land use or impact standpoint, a self-storage warehouse had a low impact with very little traffic, noise and light.

Commissioner DePuy thought the proposed use was good for the particular property and was not in favor of putting a time constraint on the Special Permit because the current property was not in a redevelopment area.

Vice Chair Bright asked if the zoning case was approved, would it be necessary to add a condition to the motion regarding the 55-foot limitation or would it be self-limiting by its definition.

Mr. Shacklett replied that the way special condition 3 was written it could lead someone to believe that 55 feet would be allowed anywhere on the property. He suggested the motion contain that information limiting the location of the 55-foot setback.

Chairman Hand stated that in general he was not in favor of converting the city's building stock into self-storage warehouses; however, he thought the property under consideration was a good site because of some of the problems previously mentioned. He said he could get behind Mr. Linn's suggestion of a time limit, but if the limit was not part of the motion he would still be in favor of approving the item.

Commissioner Frederick said she had concerns with putting time restraints on an applicant without hearing comments from the applicant.

Mr. Dahlstrom replied that this was the first time a time limitation had been mentioned and it would be difficult to accept given the investment the owner was looking to make. He also took exception to putting a time limit on a zoning classification as opposed to a Special Permit.

Chairman Hand asked staff to clarify the type of case being proposed – either a zoning case or Special Permit case.

Mr. Shacklett replied the proposal was a zoning case, and a Special Permit would still be a zoning case, but there are different circumstances with Special Permits where you can set limitations as it relates to time limits or the type of users. In addition, if the item was approved, self-service warehouse would become an allowed use within the base zoning district.

Vice Chair Bright asked for additional information on the time limitation placed on the previous zoning case.

Mr. Shacklett recalled that a 20 year limitation had been placed on the Special Permit and after that time the business owner would have to come back before the Commission for approval with two additional five year review periods. In addition, the case was not a PD but a rezoning with special conditions.

**Motion:** Commissioner Linn made a motion to recommend approval of Zoning File 13-21 with an amendment to condition 3 to limit the 55-foot open space requirement to the portion of the existing building that is currently closer than 60 feet, and to add a 20 year time limit on the PD with two (2) five year extensions.

The motion failed for lack of a second.

Vice Chair Bright made a motion to recommend approval of Zoning File 13-21 as presented with an amendment to condition 3 to limit the 55-foot open space requirement to the portion of the existing building that is currently closer than 60 feet; second by Commissioner DePuy. Motion approved 6-1 with Commissioner Linn opposed.



## Staff Report

**TO:** City Council

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

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

**DATE:** January 9, 2014

**RE:** **Zoning File 13-21:** PD Planned Development to accommodate self-service warehouse

### REQUEST:

Rezone a 5.3-acre lot from LR-M(2) Local Retail with special conditions to PD Planned Development to accommodate the development of a self-service warehouse at 2050 N. Plano Road, at the northeast quadrant of Campbell Road and Plano Road.

### APPLICANT / PROPERTY OWNER:

William S. Dahlstrom – Jackson Walker, L.L.P. / Gregory Williams – WC Campbell Business Center LP

### EXISTING DEVELOPMENT:

The site is currently developed with two (2) multi-tenant buildings totaling approximately 72,000 square feet.

### ADJACENT ROADWAYS:

**Plano Road:** Six-lane divided arterial; 32,100 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (February 2013).

**Campbell Road Road:** Six-lane, divided arterial; 28,000 vehicles per day on all lanes, eastbound and westbound, west of Plano Road (February 2013).

### SURROUNDING LAND USE AND ZONING:

**North:** Retail/Commercial; R-1800-M Residential

**South:** Retail/Commercial; LR-M(2) Local Retail

**East:** Single Family; R-1500-M Residential

**West:** Retail/Commercial; I-M(1) Industrial

**FUTURE LAND USE PLAN:**

**Neighborhood Service**

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

**Future Land Uses of Surrounding Area:**

North: Neighborhood Residential

South: Neighborhood Service

East: Neighborhood Residential

West: Neighborhood Service

**EXISTING ZONING:**

LR-M(2) Local Retail with special conditions per Ordinance Number 1010-A. The special conditions are related to screening and site plan approval, which is already in place.

**TRAFFIC/ INFRASTRUCTURE IMPACTS:**

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

**APPLICANT'S STATEMENT**

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

**STAFF COMMENTS:**

**Background:**

In 1976, the subject property was rezoned from R-1800-M Residential to LR-M(2) Local Retail. The property was subsequently developed in 1985 with two (2) buildings. The site was developed for approximately 80% office uses and 20% retail uses. Around the same time, the 3-building shopping center located in front of the subject property was also developed. In 1993, a Special Permit was granted to allow a high-tech manufacturing facility (J.N.C. Enterprises and Mactronix) to locate within the subject property. Since its construction, the subject property has experienced difficulty leasing and marketing the property due to its poor visibility. The applicant states multiple marketing efforts and cosmetic improvements to the building have done nothing to increase leasing interest. The applicant feels the buildings are obsolete for the existing retail zoning, but they are adaptable for other uses, such a self-service warehouse.

**Request:**

The applicant is requesting to rezone the subject property from LR-M(2) Local Retail to PD Planned Development to accommodate the reuse of the existing buildings as a self-service warehouse use or mini-warehouse.

The applicant states the proposed use would be appropriate due to the property's limited frontage and visibility along Plano and Campbell Roads. He also states a self-service warehouse is compatible with the City's Future Land Use Plan designation of Neighborhood Service by providing convenient storage space to meet the needs of the surrounding neighbors and that the self-service warehouse use would be a positive because it would provide a tenant for an otherwise vacant property.

Typically, a self-service warehouse is only allowed in industrial zoning districts upon approval of a Special Permit. The applicant's desire was not to rezone the property to I-M(1) Industrial and request a Special Permit since that would allow all other industrial uses on the property which may be less desirable due to the property's adjacency to the single-family neighborhood to the north and east. The requested PD Planned Development designation would contain conditions limiting the property to LR-M(2) Local Retail uses with the additional allowed use of a self-service warehouse. In 2012, a request to rezone property from C-M Commercial to I-M(1) Industrial with a Special Permit for a self-service warehouse was approved at the northwest corner of Arapaho Road and Custer Road. That location is similar to the subject property in that the request was for a building that had limited visibility and few retail/service use prospects.

The following is a description of the subject property and elements associated with the development of the property for a self-service warehouse use:

- Building Size:
  - Building 1 – 37,626 square feet
  - Building 2 – 34,303 square feet
- Storage Units: 768 individual storage units,
  - Building 1 – 489 units
  - Building 2 – 279 units
- Building Materials: No changes are being proposed to the exterior of the building.
- Setbacks: No changes to the existing building location are proposed.
  - Front (along Campbell Road and Plano Road): 40 feet
  - Rear: 60 feet where rear of building abuts upon a residential district

Chapter 21 (Subdivision and Development Code) of the Code of Ordinances requires a 60-foot open space/setback where the rear of building abuts upon a residential district. The 60-foot dimension may include alley right-of-way. It appears a portion of Building 2 was constructed with approximately fifty-five (55) feet of open space, specifically for the portion of the building adjacent to Lot 32 of the residential subdivision to the east as shown on Exhibit "B". Since there is no alley adjacent to that lot, the 60-foot dimension is not provided. As such, the building is a non-conforming structure and cannot be expanded. The applicant's request is to reduce the required 60-foot open space setback to fifty-five (55) feet to accommodate the existing condition on the site.

- Landscaping Percentage: 13% proposed; 7% required.
- Number of Parking Spaces: 281 provided; 39 required.

**Site Related Elements:**

The applicant met with the residents from the Owens Park Neighborhood Association on November 12, 2013 to discuss the proposed use. As part of the proposed re-use of the site, the applicant has proposed additional conditions to lessen any potential impacts of the site on the existing single-family neighborhoods. This includes restrictions and additional conditions related to landscape screening, outdoor storage, lighting, and signage.

Screening Adjacent to Single-Family Lots – The current screening between the subject property and single-family neighborhood is limited to a 6-foot masonry screen wall. The rear of the southern building is visible from the single-family neighborhood, most notably from the two (2) lots at the end of Summertree Court and from Summertree Court itself (see attached photo #5). The applicant proposes to construct landscape islands in the parking spaces along the screening wall and to place trees within the islands to create a visual buffer between the single-family neighborhood and subject property. As shown on Exhibit “B”, the trees would be placed approximately 35-40 feet on center along the screening wall.

Outdoor Storage – The LR-M(2) Local Retail zoning district allows outdoor storage and display but limits it to areas adjacent to the building and no taller than three (3) feet in height. However, the applicant is prohibiting any outdoor storage and display associated with a self-service warehouse use.

Exterior Lighting – The applicant has proposed restrictions on exterior lighting facing residential zoning districts. New exterior lighting would be limited to shielded wall sconces that could be placed at a maximum height of eight (8) feet on the building. The intent would be to prohibit lighting from spilling over the wall onto the adjacent properties.

Signage – The applicant is proposing to limit signage to decrease its visual impact on the adjacent neighborhood as well as the surrounding area. The applicant is proposing to limit attached signage to the west façade of Building 1 and south façade of Building 2, limited to a maximum of fifty (50) square feet per façade. The current zoning would allow up to eighty (80) square feet on the south façade of Building 2 and 192 square feet on the west façade of Building 1. The applicant is limiting the remaining signage to one (1) monument sign on each frontage along with allowing interior directional, security, and property identification signage in compliance with Chapter 18 of the Code of Ordinances.

**Correspondence:** As of this date, one (1) email has been received which states the resident is not opposed to the request. Nineteen (19) emails have been received stating concern or opposition to the proposed request.

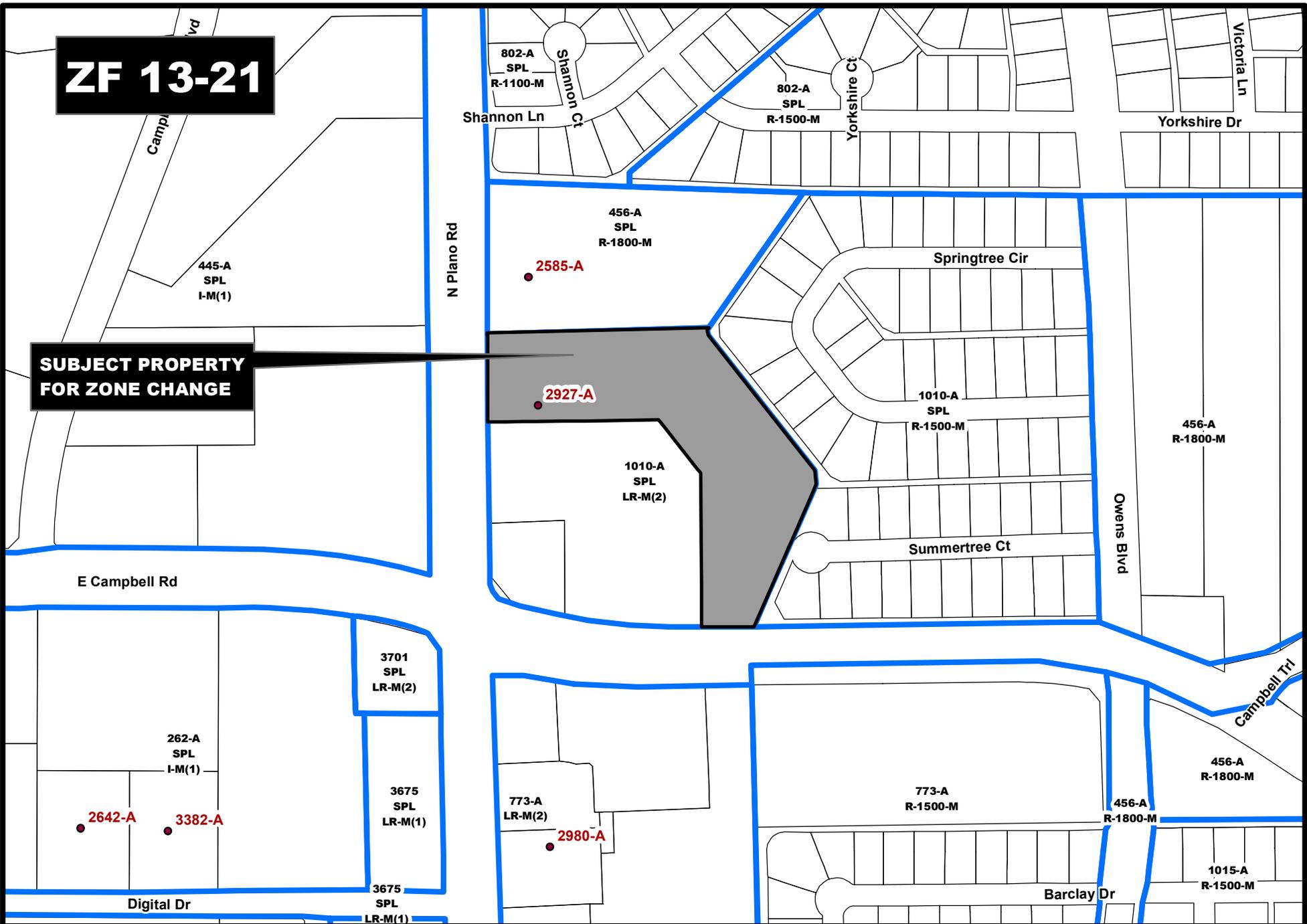
**Motion:** On November 19, 2013, the City Plan Commission recommended approval of the request as presented with an amendment to condition #3 which is noted in bold text:

1. The subject site shall be zoned PD Planned Development for the LR-M(2) Local Retail District, and shall be developed in accordance with all applicable regulations except as otherwise noted.

2. In this Planned Development District, no land shall be used and no building shall be erected for or converted to any use other than:
  - (1) Any use permitted in the LR-M(2) Local Retail District.
  - (2) Self-service warehouse.
3. No rear setback shall be required except where the rear of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of Chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply, except as otherwise modified herein. Where the rear of any buildings **that are currently located within the 60-foot open space area as depicted on Exhibit “B”** in the development abuts on a residential district, open space to include alley right-of-way shall be a minimum of fifty-five (55) feet.
4. New exterior wall mounted lighting fixtures on buildings, facing residential zoning districts, shall be limited to shielded wall sconces at a maximum height of eight (8) feet.
5. No signage is allowed to be on facades facing residential zoning except for directional, security and property identification signage. The effective area for wall signage on the west façade of Building 1 (facing Plano Road) and south façade of Building 2 (facing Campbell Road) is limited to 50 square feet per façade. Detached signage is limited to the monument signs shown on the Exhibit “B”.
6. Outdoor storage and display related to a self-service warehouse shall be prohibited.
7. Additional landscape screening shall be provided along the eastern property lines as depicted on Exhibit “B”.
8. All storage units shall be accessed by interior corridors.

# ZF 13-21

**SUBJECT PROPERTY  
FOR ZONE CHANGE**

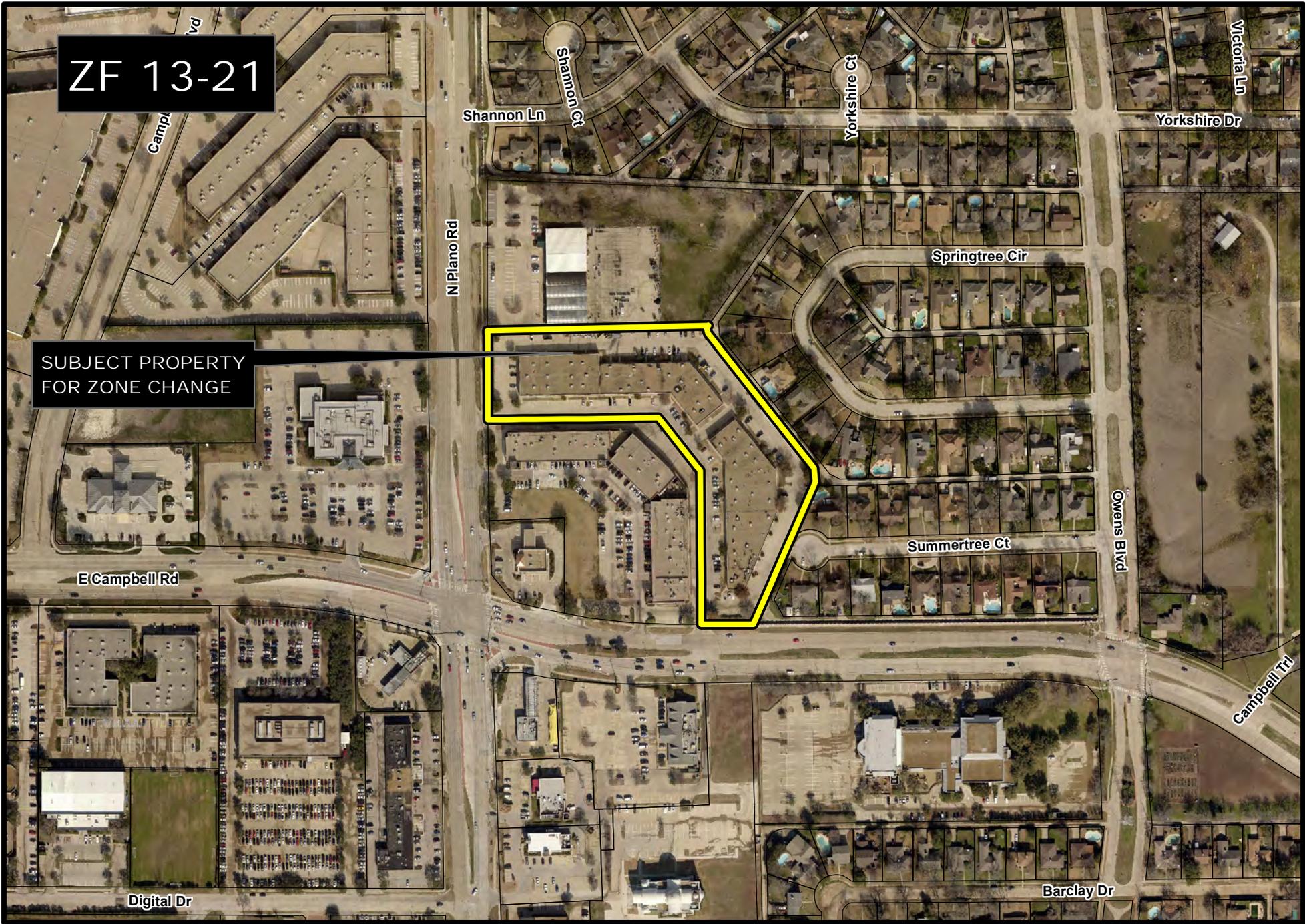


## ZF 13-21 Zoning Map

Updated By: shacklett, Update Date: October 21, 2013  
File: DSI\Mapping\Cases\Z\2013\ZF1321\ZF1321 zoning.mxd

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





# ZF 13-21 Aerial Map

Updated By: shacklett, Update Date: October 21, 2013  
File: DSI\Mapping\Cases\Z\2013\ZF1321\ZF1321 ortho.mxd

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





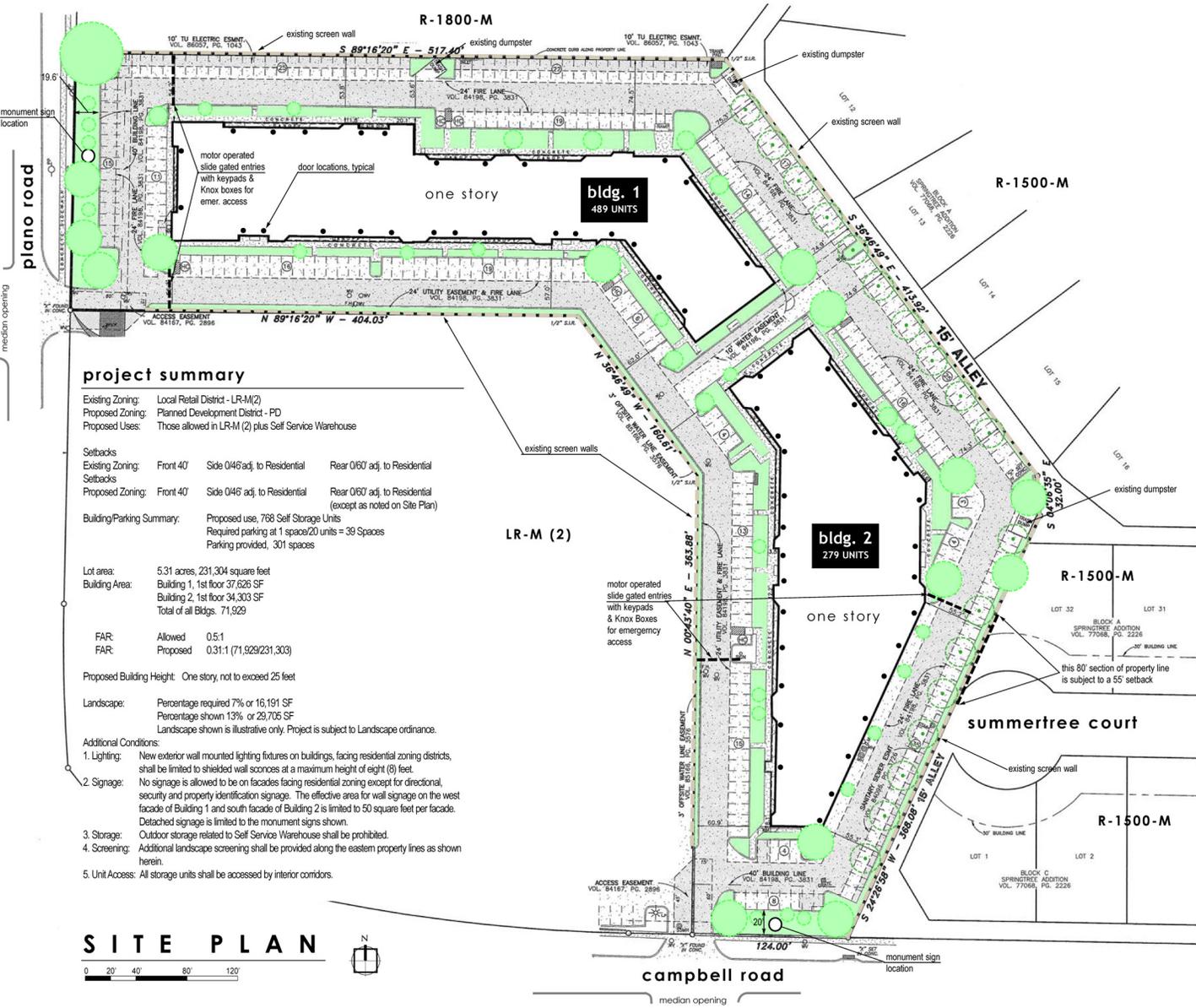
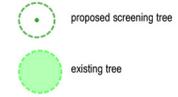
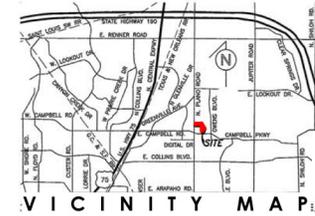
Plano Rd

Campbell Rd

Calloway's  
Nursery

Single-Family Neighborhood

Oblique Aerial  
Looking West



**project summary**

- Existing Zoning: Local Retail District - LR-M(2)
- Proposed Zoning: Planned Development District - PD
- Proposed Uses: Those allowed in LR-M (2) plus Self Service Warehouse
  
- Setbacks
- Existing Zoning: Front 40' Side 046' adj. to Residential Rear 060' adj. to Residential
- Setbacks
- Proposed Zoning: Front 40' Side 046' adj. to Residential Rear 060' adj. to Residential (except as noted on Site Plan)
  
- Building/Parking Summary: Proposed use, 768 Self Storage Units  
Required parking at 1 space/20 units = 39 Spaces  
Parking provided, 301 spaces
  
- Lot area: 5.31 acres, 231,304 square feet
- Building Area: Building 1, 1st floor 37,626 SF  
Building 2, 1st floor 34,303 SF  
Total of all Bldgs. 71,929
  
- FAR: Allowed 0.51  
FAR: Proposed 0.31:1 (71,929/231,303)
  
- Proposed Building Height: One story, not to exceed 25 feet
  
- Landscape: Percentage required 7% or 16,191 SF  
Percentage shown 13% or 23,705 SF  
Landscape shown is illustrative only. Project is subject to Landscape ordinance.
  
- Additional Conditions:

  1. Lighting: New exterior wall mounted lighting fixtures on buildings, facing residential zoning districts, shall be limited to shielded wall sconces at a maximum height of eight (8) feet.
  2. Signage: No signage is allowed to be on facades facing residential zoning except for directional, security and property identification signage. The effective area for wall signage on the west facade of Building 1 and south facade of Building 2 is limited to 50 square feet per facade. Detached signage is limited to the monument signs shown.
  3. Storage: Outdoor storage related to Self Service Warehouse shall be prohibited.
  4. Screening: Additional landscape screening shall be provided along the eastern property lines as shown herein.
  5. Unit Access: All storage units shall be accessed by interior corridors.



**Exhibit B - Part of Ordinance**



existing plano road elevation



proposed plano road elevation



existing campbell road elevation



proposed campbell road elevation



existing summertree court elevation



proposed summertree court elevation

# Exhibit C

**ZF 13-21 Proposed PD Regulations  
Exhibit D**

**Sec. 1. General**

The development of the Property shall comply with the LR-2(M) standards except as otherwise modified herein.

**Sec. 2 Use regulations.**

In this Planned Development District, no land shall be used and no building shall be erected for or converted to any use other than:

- (1) Any use permitted in the LR-M(2) Local Retail District.
- (2) Self-service warehouse.

**Sec. 3. Rear Setbacks**

No rear setback shall be required except where the rear of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of Chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply, except as otherwise modified herein. Where the rear of any buildings that are currently located within the 60-foot open space area as depicted on Exhibit "B" in the development abuts on a residential district, open space to include alley right-of-way shall be a minimum of fifty-five (55) feet.

**Sec. 4. Exterior Lighting**

New exterior wall mounted lighting fixtures on buildings, facing residential zoning districts, shall be limited to shielded wall sconces at a maximum height of 8 feet.

**Sec. 5 Signage**

No signage is allowed to be on facades facing residential zoning except for directional, security and property identification signage. The effective area for wall signage on the west façade of Building 1 (facing Plano Road) and south façade of Building 2 (facing Campbell Road) is limited to 50 square feet per façade. Detached signage is limited to the monument signs shown on Exhibit "B".

**Sec. 6. Outdoor Storage**

Outdoor storage and display related to a self-service warehouse shall be prohibited.

**Sec. 7. Screening**

Additional landscape screening shall be provided along the eastern property lines as depicted on Exhibit "B".

**Sec. 8. Unit Access**

All storage units shall be accessed by interior corridors.



**Campbell Road**

**Looking North at  
Subject Property**



**Plano Road**

**Looking East at  
Subject Property**



**Looking North along  
East Property Line**

**(3)**



(4)

**Looking South along  
East Property Line**





(6)

**Looking West from  
Adjacent Neighborhood**

### *ZF 13-21 Applicant's Statement*

The subject property is located in the northeast quadrant of Campbell Road and Plano Road and is currently zoned "LR-M(2)" which is intended primarily for retail, personal service and office uses. However, given the location of the subject property, which is at the rear of a large retail center, the property has become unmarketable for these types of uses and the buildings on the subject property have remained mostly vacant for several years. Visibility of the property is extremely poor and circulation is not ideal. Given the age and availability of newer structures in more visible locations, these types of uses are not interested in this site. Several brokers have been engaged to market the property for lease and sale to no avail. Marketing efforts have included on-site signage, online advertising, door-to-door prospecting, postcards, flyers and networking events. Cosmetic improvements were also made to the center, with no effect on leasing interest. Further, the structures have become obsolete for the type of use for which they were intended. However, the buildings remain solid and adaptable to other uses.

The purpose of this Planned Development District request is to add the "self-storage warehouse" use to the existing LR-M(2) regulations currently applicable to the site. This use would be operated entirely within the existing structures on the property, would be effectively screened from the street, and would essentially not be visible from surrounding right-of-way or other properties.

The City of Richardson Future Land Use Map indicates that this area is intended for "neighborhood service" use. The Land Use Section of the Comprehensive Plan indicates that neighborhood service includes service related uses such as retail sales; personal services; office; and others.

The ability to locate a self-service warehouse facility within the existing structure on the site would serve the surrounding community and would be much more convenient for the neighbors' storage needs. The location of the property off of the hard corner makes this site more suitable for a use such as the self-service warehouse, as opposed to a retail use which needs a high degree of visibility from adjacent right-of-way. By approving a Planned Development District, it is possible to maintain the underlying LR-M(2) regulations, while adding this one additional use subject to conditions.



FW: Owens Park HOA  
Dahlstrom, Bill  
to:  
Chris.Shacklett@cor.gov  
01/09/2014 09:06 AM  
Hide Details  
From: "Dahlstrom, Bill" <wdahlstrom@jw.com>  
To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,

FYI Below

**Jackson Walker, L.L.P.**  
901 Main Street  
Suite 6000  
Dallas, Texas 75202  
Telephone: (214) 953-5932  
Fax: (214) 953-5822  
Cell: (214) 632-4317  
e-mail: [wdahlstrom@jw.com](mailto:wdahlstrom@jw.com)

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**From:** Tiffany French [<mailto:tiffanyfrench@gmail.com>]  
**Sent:** Sunday, November 10, 2013 8:06 PM  
**To:** Dahlstrom, Bill  
**Subject:** Owens Park HOA

Mr. Dahlstrom,

I live in the Owens Park neighborhood, and I do not wish to attend the meeting with you and your client on Tuesday, but I wanted you to know that I am not opposed to your client purchasing the retail location at Campbell and Plano Rd. The HOA is voluntary and does not represent my interests.

Thank you for your time,

Tiffany French  
2329 Woodglen

From: "Penny Colbaugh" <pennycolbaugh@tx.rr.com>  
To: <laura.maczka@cor.gov>, <Bob.townsend@cor.gov>, <Mark.solomon@cor.gov>, <scott.dunn@cor.gov>, <kendal.hartley@cor.gov>, <paul.voelker@cor.gov>, <steve.mitchell@cor.gov>, <aimee.nemer@cor.gov>,  
Date: 11/25/2013 11:25 AM  
Subject: Vote NO against zoning change for self-storage units at Campbell and Plano Rds

Dear Mayor Maczka and City Council members,

My husband and I are original home owners in the neighborhood behind the property requesting a zoning change (**ZF 13-21**) this evening. We purchased our home in 1976 and have lived here ever since, raising two children and completing careers at the Texas A&M research center on Coit Road and at UTD.

**We urge you to vote against rezoning** the office space at the corner of Plano Rd and Campbell Rd to allow self-storage units. The change would be for a less-desirable use of this property, it would likely affect the future use of the business spaces on the corner (restaurants and stores), and might attract crime.

As you know, our neighborhood is already nervous about the changes occurring around us - the expansion of capacity at the trash transfer station, the high-density development at Bush Tollway and Plano Roads that will impact our traffic, and the sale and possible development of the Owens property. We see quality redevelopment in the neighborhoods on the west side of US 75. **Please, we beg you, do not let decline occur on our side of the freeway.**

We love Richardson, it is our home, and we trust that you will continue to guide it's zoning to maintain the high quality of living that we enjoy.

Phillip and Penny Colbaugh  
1705 Chelsey Lane  
Richardson, TX 75082

Phone: 972-238-8283

Cell: 214-577-0715

email: [pennycolbaugh@tx.rr.com](mailto:pennycolbaugh@tx.rr.com)

# **NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD**

Pat Jansky  
1707 Chelsey Lane  
Richardson, TX 75082

Dear Ms. Nemer:

Please vote on November 25, 2013 **against** the zoning change request for self-storage units (ZF 13-21) near northeast corner of Campbell and Plano Roads. I do not want self-storage warehouses in my neighborhood.

We have had enough burglary and theft in our neighborhood along with the garbage problem on the Northern side. Do we need more trash and garbage on the Southern side, too? There are plenty of vacant areas on this side of Richardson without putting a storage unit next to Owens Park. **What is the City going to do to us next?**

Below are some reasons why I think this zoning is a bad idea and should not be allowed.

- **CREATES A POOR IMAGE FOR COMMUNITY AND COULD EASILY DISCOURAGE MORE QUALITY DEVELOPMENT IN THE FUTURE.**
- **SENDS A MESSAGE THAT AREA IS IN DECLINE AND FULL OF DENSITY & CAUSE HOME VALUES TO FALL.**
- **ENTICES & INCREASES CRIMINAL ACTIVITY. (see news info below)**
- **STORAGE PERMIT REQUEST IS NOT APPROPRIATE BECAUSE TOO CLOSE TO RESIDENTIAL & RETAIL AREAS AND IS REASON CURRENT ZONING LAWS DON'T ALLOW THIS KIND**

## **OF DEVELOPMENT NEAR RESIDENTIAL AREAS.**

- **HURTS RESTAURANTS AND RETAIL CLOSE BY BECAUSE MANY SHOPPERS WOULDN'T FEEL SAFE WITH STORAGE UNITS NEXT DOOR ESPECIALLY AT NIGHT.**
- **CREATES A PRECEDENCE FOR MANY MORE OF THESE UNDESIRABLE STORAGE FACILITIES TO BE BUILT.**
- **768 UNITS IS A LARGE NUMBER AND WOULD INCREASE TRAFFIC IN AND OUT OF FACILITY CLOSE TO MAJOR INTERSECTION.**

## **HAVEN FOR CRIMINAL ACTIVITY AND UNDESIRABLE ELEMENTS**

You can be sure these same kinds of criminal activity are happening all over the Metroplex . Here are few examples of news headlines highlighting criminal activity at storage units.

- 1 . Jim Schutze from the Dallas Observer reports on June 20, 2012 that a man had 80 assault weapons stolen from his storage unit in Murphy, Texas. The article also states that storing guns in a self-storage facility is a common occurrence in the area and is legal.
- 2 . WFAA Chanel 8 Dallas TX. - More than \$70,000 worth of celebrity-signed guitars was stolen from a self-storage facility in Garland Texas. Items were being stored for Charity sale.
- 3 . KATU news in Portland Oregon reports stolen art work, jewelry, guns, vintage violins, baseball card found in storage units.
- 4 . Los Angeles Police Department reported \$13 Million dollars of stolen original artworks by Picasso and Monet found in Cleveland Ohio storage units.
- 5 . Muskegon, Mich. man bought the contents of a storage unit and found a live hand grenade inside a handgun case.
- 6 . CBS News Los Angeles reports knives, pictures and rambling journal of Madonna stalker found in storage unit when stalker escaped mental institute and failed to pay storage rent.
- 7 . Hillsboro New Jersey State Police report \$450,000 in stolen merchandise from a major department store distribution center was recovered at a self-storage center in Hillsborough.
- 8 . Criminals in North Dakota stole tons of valuable sports memorabilia from a storage unit in Fargo. The memorabilia was being stored for annual Roger

- Maris Charity Auction. The signed baseballs alone were worth \$4000.
- 9 . CBS 8 in Las Vegas reported thieves stole U-Hauls from hotel parking lots and hid stolen property at several self-storage facilities in area.
  - 10 . WPRI NEWS 12 in Rhode Island reports Guitar, Guns, Luggage and other items were stolen from 11 units at self-storage facility. Thief used same storage facility to keep his stolen goods.
  - 11 . WKYT in Richmond Kentucky – Thieves stole \$9500 worth of antiques from Ft. Knox self-storage unit.

From an industry website, *Self Storage Now* July/Aug. 2008 issue – “There’s always a potential for crime at a self-storage facility. Burglars are often enticed by the business’ unique combination of fully stocked units housed in an area with few people on site at any given time. Identity thieves are attracted by self-storage facilities’ vast amounts of data, including credit card and driver’s license numbers. Hackers may go after a facility’s database, while nuisance crimes like littering, graffiti, and property damage generally crop up late at night when the facility is closed.” Another article by this industry website also highlights illegal drug activity associated with storage units and problems with meth labs.

Sincerely,

Pat M Jansky

From: Katherine Cargile <kdcargile@gmail.com>  
To: laura.maczka@cor.gov, bob.townsend@cor.gov, Mark.Solomon@cor.gov, scott.dunn@cor.gov, kendal.hartley@cor.gov, paul.voelker@cor.gov, steve.mitchell@cor.gov,  
Cc: Dan.Johnson@cor.gov, David.Morgan@cor.gov, Don Wagner <Don.Magner@cor.gov>, aimee.nemer@cor.gov, Vickie.Schmid@cor.gov  
Date: 11/25/2013 02:45 PM  
Subject: Please table request for Indoor Storage Facility (Plano / Campbell Intersection)

Madame Mayor, Councilmen –

I am unable to attend tonight's public hearing regarding the indoor storage facility but would like to provide my input as an impacted resident...

I would like to respectfully request that Council table the developer request to convert the existing office building to 768 indoor storage units. Fundamentally, I do not like the idea of storage adjacent to Owens Park... while I realize change is needed and services must be provided, I just don't know how much more our neighborhood can take... **with the Lookout Transfer Station and an Oncor substation as well as an in-planning data center to our direct north, large electrical towers (not poles, but towers) bisecting Owens Park, and existing local retail / office space to our direct south and west, is this latest request becoming the straw that breaks the camel's back?**

Unlike others in my neighborhood, I do believe this type of development *may* actually be better than what is there (vagrant office) or frankly, what the community thinks it wants there (more local retail)... its quieter, less traffic, more likelihood for green space / vegetation screen, less trash, less lighting, less working hours, and possibly less crime (between additional police drive-thrus and security cameras). And, it very well may provide us with a profitable and well-maintained buffer between the neighborhood and local retail. **But, to be all these things, I think we have to address 4 key components not specifically called out in the current developer plan:**

1. Require (not prefer) that local retail stay on each end (adjacent to Plano and Campbell Roads)... make as non-visible as possible.
2. Require that the signage is as non-obtrusive as possible and "Storage" (or similar) is not included. The developers themselves said that 70% of customer base will come from within 1 mile and the remainder within 3 miles. Between direct mail and web presence, those targeted already do know or will shortly know it's there.
3. Require the two-tiered tree line to extend to all areas adjacent to residential areas.
4. Require evidence that crime will be lower than what is there... any development should be an improvement!

**As a community, we have had very little time to review and investigate this proposal. Directly impacted business owners are telling us they haven't even been notified. Let's not say "no" yet. Let's not say "yes" yet. Let's table the request and take the time needed to determine if this is the right thing for all of Owens Park (looking at all impacting factors) and whether we are willing to establish a precedent for future neighborhoods.**

Thank you for your time and consideration.

Respectfully,

Katherine Cargile

1605 Woodoak Drive

Richardson, Texas 75082

[kdcargile@gmail.com](mailto:kdcargile@gmail.com)

214-395-9352 (M)

From: "Southern Textile Finishing, Inc." <sherrie@southerntextilefinishing.com>  
To: "laura.maczka@cor.gov" <laura.maczka@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "Mark.Solomon@cor.gov" <Mark.Solomon@cor.gov>, "scott.dunn@cor.gov" <scott.dunn@cor.gov>, "kendal.hartley@cor.gov" <kendal.hartley@cor.gov>, "paul.voelker@cor.gov" <paul.voelker@cor.gov>, "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>, "aimee.nemer@cor.gov" <aimee.nemer@cor.gov>,  
Date: 11/25/2013 11:56 AM  
Subject: NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD

NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD

From Erik Edmonson 1501 Summertree Ct. Richardson Tx 75082

Dear City Council Member:

Please vote on November 25, 2013 against the zoning change request for self-storage units (ZF 13-21) near northeast corner of Campbell and Plano Roads. I do not want self-storage warehouses in my neighborhood.

Below are some reasons why I think this zoning is a bad idea and should not be allowed.

- CREATES A POOR IMAGE FOR COMMUNITY AND COULD EASILY DISCOURAGE MORE QUALITY DEVELOPMENT IN THE FUTURE.
- SENDS A MESSAGE THAT AREA IS IN DECLINE AND FULL OF DENSITY & CAUSE HOME VALUES TO FALL.
- ENTICES & INCREASES CRIMINAL ACTIVITY. (see news info below)
- STORAGE PERMIT REQUEST IS NOT APPROPRIATE BECAUSE TOO CLOSE TO RESIDENTIAL & RETAIL AREAS AND IS REASON CURRENT ZONING LAWS DON'T ALLOW THIS KIND OF DEVELOPMENT NEAR RESIDENTIAL AREAS.
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- CREATES A PRECEDENCE FOR MANY MORE OF THESE UNDESIRABLE STORAGE FACILITIES TO BE BUILT.

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10. WPRI NEWS 12 in Rhode Island reports Guitar, Guns, Luggage and other items were stolen from 11 units at self- storage facility. Thief used same storage facility to keep his stolen goods.

From: "Integrity Engineering, Inc." <durward@integrityengineering.com>  
To: <laura.maczka@cor.gov>, <Mark.Solomon@cor.gov>, <bob.townsend@cor.gov>, <scott.dunn@cor.gov>, <kendal.hartley@cor.gov>, <paul.voelker@cor.gov>, <steve.mitchell@cor.gov>,  
Cc: <Dan.Johnson@cor.gov>, <David.Morgan@cor.gov>, <Cliff.Miller@cor.gov>, <Don.Magner@cor.gov>, <Shanna.Sims@cor.gov>, <Aimee.Nemer@cor.gov>, <Vickie.Schmid@cor.gov>, <Patti.Tschirhart@cor.gov>, "Jim Shepherd" <jim@jshepherdlaw.com>  
Date: 11/25/2013 12:05 PM  
Subject: Monday 25 Nov 2013 - Re-Zoning Request, Zoning File 13-21

Mayor Maczka, Council Members, and City of Richardson Staff:

Tonight's Council Meeting agenda includes a rezoning request for property at the north east quadrant of the Plano Road-Campbell Road area.

Due to prior obligations I will not be able to attend tonight's open meeting, so as a resident of Richardson I am registering my opinion that this request be denied.

7. PUBLIC HEARING, ZONING FILE 13-21: A REQUEST BY WILLIAM S. DAHLSTROM, JACKSON WALKER, L.L.P., REPRESENTING WC CAMPBELL BUSINESS CENTER LP, FOR A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL TO PD PLANNED DEVELOPMENT TO ACCOMMODATE A SELF-SERVICE WAREHOUSE TO BE LOCATED ON APPROXIMATELY 5.3 ACRES OF LAND LOCATED AT THE NORTHEAST QUADRANT OF CAMPBELL ROAD AND PLANO ROAD. THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.

We have been residents of Richardson for over 28 years in the same home at 2005 Brandeis Drive, south on the subject property and just north of Campbell Road.

We have several concerns with such use if the property, and urge you to maintain current zoning criteria. Our concerns are not only the potential adverse effect on property values, but the inherent safety and other issues related to such a facility.

Further, the information package from the CoR web site does not fully show or detail how this facility would actually look and fit with the area.

What is the impact of such a facility, versus the "as zoned" use, on the existing local businesses in the adjacent area? We already have too many empty and closed buildings without inducing more to follow. If this is already a "done deal", then as a minimum it is mandatory that as a minimum the following items be addressed and implemented: subtle signage, major landscaping, security, adequate but not "neighbor intrusive" lighting, fire prevention/protection provisions be incorporated, and property maintenance (including rodent and other "varmint" control considerations) and upkeep (permanent, long term) requirements.

Your thoughtful and responsible consideration is greatly appreciated.

Have a great day, and happy Thanksgiving.

/s/ Durward Rutledge

--

**Durward Rutledge, P.E., NSPE**

**2005 Brandeis Drive**

**Richardson, Tx 75082-4841**

**Cell: 214-707-8863**

**Office: 972-437-3342**

**Fax: 972-437-3804**

**Office Email: [durward@integrityengineering.com](mailto:durward@integrityengineering.com)**

[rutledged2@ASME.org](mailto:rutledged2@ASME.org)

[durward.rutledge@INCOSE.org](mailto:durward.rutledge@INCOSE.org)

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From: C Orton <orton1227@gmail.com>  
To: laura.maczka@cor.gov, bob.townsend@cor.gov, Mark.Solomon@cor.gov, scott.dunn@cor.gov, kendal.hartley@cor.gov, paul.voelker@cor.gov, steve.mitchell@cor.gov, aimee.nemer@cor.gov,  
Date: 11/25/2013 01:50 PM  
Subject: Storage Facility @ Campbell/Plano

I realize this email is probably too late, but I have to say something. My wife and I live in Owens Park (2309 Owens Blvd). Based on the construction going on at Renner/Plano, we've had discussions about leaving our beloved Richardson, fearing the traffic increases and possible safety concerns with the park and trails we utilize nearby. However, we decided to stay and see how things look in a couple of years.

Now, we have word of this storage facility virtually in our backyard. I've lived near storage facilities in Dallas and College Station. They bring crime and safety issues, no doubt. This is not something we desire, and if it gets built we are for sure looking north for a new home. I know one family moving isn't such a big deal to you, but I hope it would give you some indication that this storage facility isn't desire by anyone in the neighborhood.

The people governing Richardson always seemed level-headed and had the protection of its residents as priority #1. Now I'm not so sure. I understand cities need an influx of revenue from business, but we've got to make better choices than a storage facility. I hope my voice is heard and considered.

Cheers,

Christian A. Orton

From: Carrie Carlton Cohen <moonpearl25@hotmail.com>  
To: "laura.maczka@cor.gov" <laura.maczka@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "Mark.Solomon@cor.gov" <mark.solomon@cor.gov>, "scott.dunn@cor.gov" <scott.dunn@cor.gov>, "kendal.hartley@cor.gov" <kendal.hartley@cor.gov>, "paul.voelker@cor.gov" <paul.voelker@cor.gov>, "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>, "aimee.nemer@cor.gov" <aimee.nemer@cor.gov>,  
Date: 11/25/2013 03:32 PM  
Subject: NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD

NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD

FROM: Carrie Cohen, 1610 Aurora Dr. - Yale Park

Dear City Council Member:

Please vote on November 25, 2013 against the zoning change request for self-storage units (ZF 13-21) near northeast corner of Campbell and Plano Roads. I do not want self-storage warehouses in my neighborhood.

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Another article by this industry website also highlights illegal drug activity associated with storage units and problems with meth labs.

From: Brian Thibodeaux <brian987@swbell.net>  
To: "aimee.nemer@cor.gov" <aimee.nemer@cor.gov>,  
Date: 11/25/2013 08:25 AM  
Subject: No to self storage

## NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD

**FROM:**

Brian Thibodeaux  
Ricky Krajkoski  
1711 Yorkshire Dr  
Richardson, TX. 75082

214-502-0188 Brian  
214-502-0178 Ricky

Dear City Council Member:

We would attend this meeting to voice our opposition in person, but unfortunately, it was seemingly scheduled last minute & over a holiday period in order to discourage concerned citizens from such attendance, and we will be out of town. Sorry for the mistrust, but our government in general hasn't been serving the best interests of its citizens lately.

Please vote on November 25, 2013 against the zoning change request for self-storage units (ZF 13-21) near northeast corner of Campbell and Plano Roads. I do not want self-storage warehouses in my neighborhood.

Below are some reasons why I think this zoning is a bad idea and should not be allowed.

- **CREATES A POOR IMAGE FOR COMMUNITY AND COULD EASILY DISCOURAGE MORE QUALITY DEVELOPMENT IN THE FUTURE.**
- **SENDS A MESSAGE THAT AREA IS IN DECLINE AND FULL OF DENSITY & CAUSE HOME VALUES TO FALL.**
- **ENTICES & INCREASES CRIMINAL ACTIVITY. (see news info below)**
- **STORAGE PERMIT REQUEST IS NOT APPROPRIATE BECAUSE TOO CLOSE TO RESIDENTIAL & RETAIL AREAS AND IS REASON CURRENT ZONING LAWS DON'T ALLOW THIS KIND OF DEVELOPMENT NEAR RESIDENTIAL AREAS.**
- **HURTS RESTAURANTS AND RETAIL CLOSE BY BECAUSE MANY SHOPPERS WOULDN'T FEEL SAFE WITH STORAGE UNITS NEXT DOOR ESPECIALLY AT**

NIGHT.

•CREATES A PRECEDENCE FOR MANY MORE OF THESE UNDESIRABLE STORAGE FACILITIES TO BE BUILT.

•768 UNITS IS A LARGE NUMBER AND WOULD INCREASE TRAFFIC IN AND OUT OF FACILITY CLOSE TO MAJOR INTERSECTION.

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From: Arva Tatman <arvatatman@gmail.com>  
To: Aimee.Nemer@cor.gov,  
Date: 11/25/2013 03:32 PM  
Subject: No to Self Storage Warehouse

## NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD

FROM: Arva Tatman 1700 Woodoak Dr., Richardson, Tx 75082

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From: Kathryn Shellstrom <kathysshellstrom@att.net>  
To: "laura.maczka@cor.gov" <laura.maczka@cor.gov>,  
Cc: "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "Mark.solomon@cor.gov" <Mark.solomon@cor.gov>, "paul.voelker@cor.gov" <paul.voelker@cor.gov>, "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>, "aimee.nemer@cor.gov" <aimee.nemer@cor.gov>, "scott.dunn@cor.gov" <scott.dunn@cor.gov>, "kendal.hartley@cor.gov" <kendal.hartley@cor.gov>  
Date: 11/24/2013 04:13 PM  
Subject: NO TO SELF-STORAGE WAREHOUSE & NOT IN MY BACKYARD

## NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD

FROM: Kathy Shellstrom, 1502 Springtree Circle

Dear City Council Member:

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From: jancen1@aol.com  
To: aimee.nemer@cor.gov,  
Date: 11/24/2013 11:21 PM  
Subject: please vote against the self storage units at Plano and Cambell

From Janet Cohen Centola, 2204 Windsor Drive Richardson ,TX 75082

Please vote on November 25, 2013 against the zoning change request for self-storage units (ZF 13-21) near northeast corner of Campbell and Plano Roads. I do not want self -storage warehouses in my neighborhood.

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From: "Jane Davis" <jdavisbjrp@att.net>  
To: <laura.maczka@cor.gov>, <bob.townsend@cor.gov>, <Mark.Solomon@cor.gov>, <scott.dunn@cor.gov>, <kendal.hartley@cor.gov>, <paul.voelker@cor.gov>, <steve.mitchell@cor.gov>, <aimee.nemer@cor.gov>,  
Date: 11/24/2013 09:37 PM  
Subject: No Self Storage Warehouse

## **NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD**

FROM: Jane and Wayne Davis, 2302 Windsor Drive, Richardson, TX 75082

Dear Mayor and City Council Members:

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From: Glenda Hanks <grins2u@yahoo.com>  
To: "laura.maczka@cor.gov" <laura.maczka@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "Mark.Solomon@cor.gov" <Mark.Solomon@cor.gov>, "scott.dunn@cor.gov" <scott.dunn@cor.gov>, "kendal.hartley@cor.gov" <kendal.hartley@cor.gov>, "paul.voelker@cor.gov" <paul.voelker@cor.gov>, "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>, "aimee.nemer@cor.gov" <aimee.nemer@cor.gov>,  
Date: 11/24/2013 06:41 PM  
Subject: Storage Units in Richardson

## **NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD**

FROM: Glenda Hanks 1718 Timberway Richardson, TX 75082

Dear City Council Member:

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*Glenda Hanks*

*"None of us can help everyone, but all of us can help someone. And when we help them, we serve Jesus." Max Lucado*

From: Pete Tatman <petetatman@sbcglobal.net>  
To: "aimee.nemer@cor.gov" <aimee.nemer@cor.gov>,  
Date: 11/24/2013 10:45 PM  
Subject: Storage Units at Plano & Campbell Roads

## NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD

FROM: George F. Tatman  
1700 Woodoak Dr  
Richardson, TX 75082

Dear Richardson City Council Member:

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Please vote NO to storage units in my neighborhood.

George F. Tatman

From: Daniel Fleming <dfleming06@gmail.com>  
To: "laura.maczka@cor.gov" <laura.maczka@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "Mark.Solomon@cor.gov" <Mark.Solomon@cor.gov>, "scott.dunn@cor.gov" <scott.dunn@cor.gov>, "kendal.hartley@cor.gov" <kendal.hartley@cor.gov>, "paul.voelker@cor.gov" <paul.voelker@cor.gov>, "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>, "aimee.nemer@cor.gov" <aimee.nemer@cor.gov>,  
Date: 11/24/2013 08:00 PM  
Subject: NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD

From: Daniel Fleming,  
2103 Portsmouth Dr.  
Richardson, TX, 75082

Dear City Council Member:

Please vote on November 25, 2013 against the zoning change request for self-storage units (ZF 13-21) near northeast corner of Campbell and Plano Roads. I do not want self-storage warehouses in my neighborhood.

Below are some reasons why I think this zoning is a bad idea and should not be allowed.

- CREATES A POOR IMAGE FOR COMMUNITY AND COULD EASILY DISCOURAGE MORE QUALITY DEVELOPMENT IN THE FUTURE.
- SENDS A MESSAGE THAT AREA IS IN DECLINE AND FULL OF DENSITY & CAUSE HOME VALUES TO FALL.
- ENTICES & INCREASES CRIMINAL ACTIVITY. (see news info below)
- STORAGE PERMIT REQUEST IS NOT APPROPRIATE BECAUSE TOO CLOSE TO RESIDENTIAL & RETAIL AREAS AND IS REASON CURRENT ZONING LAWS DON'T ALLOW THIS KIND OF DEVELOPMENT NEAR RESIDENTIAL AREAS.
- HURTS RESTAURANTS AND RETAIL CLOSE BY BECAUSE MANY SHOPPERS WOULDN'T FEEL SAFE WITH STORAGE UNITS NEXT DOOR ESPECIALLY AT NIGHT.
- CREATES A PRECEDENCE FOR MANY MORE OF THESE UNDESIRABLE STORAGE FACILITIES TO BE BUILT.
- 768 UNITS IS A LARGE NUMBER AND WOULD INCREASE TRAFFIC IN AND OUT OF FACILITY CLOSE TO MAJOR INTERSECTION.

HAVEN FOR CRIMINAL ACTIVITY AND UNDESIRABLE ELEMENTS.

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From: Lisa <dljcarr@gmail.com>  
To: "laura.maczka@cor.gov" <laura.maczka@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "Mark.Solomon@cor.gov" <Mark.Solomon@cor.gov>, "scott.dunn@cor.gov" <scott.dunn@cor.gov>, "kendal.hartley@cor.gov" <kendal.hartley@cor.gov>, "paul.voelker@cor.gov" <paul.voelker@cor.gov>, "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>, "aimee.nemer@cor.gov" <aimee.nemer@cor.gov>,  
Date: 11/24/2013 03:54 PM  
Subject: Do what is best for Owens Park

NO TO SELF STORAGE WAREHOUSE & NOT IN MY BACKYARD

FROM: \_Dan and Lisa Carr 2343 Woodglen drive

Dear City Council Member:

Please vote [on November 25, 2013](#) against the zoning change request for self-storage units (ZF 13-21) near northeast corner of Campbell and Plano Roads. I do not want self-storage warehouses in my neighborhood.

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Another article by this industry website also highlights illegal drug activity associated with storage units and problems with meth labs.

Lisa Carr  
2343 Woodglen drive

From: Carol Klee <carol@klee.ca>  
To: Mark.Solomon@cor.gov,  
Cc: aimee.nemer@cor.gov  
Date: 11/24/2013 07:47 PM  
Subject: Re: Zoning Change request ZF 13-21 NE corner of Campbell and Plano

Dear City Councilman Solomon,  
**Re: Zoning Change request ZF 13-21 NE corner of Campbell and Plano**

As a homeowner in Owens Park, the neighborhood immediately impacted by this zoning change request, **I respectfully ask that you vote against this zoning change.**

I do not want self-storage warehouses placed this close to the single family homes and retail establishments in my neighborhood. I believe that this use of the land will adversely affect our property values. It degrades the image of our community and will ultimately reduce the property tax revenue for the city.

Also, the planned storage facility is for 768 units. This is too much additional traffic for this area. We are already adding traffic on Plano Road and Campbell Road with the large development to the North -- the State Farm complex and retail area. Our neighborhood has absorbed additional large truck traffic with the expansion of the Transfer Station. Please do not add the traffic of 768 self-storage units to our already over-burdened streets.

I urge you to vote AGAINST the zoning change request ZF 13-21.

Thank you for your time and attention to this matter.

Carol Klee  
1703 Chelsey Ln.  
Richardson, TX 75082  
[carol@klee.ca](mailto:carol@klee.ca)

cc: city secretary

From: Carol Klee <carol@klee.ca>  
To: laura.maczka@cor.gov,  
Cc: aimee.nemer@cor.gov  
Date: 11/24/2013 07:49 PM  
Subject: Re: Zoning Change request ZF 13-21 NE corner of Campbell and Plano

Dear Mayor Maczka,  
**Re: Zoning Change request ZF 13-21 NE corner of Campbell and Plano**

As a homeowner in Owens Park, the neighborhood immediately impacted by this zoning change request, **I respectfully ask that you vote against this zoning change.**

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**I urge you to vote AGAINST the zoning change request ZF 13-21.**

Thank you for your time and attention to this matter.

Carol Klee  
1703 Chelsey Ln.  
Richardson, TX 75082  
[carol@klee.ca](mailto:carol@klee.ca)

From: Barbara Fullerton <bjfullerton@gmail.com>  
To: laura.maczka@cor.gov, bob.townsend@cor.gov, Mark.Solomon@cor.gov, scott.dunn@cor.gov, kendal.hartley@cor.gov, paul.voelker@cor.gov, steve.mitchell@cor.gov, Dan.Johnson@cor.gov, David.Morgan@cor.gov, Cliff.Miller@cor.gov, Aimee.Nemer@cor.gov,  
Date: 11/24/2013 11:33 PM  
Subject: Item 7--Public Hearing on Storage Facility on Campbell and Plano Roads

**To: City Council Members**  
**City Manager**  
**Assistant City Manager**  
**Deputy City Manager**  
**City Secretary**

**11/24/2013**

**Re: PUBLIC HEARING, ZONING FILE 13-21: A REQUEST BY WILLIAM S. DAHLSTROM, JACKSON WALKER, L.L.P., REPRESENTING WC CAMPBELL BUSINESS CENTER LP, FOR A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL TO PD PLANNED DEVELOPMENT TO ACCOMMODATE A SELF-SERVICE WAREHOUSE TO BE LOCATED ON APPROXIMATELY 5.3 ACRES OF LAND LOCATED AT THE NORTHEAST QUADRANT OF CAMPBELL ROAD AND PLANO ROAD. THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.**

Dear Council Members,

My name is Barbara Fullerton and I am the President of the Owens Park Neighborhood Association (OPNA) and I would like to address some concerns about the request for a change in zoning to a storage facility that would affect our neighborhood.

Should we have this storage facility adjacent to our neighborhood? Currently the area is zoned for local retail and indoor storage may fall within that rim. However, **outdoor/indoor storage is considered light industrial** and does not have a place in the retail area.

If approved, has Council considered that this may set a precedent for future storage facilities in Richardson neighborhoods? What does this say about Richardson? We are known as a "well-maintained infrastructure" with strong roots.

If the Council approves the order we would like some clarification and consideration on the following items:

1. Signage. As Great Value has said most of their business comes from website traffic and direct mail. Anyone living within 1 mile radius will know that it is there. We would like to recommend no flashing, digital or plus size signs. Signs should have spaces for the other retail in that development. Example: no dedicated sign for the Great Value business only. And, we would like the signs not to mention storage or mini-warehouse.

2. The facility must be well maintained.

3. The facility must be well managed.
4. The facility must have good landscaping.
5. We request that all areas adjacent to the residential areas have the 2-tier tree system. Currently the plan just shows the area adjacent to Summertree Street, but should also continue down the Springtree alley.
6. Reasonable hours and limit evening hours to access storage area.
7. Crime. Can the developers demonstrate that crime will be equal to or less than current use? How proactive will the developers/owners be with the tenants? Crimes of opportunity could occur when someone doesn't use an approved lock or uses a cheap one on their unit. What types of locks will be required of the tenants? Will each tenant subject themselves to a criminal background check to help the owners eliminate potential crime? Will there be a 24-hour digital surveillance? Does the City of Richardson Police Department have a training program in place for retail managers on preventing crime? An example: <http://www.crime-free-association.org/mini-storage.htm>.
8. Ends of the Building. We believe that there needs to be local retail at both ends adjacent to Campbell and Plano so the storage area will be contained or "sandwiched". It will give off a facade that there is other retail in that area, not just a storage facility.
9. An idea for the Council for discussion: could you require all incoming businesses adjacent to residential areas to earmark a small percentage of their improvement budget to improving the adjacent and affected neighborhoods? For example, if this is approved, the developers will be cleaning and painting the wall on their side, so what about the neighborhood sides like the Summertree and Springtree streets? This kind of gesture would cost the developers very little but have a huge impact on the residents.

In closing, I believe Richardson needs to balance development and neighborhoods so we can all benefit living in a city that is highly structured and well maintained for both residents and developers.

And, as a reminder to the Council, I would ask if this is the precedent they would like to set for any future developments near our neighborhoods.

Thank you for listening.

Best,  
Barbara Fullerton  
OPNA President  
[bifullerton@gmail.com](mailto:bifullerton@gmail.com)  
[214-557-2279](tel:214-557-2279)

From: EVELYN ROBERSON <evelynroberson@prodigy.net>  
To: "laura.maczka@cor.gov" <laura.maczka@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "Mark.Solomon@cor.gov" <Mark.Solomon@cor.gov>, "scott.dunn@cor.gov" <scott.dunn@cor.gov>, "kendal.hartley@cor.gov" <kendal.hartley@cor.gov>, "paul.voelker@cor.gov" <paul.voelker@cor.gov>, "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>, "aimee.nemer@cor.gov" <aimee.nemer@cor.gov>, "taylor.payton@cor.gov" <taylor.payton@cor.gov>  
Date: 11/23/2013 04:28 PM  
Subject: Opposed to Self-Storage Zoning at NE quadrant of Plano & Campbell Rds.

\*\*\*\*\*  
\*\*\*\*\*

## OPPOSED TO SELF-STORAGE WAREHOUSE ZONING

FROM: Evelyn Roberson and Joel Robertson  
2217 Victoria Lane, Richardson 75082

Dear City Council Member:

Please vote on November 25, 2013 **against** the zoning change request for self-storage units (ZF 13-21) near northeast corner of Campbell and Plano Roads. I do not want self-storage warehouses in my neighborhood.

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# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

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

### PD PLANNED DEVELOPMENT

**File No./Name:** ZF 13-21 / Carriage Square Commercial Park – Self Service Warehouse  
**Property Owner:** Gregory Williams / WC Campbell Business Center LP  
**Applicant:** William S. Dahlstrom / Jackson Walker, L.L.P.  
**Location:** 2050 N. Plano Road (See map on reverse side)  
**Current Zoning:** LR-M(2) Local Retail  
**Request:** A request by William S. Dahlstrom, Jackson Walker, L.L.P., representing WC Campbell Business Center LP, for a change in zoning from LR-M(2) Local Retail to PD Planned Development to accommodate a self-service warehouse to be located on approximately 5.3 acres of land located at the northeast quadrant of Campbell Road and Plano Road.

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

**TUESDAY, NOVEMBER 19, 2013**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

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

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

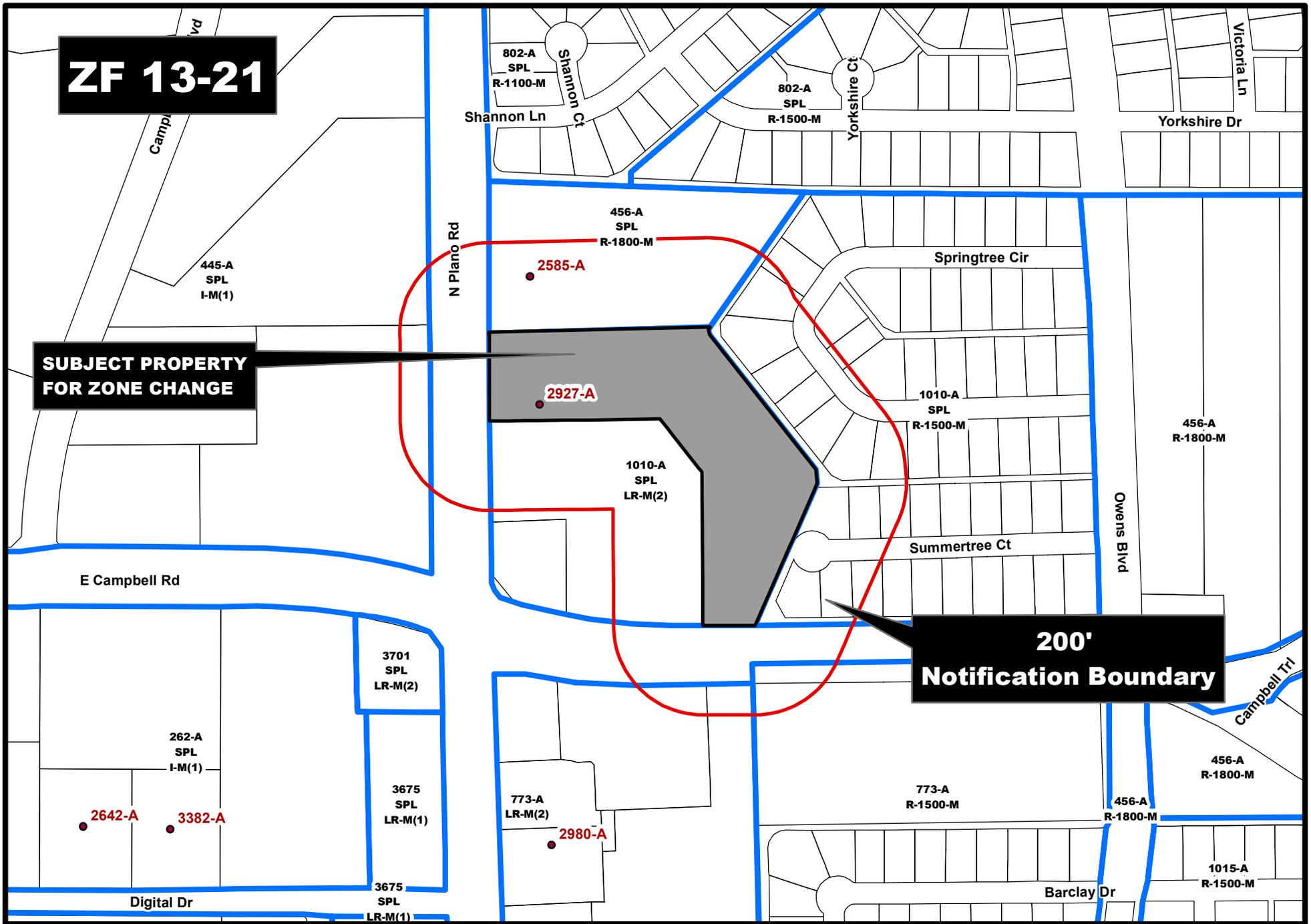
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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

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

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 13-21.

Date Posted and Mailed: 11/08/2013



## ZF 13-21 Notification Map

Updated By: shacklett, Update Date: October 21, 2013  
 File: D:\Mapping\Cases\Z\2013\ZF1321\ZF1321 notification.mxd

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



BELL BRUCE  
1514 SPRINGTREE CIR  
RICHARDSON, TX 75082-4724

BERNAL ANNABELLE  
1504 SUMMERTREE CT  
RICHARDSON, TX 75082-4722

BRYANT LUCIA CHILDRESS  
1505 SUMMERTREE CT  
RICHARDSON, TX 75082-4721

CALLOWAYS NURSERY INC  
PO BOX 1688  
COLLEYVILLE, TX 76034-1688

CAMPBELL CREEK LTD  
5601 GRANITE PKWY STE 800  
PLANO, TX 75024-6682

CORRAL GROUP LP  
7750 N MACARTHUR BLVD # 120-22  
IRVING, TX 75063-7514

CRICQ RICHARDSON TRUST  
DBA CRICQ RICHARDSON LLC  
29 COMMONWEALTH AVE STE 801  
BOSTON, MA 02116-2396

DEAN RICHARD J &  
SONJA S HILL  
1516 SPRINGTREE CIR  
RICHARDSON, TX 75082-4724

EDMONSON ERIK N &  
SHERRIE F SPANGLER  
PO BOX 850033  
RICHARDSON, TX 75085-0033

HERRERA MARINA LISETH &  
AMILCAR BLADIMIR JR  
1500 SUMMERTREE CT  
RICHARDSON, TX 75082-4722

HOWLAND AMIE ELLEN  
1523 SPRINGTREE CIR  
RICHARDSON, TX 75082-4723

HUYNH JACQUOT  
1502 SUMMERTREE CT  
RICHARDSON, TX 75082-4722

KAUP META L & CARL E  
1515 SPRINGTREE CIR  
RICHARDSON, TX 75082-4723

LACLETTE FERNANDO  
1512 SPRINGTREE CIR  
RICHARDSON, TX 75082-4724

LINCON JOSE &  
LINCON RAQUEL M  
1517 SPRINGTREE CIR  
RICHARDSON, TX 75082-4723

LUCKY PLAZA LP  
CORNER REAL ESTATE SERVICES  
4300 N CENTRAL EXPY  
DALLAS, TX 75206-6532

MEDINA GENARO M & IRMA  
1527 SPRINGTREE CIR  
RICHARDSON, TX 75082-4723

RICHARDSON EAST CHURCH OF  
CHRIST  
1504 E CAMPBELL RD  
RICHARDSON, TX 75081-1941

SCHAER ROLAND  
1521 SPRINGTREE CIR  
RICHARDSON, TX 75082-4723

SHAW GERALDINE  
1503 SUMMERTREE CT  
RICHARDSON, TX 75082-4721

SNOOK DANA L & DANIEL R  
1513 SPRINGTREE CIR  
RICHARDSON, TX 75082-4723

SNUGGS EDGAR EUGENE III &  
KRISTA A  
1519 SPRINGTREE CIR  
RICHARDSON, TX 75082-4723

ST PHILOPATEER COPTIC  
ORTHODOX CHURCH OF DALLAS  
1450 E CAMPBELL RD  
RICHARDSON, TX 75081-1939

TURCIOS BERNARDO  
2014 OAKWOOD DR  
RICHARDSON, TX 75082-4614

WC CAMPBELL BUSINESS CENTER  
1122 S CAPITAL OF TEXAS HWY  
AUSTIN, TX 78746-7175

**WILLIAM S. DAHLSTROM  
JACKSON WALKER, L.L.P.  
901 MAIN STREET, STE 600  
DALLAS, TX 75202**

**ZF 13-21  
Notification List**

**GREGORY WILLIAMS  
WC CAMPBELL BUSINESS CENTER LP  
1122 S. CAPITAL OF TEXAS HWY, STE 3  
WEST LAKE HILLS, TX 78746**



# MEMO

**DATE:** January 9, 2014  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 13-22 – Special Permit – Fadi’s – Smoking Establishment

## REQUEST

Ayman Alkurdi, Moose Construction LLC, representing Richardson Mediterranean Foods LLC, is requesting a Special Permit for a smoking establishment to be limited to outdoor use for a 6,545-square foot restaurant building (formerly Humerdinks) on a 1.2-acre lot. The subject property is located on the west side of Central Expressway, north of Collins Boulevard.

## BACKGROUND

Fadi’s Mediterranean Grill purchased the site in 2013, has been remodeling the property and recently received site plan approval to construct a new deck at the northeast corner of the building.

The applicant informed staff of their intent to provide hookahs to customers to smoke outdoors on the deck. Staff informed the applicant that smoking was allowed outside as long as it was not within twenty-five (25) feet of any door, operable window/vent or other openings to an enclosed indoor area. However, the Comprehensive Zoning Ordinance defines the proposed use of the deck as a “smoking establishment” since the business will provide the on-site sale of tobacco and accessories and allow the on-site smoking of said tobacco, which requires a Special Permit.

The applicant could allow smoking on the deck if they did not provide the tobacco and accessories; however, smoking inside the restaurant would be prohibited by Chapter 10 of the Code of Ordinances regardless of whether or not the Special Permit is approved. The applicant’s desire is to extend the service of providing hookahs to those customers who want the additional service; therefore, the applicant has agreed to place a restriction on the use’s hours of operation from 11:00am to 11:00pm, which coincides with the hours of operation for the restaurant.

No written correspondence has been received.

## PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommended approval of the request as presented.

## ATTACHMENTS

Special Conditions	Oblique Aerial Looking North
CC Public Hearing Notice	Zoning Exhibit (Exhibit “B”)
City Plan Commission Minutes 11-19-2013	Applicant’s Statement
Staff Report	Notice of Public Hearing
Zoning Map	Notification List
Aerial Map	

### **ZF 13-22 Special Conditions**

1. A Special Permit shall be granted to allow a smoking establishment as defined in the Comprehensive Zoning Ordinance and shall be limited to outdoor use only.
2. The smoking establishment's hours of operation shall be limited to 11:00am to 11:00pm.



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Attn. Lynda Black  
Publication for Dallas Morning News – Legals  
Submitted on: December 20, 2013  
Submitted by: City Secretary, City of Richardson

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

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

FOR PUBLICATION ON: DECEMBER 27, 2013

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**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, January 13, 2013, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

**ZF 13-21**

A request by William S. Dahlstrom, Jackson Walker, L.L.P., representing WC Campbell Business Center LP, for a change in zoning from LR-M(2) Local Retail to PD Planned Development to accommodate a self-service warehouse to be located on approximately 5.3 acres of land located at the northeast quadrant of Campbell Road and Plano Road. The property is currently zoned LR-M(2) Local Retail.

**ZF 13-22**

A request by Ayman Alkurdi, Moose Construction LLC, representing Richardson Mediterranean Foods LLC, for a Special Permit for a smoking establishment to be located at 1601 N. Central Expressway (west side of Central Expressway, between Campbell Road and Collins Boulevard). The property is currently zoned C-M Commercial.

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

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

**EXCERPT  
CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – NOVEMBER 19, 2013**

**Zoning File 13-22:** Consider and take necessary action on a request for a Special Permit for a smoking establishment to be located at 1601 N. Central Expressway, west of Central Expressway between Campbell Road and Collins Boulevard. The property is zoned C-M Commercial.

Mr. Shacklett stated the applicant was requesting a Special Permit for a smoking establishment located at the former Humperdinck's restaurant, north of Collins Boulevard and south of Campbell Road. He added the site would become the fourth location in the Dallas/Fort Worth metroplex for Fadi's Mediterranean restaurants.

Mr. Shacklett reported the applicant had received approval for an additional outdoor deck on the northeast corner of the building that would be used for hookah smoking, which is allowed by City ordinance outside a building as long as smoking occurs at least 25 feet away from a door or operable window/vent. He added that both decks met the distance requirement; however, the item became a Special Permit request based on revisions to the Comprehensive Zoning Ordinances (CZO) that deems a business a smoking establishment when it provides on-site delivery of tobacco/accessories for payment, and on-site smoking was allowed.

Mr. Shacklett summarized that the applicant was requesting a Special Permit that would allow a smoking establishment limited to outdoor use only (one or both decks), and limiting the hours of operation from 11:00 a.m. to 11:00 p.m.

Commissioner Frederick asked if the establishment would provide the smoking materials or would the customer have to bring their own. In addition, she wanted to confirm that if a customer had their own smoking accessories that it could be smoked at any restaurant where there was outdoor smoking.

Mr. Shacklett confirmed that a hookah could be smoked in the areas the health code allows for a cigarette or cigar. He stated that if the applicant had decided not to provide any tobacco or hookahs and allowed the customers to bring their own, they would not have to come before the Commission for a Special Permit.

Commissioner DePuy asked if a door leading from the decks into the restaurants would be allowed and if previous hookah bars and lounges were all covered under Special Permits.

Mr. Shacklett replied the request would not prohibit the placement of a door from the decks into the restaurant, but if a door was added on a deck, smoking would not be allowed within 25 feet of the door, which would eliminate the decks as smoking areas.

Regarding other hookah establishments, Mr. Shacklett stated that smoking establishments that existed prior to the 2011 CZO amendment would be considered as legal nonconforming.

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

Mr. Chadi Muched, 5434 Longview, Dallas, Texas, stated Fadi's was a family owned business that started in Houston in 1996 and now had a total of eight locations with three of those in the metroplex. He added that the former Humperdinck's location was being remodeled to fit the new Fadi's signature design concept with a Mediterranean styled building and, as part of that concept, they would like to add smoking to their outdoor decks.

Mr. Muched said they made the decision to sell tobacco products and provide the hookahs for safety reason and so they could maintain control over what was being used and served on the deck.

Commissioner DePuy asked if there would be a prohibition on customers bringing their own smoking accessories and if there were hookahs available at the other Fadi restaurants.

Mr. Muched replied customers would not be allowed to bring their own smoking accessories and stated it was a way of controlling how many hookahs would be allowed on the decks, and with regard to having hookahs at other restaurants, it depended on local ordinances and whether there was an area 25 feet away from a door or window.

Vice Chair Bright asked if alcohol would be sold.

Mr. Muched replied they were not planning to sell alcohol, but they would occasionally have customers who would bring their own wine.

Mr. Ayman Alkurdi, Moose Construction, 1601 N. Central Expressway, Richardson, Texas, said the proposed restaurant would be seen as a landmark in the City and the owners were spending over \$2,000,000 to remodel the existing building.

Commissioner Ferrell asked if the existing deck was being rebuilt and what would the proposed deck look like.

Mr. Alkurdi replied the existing desk was approximately 500 square feet and was surrounded by a wood fence that would be removed and replaced by a stone wall with wrought iron on top. The other deck would be similar in size and design.

Commissioner Linn asked if the restaurant would have table service or be buffet style and wanted to know if the restaurant would be similar to the DiMassi's restaurant in Richardson.

Mr. Muched replied the service would be upper class cafeteria style with customers choosing what they want and employees plating the food for them. He added their family use to own DiMassi's restaurant and sold it in 1993, but it was a very close concept to the food and operation of Fadi's.

Commissioner Linn noted that DiMassi's did not have hookahs and asked if the hookahs at Fadi's were being offered to increase patronage.

Mr. Muched said DiMassi's restaurants usually did not have patios, as does some of the other Fadi's locations, but if an outdoor area is available they would like to offer that option to their customers.

No other comments were received in favor or opposed and Chairman Hand closed the public hearing.

Vice Chair Bright asked if the Special Permit, as written, prohibited customers from bringing their own hookahs to the site.

Mr. Shacklett replied customers would not be prohibited from bringing their own hookahs but that would be something the owner would have to police.

Commissioner Frederick asked to clarify if the Commission would have any control over the planning for either deck.

Mr. Shacklett replied one deck already existed and the other deck had already been approved.

Chairman Hand stated it was his personal opinion that the application was an example of why the smoking ordinance was established; to allow the Commission and City Council to review each application on a case-by-case basis.

Commissioner Linn asked if the E-cigarette ordinance would apply to the present zoning request.

Mr. Chavez replied that it would not apply at the current time because the item had not been considered by City Council as yet.

Commissioners DePuy and Frederick concurred with Mr. Hand's comments with Ms. Frederick adding that she was not comfortable with the fact that both decks would be available for smoking.

Mr. Muched said their plans called for one deck to remain non-smoking; however, they did not want to limit their options.

**Motion:** Commissioner Linn made a motion to recommend approval of Zoning File 13-22 as presented; second by Commissioner Maxwell. Motion approved 7-0.



## Staff Report

**TO:** City Council

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

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

**DATE:** January 9, 2014

**RE:** **Zoning File 13-22:** Special Permit – Fadi’s Mediterranean Grill – Smoking Establishment

### REQUEST:

Special Permit for a smoking establishment to be limited to outdoor use for a 6,545-square foot restaurant building (former Humberdinks) on an 1.2-acre lot located on the west side of Central Expressway, north of Collins Boulevard.

### APPLICANT / PROPERTY OWNER:

Ayman Alkurdi – Moose Construction LLC / Rabih Merched – Richardson Mediterranean Foods LLC

### EXISTING DEVELOPMENT:

The site is currently developed with a 6,545-square foot restaurant building.

### ADJACENT ROADWAYS:

**Central Expressway:** Freeway/Turnpike; 238,000 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (2013).

**Gateway Boulevard:** Two-lane, local street; no traffic counts available.

### SURROUNDING LAND USE AND ZONING:

**North:** Retail/Commercial; C-M Commercial  
**South:** Retail/Commercial and Office; C-M Commercial  
**East:** Office and Industrial; PD Planned Development  
**West:** Office; C-M Commercial

**FUTURE LAND USE PLAN:**

**Regional Employment**

*These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the East Arapaho/Collins enhancement/redevelopment area. Mid-rise office uses are appropriate throughout the area and mixed-use buildings with ground-floor retail could be appropriate at key locations.*

**Future Land Uses of Surrounding Area:**

North: Regional Employment  
South: Regional Employment  
East: Office/Industry  
West: Regional Employment

**EXISTING ZONING:**

C-M Commercial with special conditions (related to setbacks, landscaping, signage, and outdoor storage) per Ordinances 2084-A & 3106-A. The approved site plan complies with the conditions and the request does not propose any changes to these conditions.

**TRAFFIC/ INFRASTRUCTURE IMPACTS:**

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

**APPLICANT’S STATEMENT**

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

**STAFF COMMENTS:**

**Request:**

The site was initially constructed in 1980 and was most recently occupied by Humperdinks. Earlier this year, Humperdinks vacated the site, and it was purchased by the current owner who has been remodeling the property to reopen the site as a Fadi’s Mediterranean Grill location. Fadi’s currently has seven (7) locations in Texas, three (3) of which are in the D/FW area. The Richardson location would be their fourth. Since their purchase, the applicant has revised the approved site plan to construct a deck on the northeast side of the building. A deck currently exists on the southeast side of the building and will remain.

After the applicant contacted the City regarding the construction of the deck, he informed staff of their intent to provide hookahs to customers to smoke outdoors on the deck. Smoking is not proposed inside the building as smoking is prohibited inside a restaurant by Chapter 10 of the City’s Code of Ordinances. However, Chapter 10 does allow smoking outdoors as long as smoking does not occur within twenty-five (25) feet of any door, operable window/vent or other openings to an indoor enclosed area. The majority of the deck is not within this 25-foot area.

Although smoking would be allowed outdoors, the City's Comprehensive Zoning Ordinance defines this use as a "smoking establishment". A smoking establishment is defined as:

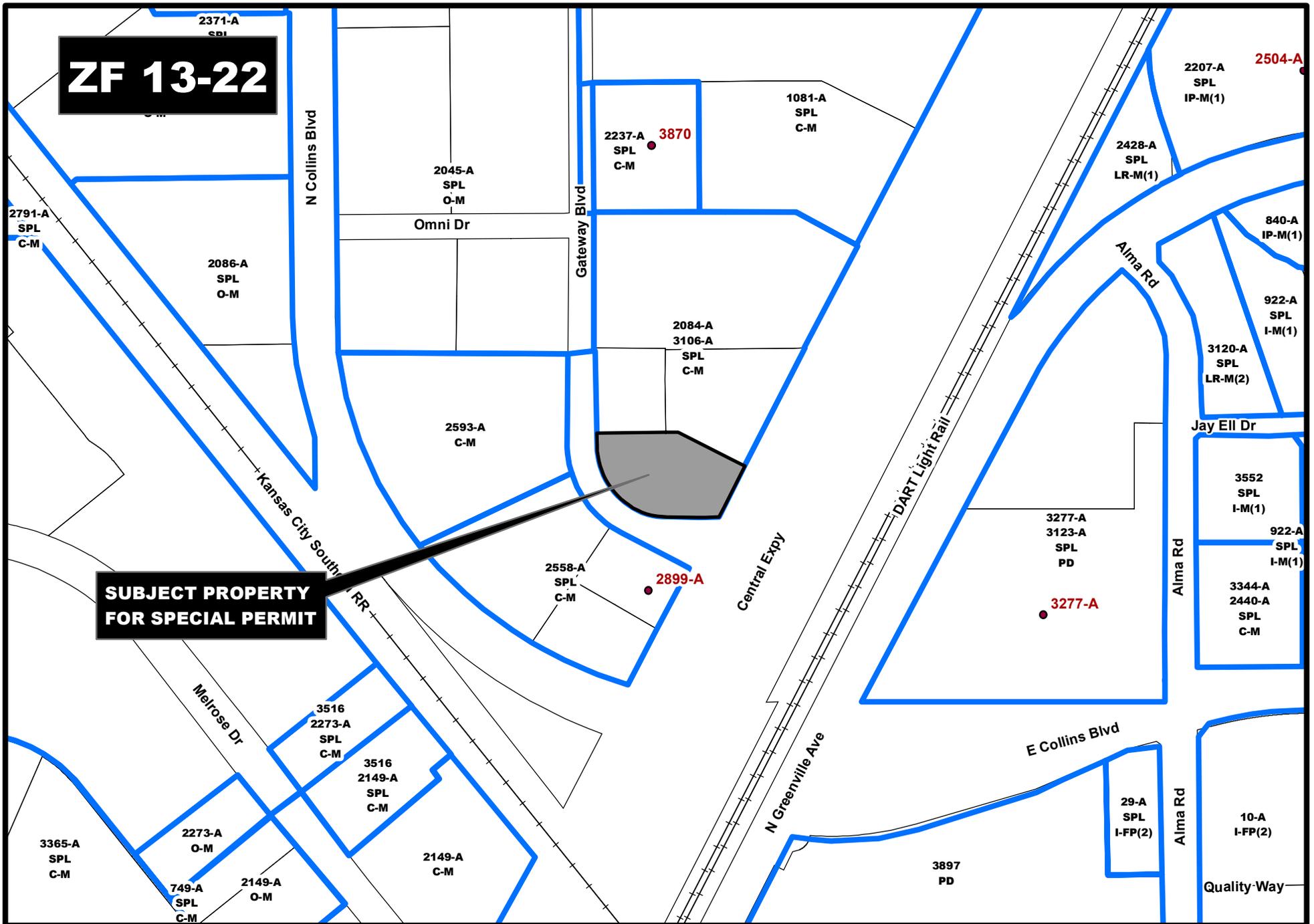
*a business establishment that is dedicated, in whole or in part, to the smoking of tobacco or other substances and includes any establishment that allows both: (1) the payment of consideration by a customer to the establishment in exchange for on-site delivery of tobacco, tobacco accessories or similar substances and products to the customer; and (2) the on-site smoking of tobacco or other substances. This definition shall be construed to include establishments known variously as retail tobacco stores, cigar lounges, hookah cafes, tobacco clubs, tobacco bars, and similar establishments, but shall not include an establishment that derives 50 percent or more of its gross revenue on a quarterly basis (i.e., three months) from the sale of alcoholic beverages for on-premises consumption.*

As proposed, the City's Comprehensive Zoning Ordinance would require a Special Permit because the establishment meets the two (2) conditions in the definition; the establishment provides on-site delivery of tobacco and accessories (hookah) for payment and allows the on-site smoking of said tobacco. The applicant could allow smoking (cigarettes, cigars, hookah, etc...) without a Special Permit if they did not provide the tobacco or tobacco accessories. However, the applicant has stated that although their focus is on serving food, they want to extend the service of providing hookahs for those customers who desire that additional service. The applicant has agreed to place a restriction explicitly stating the use would be limited to outdoor use only during the hours of operation for the restaurant (11:00am to 11:00pm).

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

**Motion:** On November 19, 2013, the City Plan Commission recommended approval of the request as presented subject to the following conditions:

1. A Special Permit shall be granted to allow a smoking establishment as defined in the Comprehensive Zoning Ordinance and shall be limited to outdoor use only.
2. The smoking establishment's hours of operation shall be limited to 11:00am to 11:00pm.

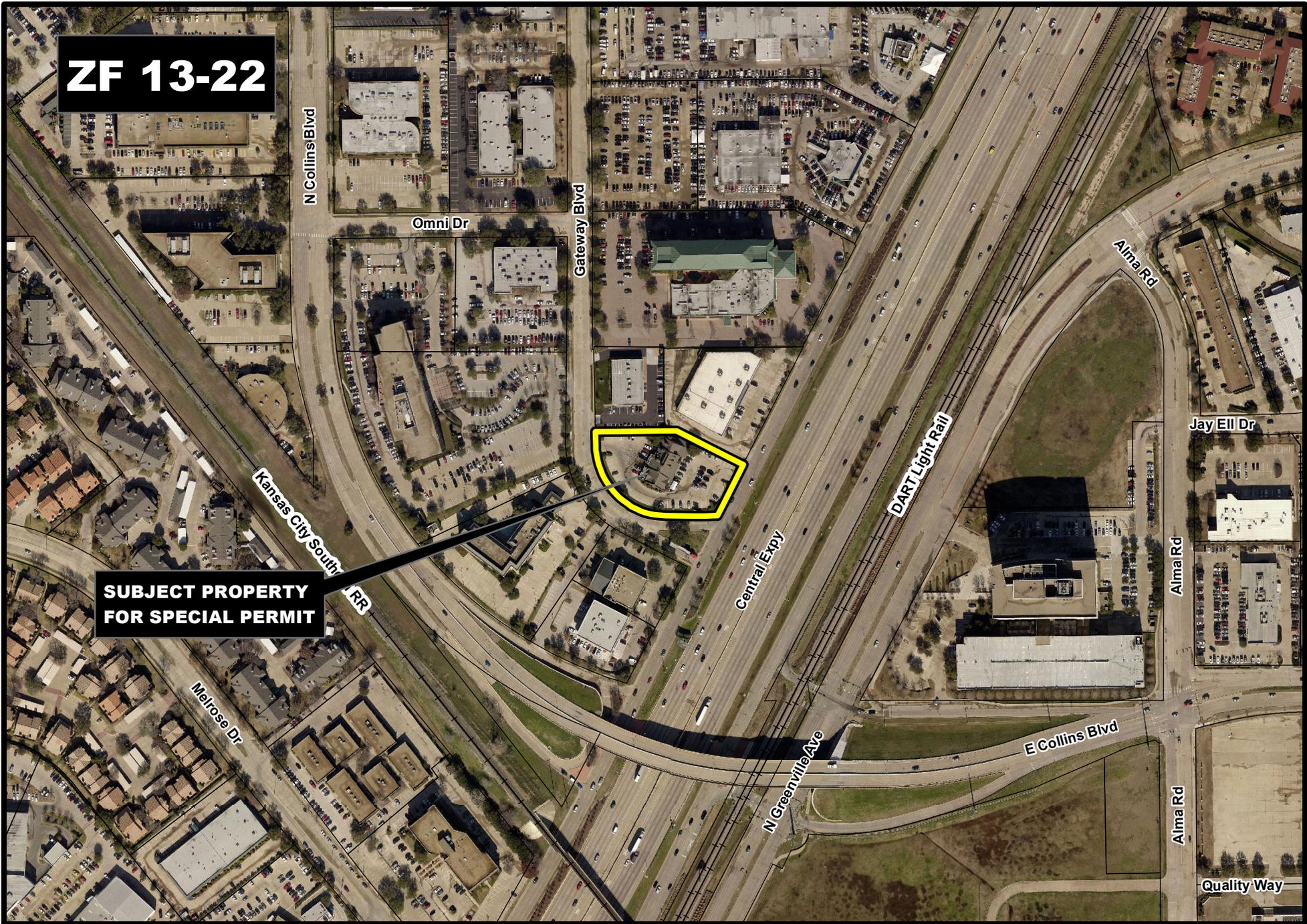


## ZF 13-22 Zoning Map

Updated By: shacklett, Update Date: November 5, 2013  
 File: DSI\Mapping\Cases\Z\2013\ZF1322\ZF1322 zoning.mxd

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





**ZF 13-22**

**SUBJECT PROPERTY  
FOR SPECIAL PERMIT**

## ZF 13-22 Aerial Map

Updated By: shacklett, Update Date: November 5, 2013  
File: DSI\Mapping\Cases\Z\2013\ZF1322\ZF1322.ortho.mxd

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





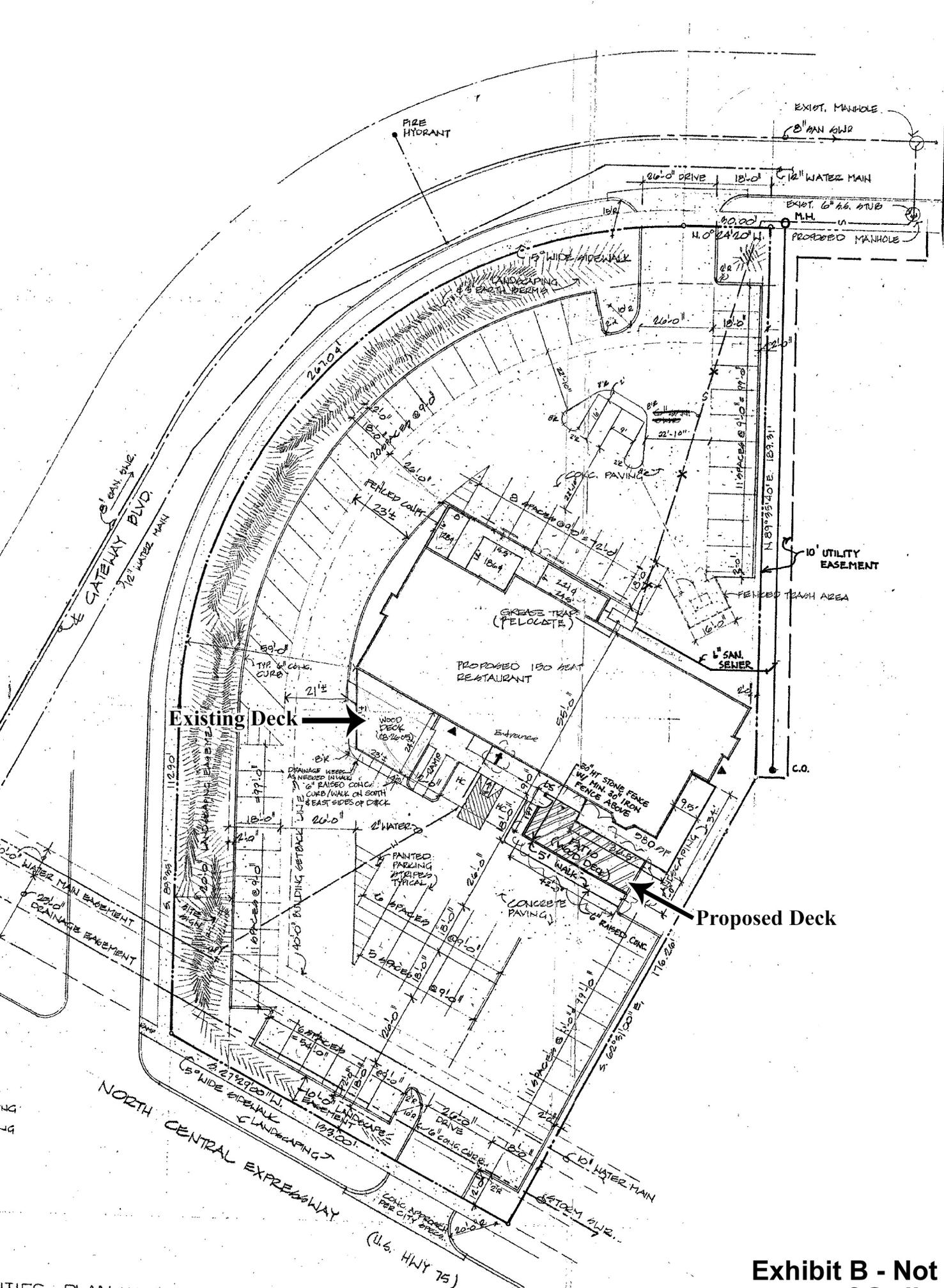
**Proposed  
Deck Location**

**Existing  
Deck Location**

**Gateway Blvd**

**Central Frontage Road**

**Oblique Aerial  
Looking North**



Existing Deck

Proposed Deck

Exhibit B - Not Part of Ordinance



Fadi's Mediterranean Grill is a family- owned restaurant which started in Houston in 1995. With hard work and dedication, Fadi's expanded to other locations in Houston and the DFW area.

Fadi's now owns and operates 7 locations and continues to look for future locations throughout the DFW metroplex.

The tasty, healthy food that we serve keeps bringing our customers back to dine with us and they bring in new customers on a daily basis.

We are very blessed with our business and we look forward to becoming one of the largest Mediterranean food chains in the U.S.

- 3001 Knox St. #110  
Dallas, TX 75205
- 14902 Preston Rd  
Dallas, TX 75254
- 2787 Preston Rd #1100  
Frisco, TX 75034
- 716 Hwy 6  
Sugarland, TX 77478
- 8383 Westheimer #112  
Houston, TX 77063
- 4738 Beechnut  
Houston, TX 77096
- 12360 Westheimer Rd Ste.A  
Houston, TX 77077



Fadi's Mediterranean Grill  
1601 N Central Expwy  
Richardson TX 75080

### **PURPOSE OF OUR REQUEST**

At Fadi's, we focus on serving good quality healthy food. We would like to extend our service to provide "hookah" sales to people who have asked for this service along with the food.

Smoking and use of the hookah will be restricted to outside use only and only during business hours of 11:00 am-11:00pm 7 days a week.



# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

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

### SPECIAL PERMIT

**File No./Name:** ZF 13-22 / Fadi's – Smoking Establishment  
**Property Owner:** Rabih Merched / Richardson Mediterranean Foods LLC  
**Applicant:** Ayman Alkurdi / Moose Construction LLC  
**Location:** 1601 N. Central Expressway (See map on reverse side)  
**Current Zoning:** C-M Commercial  
**Request:** A request by Ayman Alkurdi, Moose Construction LLC, representing Richardson Mediterranean Foods LLC, for approval of a Special Permit for a smoking establishment.

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

**TUESDAY, NOVEMBER 19, 2013**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

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

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

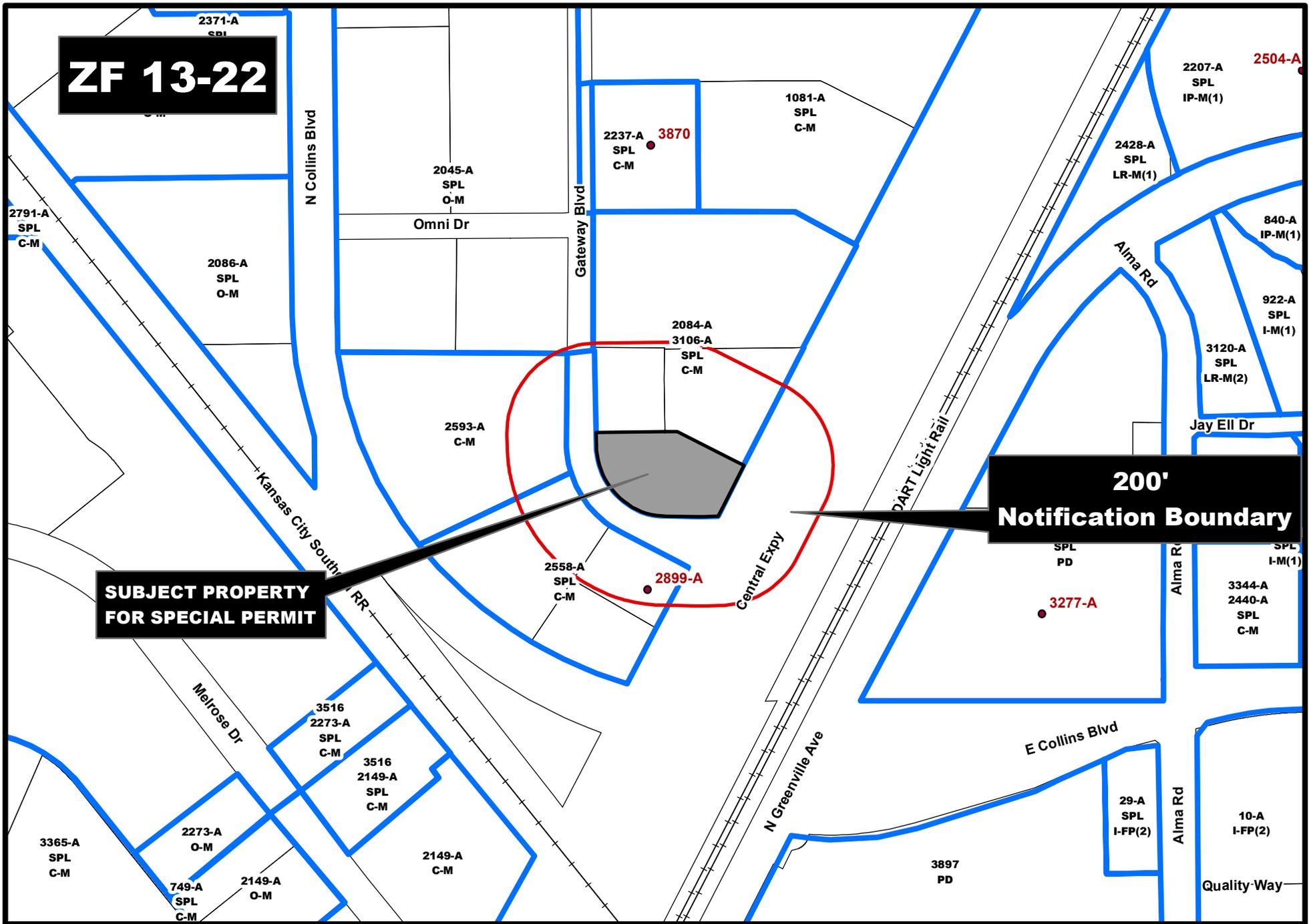
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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

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

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 13-22.

Date Posted and Mailed: 11/08/2013



## ZF 13-22 Notification Map

Updated By: shacklett, Update Date: November 5, 2013  
 File: DSI\Mapping\Cases\Z\2013\ZF1322\ZF1322 notification.mxd

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



CS 2008-C1 1655 N CENTRAL E  
ATTN: REO DEPT  
5221 N O CONNOR BLVD # 600  
IRVING, TX 75039-4414

RICHARDSON PLAZA LLC  
2012 E RANDOL MILL RD # 2  
ARLINGTON, TX 76011-8294

1616 GATEWAY LP  
1616 GATEWAY BLVD  
RICHARDSON, TX 75080-3529

WINFREE ACADEMY CHARTER SCH  
6221 RIVERSIDE DR STE 110  
IRVING, TX 75039-3529

TR COMMERCIAL REALTY LTD  
1600 N COLLINS BLVD  
RICHARDSON, TX 75080-3591

**RICHARDSON MEDITERRANEAN  
% RABIH MERCHED  
2787 PRESTON RD STE 1100  
FRISCO, TX 75034-0600**

RICHARDSON LODGING LLC  
1577 GATEWAY BLVD  
RICHARDSON, TX 75080-3557

KONDOS DANIEL P ET AL  
1595 N CENTRAL EXPY  
RICHARDSON, TX 75080-3502

**AYMAN ALKURDI  
MOOSE CONSTRUCTION LLC  
13970 STEMMONS FRWY  
DALLAS, TX 75234**

ZF 13-22  
Notification List



City of Richardson  
City Council Meeting  
Agenda Item Summary



**City Council Meeting Date:** Monday, January 13, 2014

**Agenda Item:** VAR 13-12 TDI Richardson

**Staff Resource:** Michael Spicer, Director of Development Services

**Summary**

This is a request for approval of a variance to the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-58(e), *Additional Special Standards for Apartments*, to waive the required six-foot high tubular steel fence that bisects the proposed apartment complex into two communities.

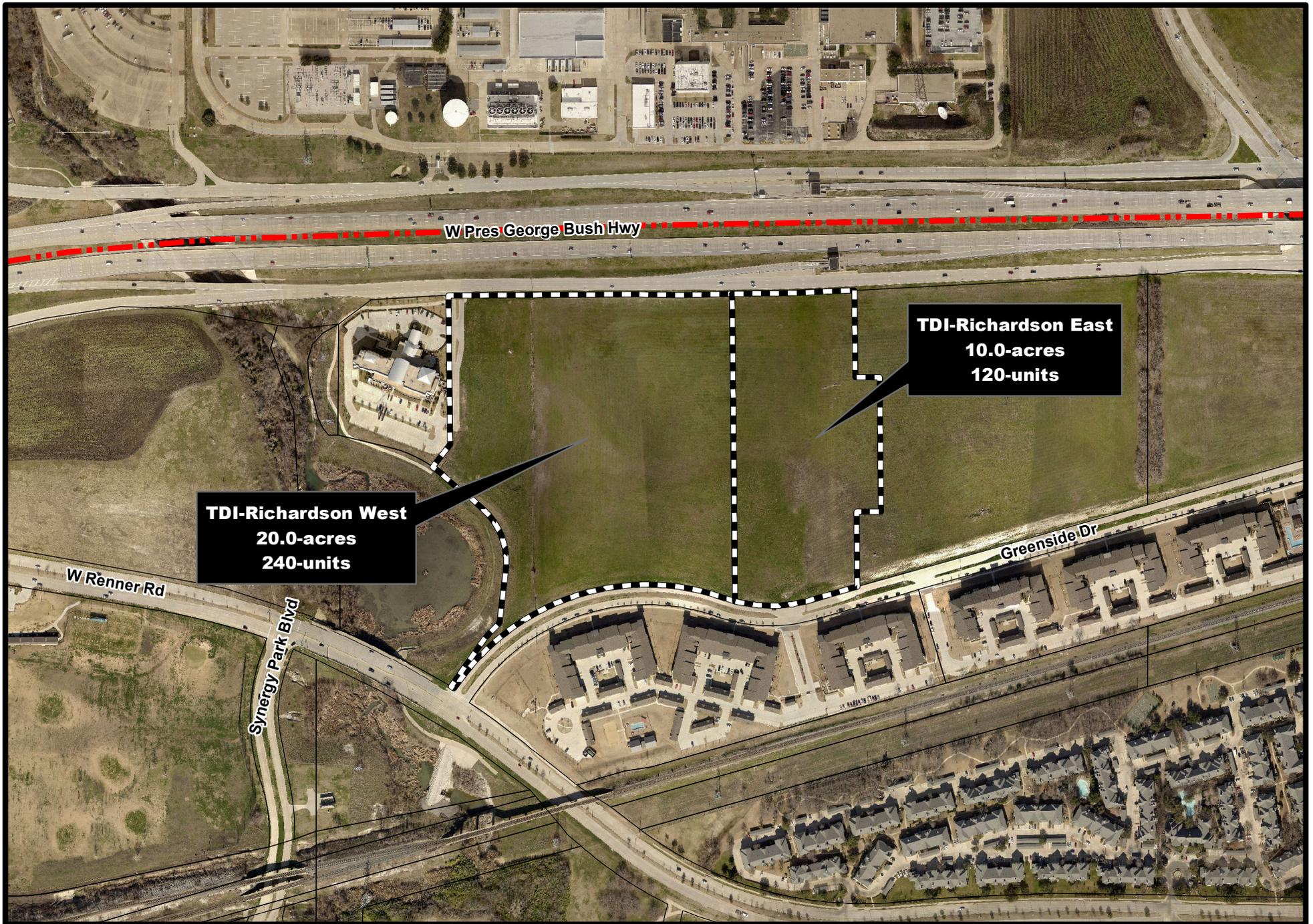
**Board/Commission Action:** On November 19, 2013 the City Plan Commission unanimously recommended approval of the request.

**Action Proposed** The City Council may approve the request as presented, approve with conditions, or deny.

## **VARIANCE 13-12 TDI Richardson**

### **Attachments:**

1. Locator
2. Background Information
3. Variance Exhibit
4. Applicant's Statement
5. CPC Minutes from November 19, 2013
6. Notice of Variance Request
7. Notification List
8. Notification Map



**VAR 13-12**  
**TDI Richardson**



**CITY COUNCIL  
BACKGROUND INFORMATION  
January 13, 2014**

**Variance 13-12**

**SUMMARY**

**Owner:** TDIRE

**Applicant:** Kevin Gaskey, PE

**Project Name:** TDI Richardson

**Location:** 905 and 955 W. President George Bush Highway  
South side of President George Bush Highway, west  
of Custer Parkway

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

**CPC Action:** On November 19, 2013 the City Plan Commission unanimously recommended approval of the request with conditions.

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

**Correspondence:** No written correspondence has been received to date.

**BACKGROUND INFORMATION**

**Staff Background:** Approved in December 2012, TDI-Richardson East and West consist of a total of 360 multi-family units separated into two (2) communities. TDI-Richardson West consists of 240-units on 20-acres, and TDI-Richardson East consists of 120-units on 10-acres. Although the two communities will be owned and

managed by the same company, they would be separated by a 6-foot high tubular steel fence.

**VAR 13-12**  
*Article III, Section 21-58(e),  
Additional Special  
Requirements for  
Apartments*

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

The applicant requests a waiver from the physical separation requirement between the two apartment communities by permitting the removal of the six-foot high tubular steel fence, and the installation of various vehicular and pedestrian connections to allow the resulting 360-unit complex to operate as a single community.

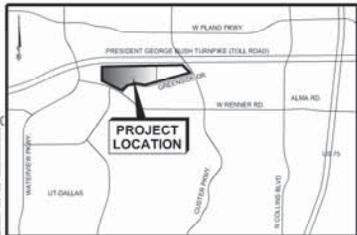
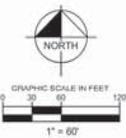
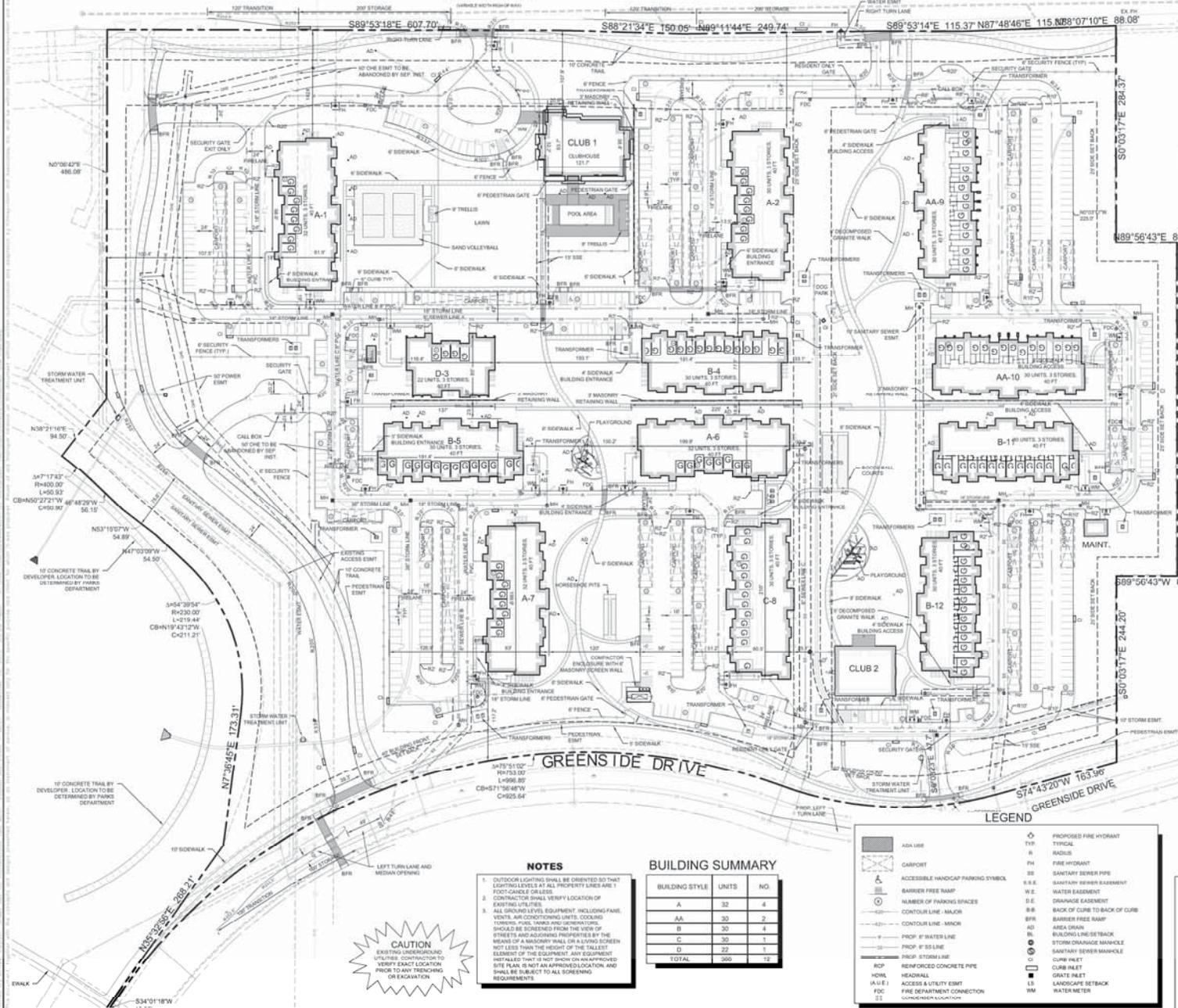
Eliminating the required fence will improve on-site vehicular and pedestrian circulation and eliminate the need for a second trash compactor.

One (1) similar request has been previously approved. In August 2012, the City Council approved VAR 12-06 which permitted the removal of the fence separating Phase 1 and 2 of the Breckinridge Point Apartments.

**DEVELOPMENT SUMMARY**

<b>Legal Name:</b>	<b>Turnpike Commons West Addition, Lots 4 &amp; 5, Block A</b>
<b>Land Area:</b>	30.01 acres
<b>Zoning:</b>	PD – Planned Development (Ord. #2588).
<b>Existing Development:</b>	Currently under construction. Development plans for the two apartment complexes were approved on December 4, 2012.
<b>Adjacent Land Use, Zoning:</b>	
North (across PGBH)	City of Plano
East	Vacant/PD – Planned Development
West	Hotel/PD-Planned Development
South (across Greenside Dr.)	Multi-family/PD-Planned Development

PRESIDENT GEORGE BUSH TOLLWAY  
STATE HIGHWAY 190



VICINITY MAP  
N.T.S.

**SITE DATA TABLE**

955 & 905 W. PGBH RICHARDSON, TX	
ZONING	PD (PLANNED DEVELOPMENT)
LOT AREA	260,864 SQ. FT. (6.0 AC)
PLANNED AREA (TOTAL)	260,864 SQ. FT. (6.0 AC)
APARTMENT	118,081 SF
CLUBHOUSE	22,889 SF
MAINTENANCE	3,600 SF
SETBACKS	
FRONT SETBACK	150 FT (POST) 40 FT GREENSIDE
SIDE SETBACK	25 FT
REAR SETBACK	25 FT
# UNITS	260
PARKING	
APARTMENT	2 SPACES PER APARTMENT UNIT
REQUIRED	520 SPACES (180 COVERED)
PROVIDED	723 SPACES (264 COVERED)
LANDSCAPE	15% OF TOTAL AREA
REQUIRED	196,296 SF (75%)
PROVIDED	223,749 SF (87%)
BUILDING HEIGHT	THREE STORES (48 FT)
FAIR	0.12
PERVIOUS COVERAGE	11.63 ACRES (511,315 SF)

**STOP!**  
CALL BEFORE YOU DIG  
TEXAS 811  
CALL 8-1-1  
(Call 1688 12 hours prior to digging)

**CAUTION!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

- NOTES**
- OUTDOOR LIGHTING SHALL BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINE ARE 1 FOOT CANDLE OR LESS.
  - CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES.
  - ALL GROUND LEVEL EQUIPMENT INCLUDING PANE VENTS, AIR CONDITIONING UNITS, COOLING TOWERS, PUMPS, PIPING AND CONTROLS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY THE MEANS OF A MASONRY WALL OR A LIVING SCREEN NOT LESS THAN THE HEIGHT OF THE TALLEST ELEMENT OF THE EQUIPMENT AND EQUIPMENT INSTALLED THAT IS NOT SHOWN ON AN APPROVED SITE PLAN IS NOT AN APPROVED EQUIPMENT AND SHALL BE SUBJECT TO ALL SCREENING REQUIREMENTS.

**BUILDING SUMMARY**

BUILDING STYLE	UNITS	NO.
A	32	4
AA	30	2
B	30	4
C	30	1
D	22	1
<b>TOTAL</b>	<b>144</b>	<b>12</b>

**LEGEND**

ADA USE	PROPOSED FIRE HYDRANT TYPICAL
GASPORT	RADIUS
ACCESSIBLE HANDICAP PARKING SYMBOL	PH FIRE HYDRANT
BARBER FREE RAMP	SB SANITARY SEWER PIPE
NUMBER OF PARKING SPACES	S.E.E. SANITARY SEWER EXHAUST
CONTOUR LINE - MAJOR	W.E. WATER EXHAUST
CONTOUR LINE - MINOR	D.E. DRAINAGE EXHAUST
PROP. 8" WATER LINE	B.B. BACK OF CURB TO BACK OF CURB
PROP. 6" S/S LINE	BBR BARBER FREE RAMP
PROP. STORM LINE	AD AREA DRAIN
ROP REINFORCED CONCRETE PIPE	BL BUILDING LINE/SETBACK
HWAL HEADWALL	SCM STORM CHARGE MANHOLE
A.U.E. ACCESS & UTILITY EXIST	SBM SANITARY SEWER MANHOLE
FDC FIRE DEPARTMENT CONNECTION	CI CURB INLET
SS SANITARY SEWER EXHAUST	GR GRATE INLET
	LS LANDSCAPE SETBACK
	WM WATER METER

**VARIANCE EXHIBIT - TDI RICHARDSON 190**  
30.01 ACRE TRACT LOCATED IN THE CITY OF RICHARDSON BEING A PART OF THE L.M. MARSHALL SURVEY, ABSTRACT NO. 995 COLLIN COUNTY, TEXAS  
DATE: NOVEMBER 13, 2013  
VSR: 13-12

**ENGINEER:**  
Kimley-Horn and Associates, Inc.  
12777 North Dallas Parkway, Suite 1900  
Dallas, Texas 75241  
Tel: 972-720-1000  
Fax: 972-238-2000  
www.kimley-horn.com

**OWNER:**  
TDI Richardson Blvd., Suite 1900  
Dallas, TX 75241  
Tel: 972-366-1100  
Contact: Matt Benson

**ARCHITECT:**  
O'Brien Architecture  
2315 Rowland Street, Suite 128  
Dallas, TX 75241  
Tel: 972-758-0110  
Contact: Richard Naylor

PROJECT: TDI RICHARDSON 190 WEST VARIANCE EXHIBIT - 955 & 905 W. PGBH  
DATE: 11/13/13  
SCALE: AS SHOWN  
DESIGNED BY: JCK  
CHECKED BY: JCK  
DRAWN BY: JCK  
DATE: 11/13/13  
REVISIONS:

**Kimley-Horn and Associates, Inc.**  
12777 North Dallas Parkway, Suite 1900  
Dallas, Texas 75241  
Tel: 972-720-1000  
Fax: 972-238-2000  
www.kimley-horn.com TX REG. 00000001

**TDI RICHARDSON 190 WEST VARIANCE EXHIBIT - 955 & 905 W. PGBH**  
PREPARED FOR THE BULLET TRAP, INC.  
FRISCO, TEXAS

SHEET NUMBER: **EXB**



November 14, 2013

■  
12750 Merit Drive  
Suite 1000  
Dallas, TX  
75251

City of Richardson Planning Commission & City Council  
c/o: Mr. Israel B. Roberts, AICP  
Development Review Manager  
411 W. Arapaho Road  
Richardson, TX 75080-4551

Re: TDI Variance

To Whom It May Concern:

This variance is requested for the two approved multifamily projects of 240 units and 120 units to allow connectivity for both pedestrian and vehicular traffic. This variance will enhance the overall project by allowing for and fostering connectivity between the two projects and the amenities which each project provides. Traffic flow will likely improve as residents will have access to all roadway points of connection. The following is a list of revisions to the combined site plan:

1. The grasscrete will be replaced with concrete connections at the north and south locations between the two projects.
2. The emergency gates at the north and south entrances, near the common property line, will be revised to resident gates with Knox Boxes for fire access.
3. The fence along the common north\south property line will be eliminated to allow the two projects to share amenities and function as one project.
4. Sidewalk connections will be provided between the two projects to allow connectivity to the amenities.
5. The compactor serving the 120 unit project will be eliminated, as the larger compactor on the 240 unit project has sufficient capacity for 360 units.

Sincerely,

Kevin S. Gaskey, P.E.  
Principal

### **CPC Minutes from November 19, 2013:**

**Variance 13-12 TDI Richardson:** Consider and take necessary action on a request for approval of a variance from Chapter 21, the Subdivision and Development Code, Article III, Section 21-58€ for a waiver from the physical separation requirement between apartment communities of more than 250 units. The property is located at 905 and 955 W. President George Bush Highway; on the south side of President George Bush Highway west of Custer Parkway and zoned PD Planned Development.

Mr. Roberts noted that in 2012, the CPC approved the plans for TDI East (120 units) and TDI West (240 units); however, as required by the subdivision regulations, the properties would have to be separated by a wrought iron fence and could not share amenities or vehicular/pedestrian traffic even though they were owned and operated by the same company. He added that if the variance was approved, the two apartment complexes would be combined into one community with two vehicular connections on the north and south, and a centrally located pedestrian connection.

Mr. Kevin Gaskey, Kimley-Horn and Associates, representing TDI, 12750 Merit Drive, Dallas, Texas, said that if the variance was granted, the grass-crete at the east and west connection points would be replaced with concrete and a portion of another fence would be pushed further west to allow access for residents. He added that there will also be pedestrian access between the two communities and one of the trash compactors will be removed.

Chairman Hand asked if the vehicular connections would have automated gates.

Mr. Gaskey replied the gate would be automated by a card reader and there would be a knox-box for use by the City Fire Department.

Mr. Chip Pratt, 2700 W. Prairie Creek, Richardson, Texas, speaking on behalf of the Canyon Creek Homeowners Association (CCHOA), stated CCHOA had met with the developer prior to the initial application and they were disappointed the land was going to be developed at 12 units per acre. He added that another item included in the prior discussions with the developer were comments about supporting higher density in exchange for deed restricting the remaining land for office or higher use, but that suggestion was rejected.

Mr. Pratt said that CCHOA supported the removal of the fence, but they were disappointed with the building standards presented by the developer as compared to another project they developed with higher standards. He stated that as presented, it had the simplest of wrought iron fences, the possibility of 3-tab roofing, minimum landscaping and CCHOA had hoped the applicant would raise their standards to increase the quality of the product they were developing.

Chairman Hand asked if CCHOA was in favor of the variance.

Mr. Pratt said CCHOA was in favor of the variance, but wanted them to raise their standards.

No other comments were received from the audience.

**Motion:** Vice Chair Bright made a motion to recommend approval of Variance 13-12 as presented; second by Commissioner DePuy. Motion approved 7-0.



# Notice of Variance Request

## City Plan Commission • Richardson, Texas

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

**File No./Name:** VAR 13-12  
**Property Owners:** TDI Richardson  
**Applicant:** Kevin Gaskey, PE/Kimley-Horn and Associates.  
**Location:** 905 & 955 W. President George Bush Highway  
**Request:** Request approval of a variance from the Subdivision and Development Code:  
1. Article III, Section 21-58(e) [*Additional Special Requirements for Apartments*]: Waiver from the physical separation requirement for apartment communities of over 250 units.

The City Plan Commission will consider this request on:

**TUESDAY, NOVEMBER 19, 2013**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

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

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

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

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

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

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

Date Posted and Mailed: November 8, 2013

Edentree Properties LTD  
6801 Gaylord Pkwy #100  
Frisco, TX 75034

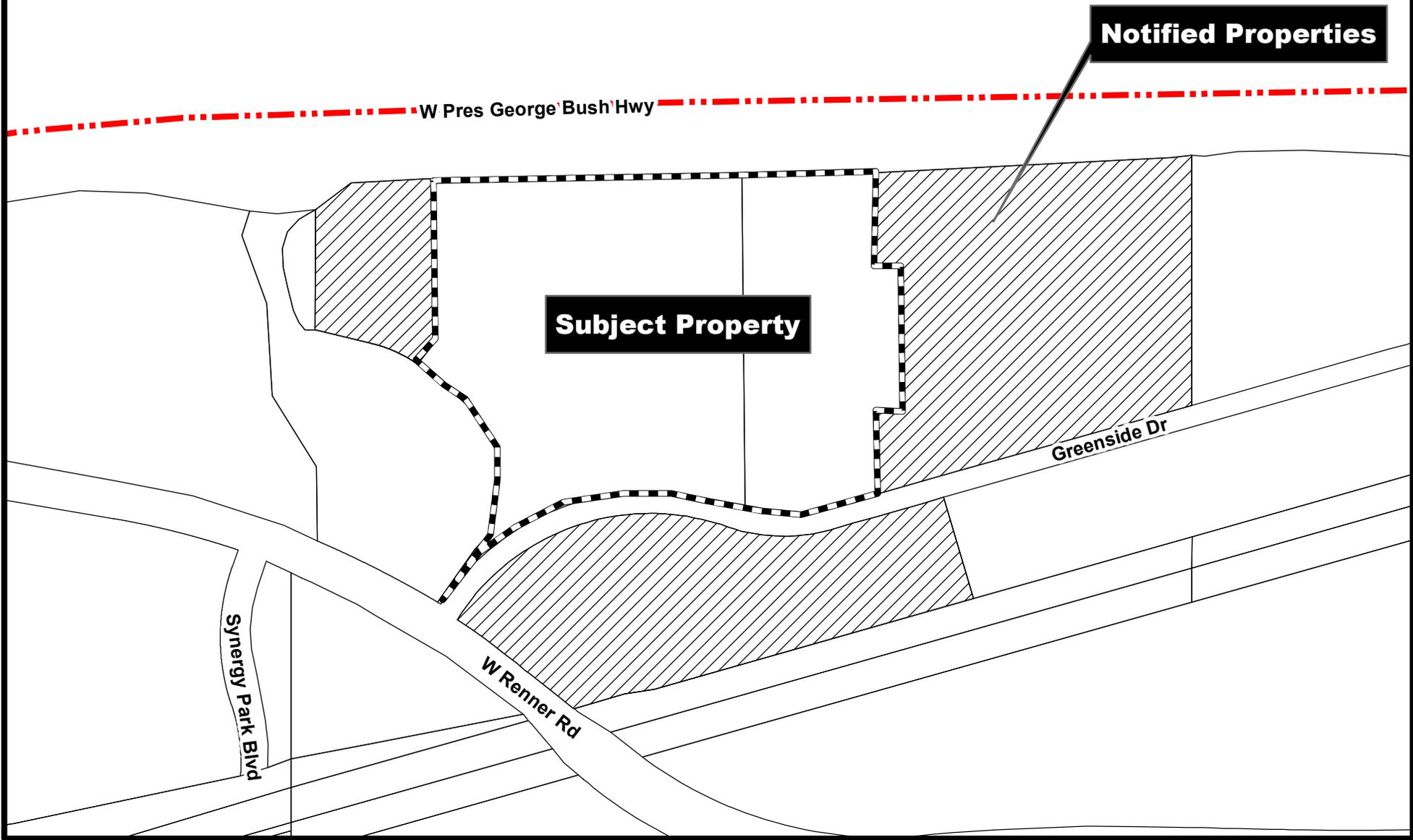
CH Reatly LTD/Pradera  
4221 Preston Rd #200  
Frisco, TX 75034

Shinn G J LTD  
3620 N. Josey Ln #220  
Carrollton, TX 75007

## **VAR 13-12**

### **Notification List**

**VAR 13-12**



**CITY OF RICHARDSON  
SIGN CONTROL BOARD MINUTES – JANUARY 8, 2014**

Ms. Dorothy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:30 p.m. on Wednesday, January 8, 2014, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT:                   DORTHY MCKEARIN, CHAIR  
  SANDRA MOUDY, VICE CHAIR  
  MUHAMMAD Z. IKRAM, MEMBER  
  CHIP IZARD, MEMBER  
  SCOTT PETTY, ALTERNATE  
  ALICIA MARSHALL, ALTERNATE

MEMBERS ABSENT:                   CHARLES WARNER, MEMBER

CITY STAFF PRESENT                   PATRICIA GUERRA, ASST. DIR. OF COM. SERVICES  
  STEPHANIE JACKSON, COMMUNITY SVCS MGR.  
  JENNA HITE, COM. SVCS. ADMIN SECRETARY

Ms. McKearin stated there is a quorum present.

Ms. Sandra Moudy made a motion to approve the minutes of the October 9, 2013 meeting. The motion was seconded by Mr. Scott Petty and carried unanimously.

SCB CASE #14-01: TO CONSIDER THE REQUEST OF WIRELESS HOSPITAL FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(2)(b)(3)(i) TO ALLOW FOR A 8.5 SQUARE FOOT INCREASE TO THE 44 SQUARE FOOT BASE ALLOWABLE SIGN AREA FOR THE LEASE SPACE, TO ALLOW FOR A 52.51 SQUARE FOOT ATTACHED BUILDING SIGN IN A COMMERCIAL ZONED DISTRICT ON THE PROPERTY LOCATED AT 401 N. CENTRAL EXPY, #700; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Ms. Guerra introduced the request of Wireless Hospital for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(2)(b)(3)(i) to allow for a 8.5 square foot increase to the 44 square foot base allowable sign area for the lease space, to allow for a 52.51 square foot attached building sign in a commercial zoned district on the property located at 401 N. Central Expy, #700. A power point presentation was shown for review.

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

Mr. Imran Sabzali, 1240 Indian Run #328, Carrollton, TX, owner of Wireless Hospital, stated he asked the sign contractor he hired to put up a sign the maximum size the City would allow. Mr. Sabzali stated the sign contractor applied for a permit for the sign to be 25 square feet. Once the sign was put up he realized the sign wasn't large enough and it was not visible from the frontage road due to the location. Mr. Sabzali stated he asked the sign contractor to make a larger sign

and it to be the maximum size the City allows. Ms. McKearin asked if a 44 square foot sign was made. Mr. Sabzali stated no and that he wasn't aware of the size allowed by the City. He told the sign contractor to make and install a sign that is allowed by the City. Ms. Moudy asked who the sign contractor was. Mr. Sabzali stated Dallas Sign Builders was hired to do the sign and apply for the permit.

Mr. Izard asked, since the installation of the sign has business increased? Mr. Sabzali stated he wasn't sure. The sign has been in place since he opened for business. Mr. Sabzali stated he understands the sign contractor built a larger sign than allowed by the ordinance but wasn't aware of it until the city inspector came by to do the final inspection. He would appreciate it if the Board could pass this variance because he has spent \$2000 for the sign and in order to meet the ordinance it would cost him more money.

Mr. Petty asked how a sign of 25 square foot sign was applied for on the original sign permit and decided on. Mr. Sabzali stated he did not decide on the 25 square foot sign, the sign contractor determined the size. Mr. Sabzali stated when the 25 square foot sign was put in place it was noticeably small and felt it needed to be bigger.

Ms. McKearin asked if Mr. Sabzali turned the decision on the size of the sign over to the sign contractor, Dallas Sign Builders? Mr. Sabzali stated he hired Dallas Sign Builders to make a sign the maximum size allowed. Mr. Sabzali stated he was not aware the sign was too big until the city inspector came to him six weeks prior and made him aware.

Mr. Petty asked who filled out the sign permit for the 25 square foot sign. Mr. Sabzali stated Dallas Sign Builders completed the application and request.

Ms. McKearin asked if a 25 square foot sign was made and put up. Mr. Sabzali stated the sign was made and installed but it was too small. Mr. Petty asked if the sign contractor was present. Mr. Sabzali stated the sign contractor was not present for this meeting.

Mr. Ikram asked who Raj Ganwala on the sign variance application was. Mr. Sabzali stated it is his business partner.

Mr. Petty stated the sign is approximately 20% greater than what is allowed which is fairly significant compared to the other tenants at this location. Those tenants that have similar sized signs have a much larger store front and that is part of how the allowable sign calculations are based. Mr. Petty stated by allowing this to pass we would potentially set a precedence to increase other tenant's signs by 20%. Mr. Petty also stated he has an issue with a permit being applied for and then something else being put up instead.

Mr. Sabzali stated he didn't apply for the sign and then have something else put up; he hired a sign contractor to make him a sign and told the sign contractor he wanted it to meet the sign ordinance. Mr. Petty stated he understood the dilemma however it didn't change the end result, the sign does not meet the sign ordinance.

Ms. McKearin asked if the sign contractor has been made aware the sign is larger than what is allowed. Mr. Sabzali stated he has not. Ms. McKearin stated this sets a bad precedence for the Sign Control Board.

Ms. Moudy stated we are here to help regulate the sign ordinance and what is allowed in Richardson for all the businesses and to keep it consistent. Ms. Moudy stated this is one of the reasons we are concerned about the 20% larger sign than what is allowed.

Mr. Ikram stated you have additional signs on the north side of the building visible to southbound traffic on Central Expy. Mr. Sabzali stated he just put this sign up approximately 6 weeks ago. Mr. Ikram asked if it was helping his business. Mr. Sabzali stated it is helping his business and the sign that is in question has been in place for over 8 months and nothing was said to him. Ms. McKearin stated the sign contractor did not get the required inspections when the sign was put in place. When city staff followed up on the permit it was then they were made aware of the larger sign.

Mr. Izard wanted to recap the issues to Mr. Sabzali. Dallas Sign Builder was hired to install a sign and obtain the proper permits. You were not aware they only applied for a 25 sq.ft. sign. You felt the 25 sq.ft. sign was too small so you asked the sign contractor to install a larger sign up to the maximum allowed by the City. However, you never double checked the sign contractor and made sure they were doing the right thing. Mr. Sabzali stated he did not and felt they would do their job and wasn't aware he needed to check and make sure they were following guidelines.

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

Mr. Petty stated, he was conflicted on what has been presented and felt bad about the amount of money that has been put into the making of the sign. However, there is a sign ordinance in place. Mr. Ikram stated he felt the business owner should have checked on the sign contractor and made sure guidelines were being followed. Ms. Moudy stated when you hired someone to do a job; you have to establish some trust in the job being done correctly.

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

Ms. Moudy moved to approve the SCB Case #14-01. Mr. Izard seconded the motion and it passed 3-2 with Ms. Marshall and Ms. McKearin being in opposition.

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

SCB CASE #14-02: TO CONSIDER THE REQUEST OF DIGITAL REALTY FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23)(b)(2)(ii), CHAPTER 18, ARTICLE III, SECTION 18-96(34)(B)(2) AND CHAPTER 18, ARTICLE III, SECTION 18-96(18)(D)(2), TO ALLOW FOR A POLE SIGN TO EXCEED THE MAXIMUM ALLOWABLE SIGN AREA, ELEVEN TRAFFIC RELATED SIGNS, FIVE OF WHICH EXCEED THE ALLOWABLE SIGN AREA OF 8 SQUARE FEET AND ELEVEN WHICH EXCEED THE ALLOWABLE HEIGHT OF 4 FEET AND ONE MONUMENT SIGN WHICH DOES NOT MEET THE REQUIRED

SETBACK FROM THE ADJACENT PROPERTY LINE IN AN INDUSTRIAL ZONED DISTRICT ON THE MULTI-PARCEL DIGITAL REALTY CAMPUS LOCATED AT THE SOUTHEAST CORNER OF E. COLLINS BLVD. AND ALMA RD.; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Ms. Guerra introduced the request of Digital Realty for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(23)(b)(2)(ii), Chapter 18, Article III, Section 18-96(34)(B)(2) and Chapter 18, Article III, Section 18-96(18)(D)(2), to allow for a pole sign to exceed the maximum allowable sign area, eleven traffic related signs, five of which exceed the allowable sign area of 8 square feet and eleven which exceed the allowable height of 4 feet and one monument sign which does not meet the required setback from the adjacent property line in an industrial zoned district on the multi-parcel Digital Realty campus located at the southeast corner of E. Collins Blvd. and Alma Rd. 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. Celin Baird, 17111 Preston Rd, Dallas, TX, representing HDR Architecture, stated this is a private campus that does not have public thoroughfares. There are security entrances throughout the property and only authorized employees and visitors will have access to the campus. Ms. Baird stated the signs being proposed will only be for directional use on the campus and not be seen from the major surrounding streets.

Ms. McKearin asked if the entrances to the campus will be guarded. Ms. Baird stated there is four entrances that will be guarded and there is a fence around the entire property.

Mr. Izard asked what the reason is for wanting the signs larger than what is allowed by the ordinance since they will only be seen from inside the campus and not by the public. Ms. Baird stated there are several different buildings on the property and there is so much information that needs to be on the signs to help locate the correct building.

Mr. Ikram asked why some of the signs only have address numbers on them. Ms. Baird stated it can be confusing trying to locate a particular building.

Ms. Moudy asked who designed the signs and the sizes. Ms. Baird stated the signs were designed by another company and we were to implement the design guidelines. Ms. Baird stated this is a nationwide guideline for this particular client and this is their standard sign.

Mr. Izard asked about the necessity of the pole sign located on the corner of Alma and Collins Blvd. Ms. Baird stated it is to help identify the campus from the Collins overpass.

Ms. Jackson stated a 20 foot pole sign is allowed and because of the way sign area is calculated on a pole sign a variance is required.

Ms. Baird stated the pole sign is in an Oncor easement and they are in the process of contacting Oncor to get permission for the sign in that location. Oncor does require the sign to be approved by the City prior to granting permission for installation. Ms. Jackson stated it is Oncor's

easement and Digital Realty would have to make that agreement with Oncor and we will require a letter from Oncor giving permission for the installation of the sign.

Ms. Moudy asked if the pole sign is inside the campus or the outside. Ms. Baird stated it is on the outside of the 69 acre property but the remaining signs are interior to the campus.

Ms. Moudy asked if Oncor does not approve the placement of the pole sign would the sign still be allowed to be installed. Ms. Jackson stated if Oncor says the pole sign cannot be installed then we would not approve the sign permit.

Mr. Jess Pettit, 7234 Kenny Ln, Dallas, TX, 75230, property owner, stated due to the need for anonymity and security for the tenants there will be no signs on the buildings making the need for the traffic signs on the campus. All of the buildings face inward and may not face the street that they are addressed on. This is why the larger signs are necessary to help visitors find the correct building.

Mr. Pettit stated there is a hardship for the pole sign and if Oncor does not approve the sign because of the easement we will come up with a sign to be placed there that meets both Oncor and the city requirements.

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

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

Mr. Izard moved to approve the SCB Case #14-02. Mr. Ikram seconded the motion and it carried unanimously.

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

Ms. McKearin asked for a motion to adjourn the Public Hearing. 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 7:26 p.m.

DORTHY MCKEARIN, CHAIR

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**RESOLUTION NO. 14-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Richardson, Texas (the “City”), has determined that certificates of obligation should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended, for the purpose of paying contractual obligations to be incurred for (1) constructing, improving, renovating, and equipping park and recreation facilities and police and fire fighting facilities; (2) improving the City’s emergency dispatch system; (3) acquiring equipment and vehicles for emergency management, police, fire, streets, traffic and transportation, facility services, municipal court, parks and recreation, municipal library, fleet services, and solid waste departments; (4) constructing, improving and renovating streets, alleys, culverts and bridges, including drainage, landscaping, screening walls, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor; and (5) professional services rendered in connection therewith; and

**WHEREAS**, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City, said notice stating (i) the time and place the City Council tentatively proposes to pass the ordinance authorizing the issuance of the certificates; (ii) the maximum amount proposed to be issued; (iii) the purposes for which the certificates are to be issued; and (iv) the manner in which the City Council proposes to pay the certificates;

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

**SECTION 1.** That the City Secretary is hereby authorized and directed to cause notice to be published of the City Council’s intention to issue certificates of obligation, in one or more series, in the principal amount not to exceed \$7,855,000.00 for the purpose of paying contractual obligations to be incurred for (1) constructing, improving, renovating, and equipping park and recreation facilities and police and fire fighting facilities; (2) improving the City’s emergency dispatch system; (3) acquiring equipment and vehicles for emergency management, police, fire, streets, traffic and transportation, facility services, municipal court, parks and recreation, municipal library, fleet services, and solid waste departments; (4) constructing, improving and

renovating streets, alleys, culverts and bridges, including drainage, landscaping, screening walls, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor; and (5) professional services rendered in connection therewith. The notice hereby approved and authorized to be published shall read substantially in the form and content of Exhibit "A" hereto attached and incorporated herein by reference as a part of this Resolution for all purposes.

**SECTION 2.** That the City Secretary shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

**SECTION 3.** That it is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

**SECTION 4.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the \_\_\_\_ day of \_\_\_\_\_, 2014.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

---

PETER G. SMITH, CITY ATTORNEY  
(PGS:1-8-14:TM 64255)

**EXHIBIT "A"**

**NOTICE OF INTENTION TO ISSUE CITY OF RICHARDSON, TEXAS  
CERTIFICATES OF OBLIGATION**

TAKE NOTICE that the City Council of the City of Richardson, Texas, shall convene at 7:30 p.m. on the 7<sup>th</sup> day of April, 2014, at 411 W. Arapaho Road, Richardson, Texas, and, during such meeting, the City Council will consider the passage of an ordinance authorizing the issuance of certificates of obligation in one or more series in an amount not to exceed SEVEN MILLION EIGHT HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$7,855,000.00) for the purpose of paying contractual obligations to be incurred for (1) constructing, improving, renovating, and equipping park and recreation facilities and police and fire fighting facilities; (2) improving the City's emergency dispatch system; (3) acquiring equipment and vehicles for emergency management, police, fire, streets, traffic and transportation, facility services, municipal court, parks and recreation, municipal library, fleet services, and solid waste departments; (4) constructing, improving and renovating streets, alleys, culverts and bridges, including drainage, landscaping, screening walls, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor; and (5) professional services rendered in connection therewith; such certificates of obligation to be payable from ad valorem taxes and a lien on and limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

City Secretary  
City of Richardson, Texas

**RESOLUTION NO. 14-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN ASSIGNMENT OF A CITY ACCESS EASEMENT, ATTACHED AS EXHIBIT “A”, TO GATEWAY PIONEER INC. NO. 1, A CALIFORNIA CORPORATION, C/O RREEF MANAGEMENT L.L.C.; AUTHORIZING THE CITY MANAGER TO EXECUTE THE ASSIGNMENT OF EASEMENT ON BEHALF OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, DART granted an access easement to the City of Richardson (the “Easement”); and

**WHEREAS**, the City desires to assign the Easement pursuant to the Assignment as set forth in Exhibit “B” attached hereto;

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

**SECTION 1.** That the Assignment of the Easement to Gateway Pioneer Inc. No. 1, a California corporation, c/o RREEF Management L.L.C. be, and is hereby approved.

**SECTION 2.** That the City Manager is hereby authorized to execute the Assignment on behalf of the City, and any amendments or other instruments related thereto.

**SECTION 3.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the \_\_\_\_ day of \_\_\_\_\_, 2014.

CITY OF RICHARDSON, TEXAS

\_\_\_\_\_  
MAYOR

ATTEST:

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

**EXHIBIT "A"**

APPROVED AS TO FORM:

---

PETER G. SMITH, CITY ATTORNEY  
(PGS:1-9-14:TM 64261)

EXHIBIT "A"

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

STATE OF TEXAS                   §  
  §   **ASSIGNMENT OF ACCESS EASEMENT**  
COUNTY OF COLLIN           §

**Date:** January \_\_, 2014

**Assignor:** City of Richardson, a Texas home rule municipality

**Assignor's Address:** P.O. Box 830309, Richardson, Dallas County, Texas 75083-0309

**Assignee:** Gateway Pioneer Inc. No. 1, a California corporation

**Assignee's Address:** c/o RREEF Management, L.L.C., 222 South Riverside Plaza. 26<sup>th</sup> Floor, Chicago, Illinois 60606

**Description of Easement:** That certain *Access Easement* dated January 7, 2014, granted by Dallas Area Rapid Transit to City of Richardson, Texas and recorded January 8, 2014, as Instrument Number 20140108000020500, Official Public Records, Collin County, Texas, ("the Easement") conveying a non-exclusive, unobstructed access easement across or under the surface of a 0.4389 acre tract of land situated in the John J. Vance Survey, Abstract No. 942, City of Richardson, Collin County, Texas, and more particularly described by metes and bounds in the Easement.

**Consideration:** Ten and No/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Assignor.

For the Consideration, Assignor hereby sells, conveys, assigns and transfers to Assignee the Easement and all of Assignor's right, title and interest in and to the Easement. Assignee does hereby accept the foregoing assignment without recourse against Assignor and agrees to assume and perform all obligations of Grantee under the Easement to the same extent as if Assignee had originally been named as the Grantee in the Easement on the Effective Date of the Easement.

*(Signatures on Following Pages)*

**EXHIBIT "A"**

**SIGNED AND AGREED** this \_\_\_\_ day of \_\_\_\_\_, 2014.

**ASSIGNOR:**

**CITY OF RICHARDSON, TEXAS**  
a Texas home rule municipality

By: \_\_\_\_\_  
Dan Johnson, City Manager

State of Texas                    §  
  §  
County of Dallas                §

This instrument was acknowledged before me, the undersigned authority, this \_\_\_\_\_ day of \_\_\_\_\_ 2014, by Dan Johnson, City Manager, City of Richardson, Texas, a Texas home rule municipality, for and on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

**SIGNED AND AGREED** this \_\_\_\_ day of \_\_\_\_\_, 2014.

**ASSIGNEE:**

**GATEWAY PIONEER INC. NO. 1**  
**a California corporation**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

State of California            §  
  §  
County of \_\_\_\_\_       §

On \_\_\_\_\_, 2014, before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

STATE OF TEXAS §  
§  
§  
COUNTY OF DALLAS §

**FIRST AMENDMENT TO  
TIF ZONE NO. 1 INFRASTRUCTURE  
REIMBURSEMENT, GRANT AND  
DEVELOPMENT AGREEMENT**

This First Amendment to the Infrastructure Reimbursement, Grant and Development Agreement (“Amendment”) is made by and between the City of Richardson, Dallas County, Texas (the “City”), the Board of Directors of the City of Richardson Tax Increment Financing Zone No. 1 (“Board”), and Centennial Park Richardson, Ltd. (“Company”) (collectively the “Parties,” or singularly as a “Party”), acting by and through their respective authorized officers or general partner.

**WITNESSETH:**

**WHEREAS**, the City, Board, and Company previously entered into that certain Infrastructure Reimbursement, Grant and Development Agreement dated September 26, 2007 (the “Original Agreement”); and

**WHEREAS**, the Parties desire to amend certain terms and conditions of the Original Agreement as set forth herein, and acknowledge that the Company has fully performed and satisfied the necessary obligations to be eligible to receive the Maximum Reimbursement Amount hereunder; and

**NOW THEREFORE**, in consideration of the foregoing, and on the terms and conditions hereinafter set forth and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. That the Original Agreement is amended to delete the definition of “Centennial Park Boulevard” from Article I, and to delete all references to such phrase or term in the Original Agreement.
2. That Article I of the Original Agreement is hereby amended by amending the following definitions to read as follows:

“Interest” shall mean interest on the Project Costs and any unpaid balance of the Grant. Interest shall accrue on Project Costs associated with the Urban Park and each component or phase of the Infrastructure from June 1, 2013. Interest on any unpaid portion of the Grant shall accrue from the Grant Payment Date. Interest on Project Costs and any unpaid portion of the Grant shall accrue at a rate of seven percent (7%), and shall be calculated and compounded annually on each Annual Payment Date.

“Tax Increment Base” means the total appraised value of all real property taxable by a Taxing Unit for the year in which TIF Zone No. 1 was designated (2006).

3. That Article III of the Original Agreement is amended in part to amend Section 3.8 to remove the Centennial Boulevard Project to read as follows:  
  
“3.8 **Intentionally Omitted.**”
4. That Article IV of the Original Agreement is amended in part by amending Section 4.1 (c) to read as follows:  
  
“(c) The amount of each annual Reimbursement Payment shall be the lesser of: (i) the amount of the Project Costs then eligible for payment pursuant to paragraph (b) of this Section 4.1 that have not been paid to the Company; and (ii) the amount of available Tax Increment Funds from Sub Area No. 2 after consideration of the Tax Increment Fund Priorities set forth in Section 4.2, below, not to exceed the Maximum Reimbursement Amount set forth in Exhibit “B-1” for the respective component of Infrastructure and/or the Urban Park, as the case may be. If there are insufficient funds in the Tax Increment Fund from Sub Area No. 2 for an annual Reimbursement Payment, the un-reimbursed Project costs are carried forward, with the accrual of any Interest to succeeding Annual Payment Dates until payment has been made in full or termination of this Agreement, whichever occurs first.”
5. That Exhibit “B-1” attached to the Original Agreement is hereby amended and replaced with Exhibit B-1 attached hereto.
6. That the Company does hereby forgo the use of County Tax Increment for payment of the Economic Development Grants and Reimbursement Payments pursuant to the Original Agreement.
7. That the Original Agreement shall continue in full force and effect, except as amended herein.
8. That notwithstanding anything to the contrary in the Original Agreement, the Company has satisfied the terms and conditions under the Original Agreement, as amended herein to be eligible to receive the Maximum Reimbursement Amount (as defined in the Original Agreement, as amended herein) through the payment of the Reimbursement Payments for the reimbursement of Project Costs (as defined in the Original Agreement, as amended herein), pursuant to Articles IV and V of the Original Agreement as amended herein.
9. This Amendment shall take effect on the last date of execution hereof.
10. This Amendment may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

*[Signature Page to Follow]*

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**CITY OF RICHARDSON, TEXAS**

By: \_\_\_\_\_  
Dan Johnson, City Manager

**ATTEST:**

By: \_\_\_\_\_  
Aimee Nemer, City Secretary

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Peter G. Smith, City Attorney

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**BOARD OF DIRECTORS, CITY OF RICHARDSON TAX  
INCREMENT REINVESTMENT ZONE NO. 1**

By: \_\_\_\_\_  
Richard Ramey, Board President

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**CENTENNIAL PARK RICHARDSON, LTD.  
By: CENTENNIAL DEVELOPMENT, LLC,  
a Texas Limited Liability Company  
and It's General Partner**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit “B-1”**  
**Maximum Reimbursement Amounts**  
**for Urban Park and Infrastructure**

<b><u>Project</u></b>	<b><u>Maximum Amount</u></b>
Bruton Bends Drive Project	\$1,508,755
Floyd Branch Project	\$1,537,578
Greenville Avenue Project	\$ 507,860
Spring Valley Road Retrofit Project	\$ 229,901
Tejas Trail East Side Project	\$1,128,205
Urban Park	\$1,000,000

## Richardson City Council 2014 Meeting Dates

*All City Council meeting dates are subject to revision by the City Council within the scope of the City Charter and the Texas Open Meetings Act*

PROPOSED 2014 CITY COUNCIL MEETING SCHEDULE					
Date	Type of Meeting	Cancelled	Date	Type of Meeting	Cancelled
January 6, 2014	Worksession				
January 13, 2014	WS & Regular		July 14, 2014	WS & Regular	
<b>January 20, 2014</b>	<b>City Holiday</b>	<b>No Meeting/Holiday</b>	July 15 - 16, 2014	Budget Retreat	
January 27, 2014	WS & Regular		July 21, 2014	Worksession	
February 3, 2014	Worksession		July 28, 2014	WS & Regular	
February 10, 2014	WS & Regular		August 4, 2014	Worksession	
February 17, 2014	Worksession		August 11, 2014	WS & Regular	
February 24, 2014	WS & Regular		August 18, 2014	Worksession	
March 3, 2014	Worksession		August 25, 2014	WS & Regular	
<b>March 10, 2014</b>	<b>WS &amp; Regular</b>	<b>No Meeting/Spring Break</b>	<b>September 1, 2014</b>	<b>City Holiday</b>	<b>No Meeting/Holiday</b>
March 17, 2014	Worksession		September 8, 2014	WS & Regular	
March 24, 2014	WS & Regular		September 15, 2014	Worksession	
<b>March 31, 2014</b>	<b>Worksession</b>	<b>No Meeting/5th Monday</b>	September 22, 2014	WS & Regular	
April 7, 2014	Worksession		<b>September 29, 2014</b>	<b>Worksession</b>	<b>5th Monday</b>
April 14, 2014	WS & Regular		October 6, 2014	Worksession	
April 21, 2014	Worksession		October 13, 2014	WS & Regular	
April 28, 2014	WS & Regular		October 20, 2014	Worksession	
May 5, 2014	Worksession		October 27, 2014	WS & Regular	
May 12, 2014	WS & Regular		November 3, 2014	Worksession	
May 19, 2014	Worksession		November 10, 2014	WS & Regular	
<b>May 26, 2014</b>	<b>City Holiday</b>	<b>No Meeting/Holiday</b>	November 17, 2014	Worksession	
June 2, 2014	Worksession		<b>November 24, 2014</b>	<b>WS &amp; Regular</b>	<b>Week of Thanksgiving</b>
June 9, 2014	WS & Regular		December 1, 2014	Worksession	
June 16, 2014	Worksession		December 8, 2014	WS & Regular	
June 23, 2014	WS & Regular		December 15, 2014	Worksession	
<b>June 30, 2014</b>	<b>Worksession</b>	<b>No Meeting/5th Monday</b>	<b>December 22, 2014</b>	<b>WS &amp; Regular</b>	<b>Week of Christmas</b>
<b>July 7, 2014</b>	<b>Worksession</b>	<b>No Meeting/Monday after 4th</b>	<b>December 29, 2014</b>	<b>Worksession</b>	<b>5th Monday</b>

**No Meeting**



# MEMO

**DATE:** January 6, 2014

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

**FROM:** Pam Kirkland – Purchasing Manager

**SUBJECT:** Award of Bid #04-14 for the RTR Intersection Improvements (Renner Road at Alma Road and Renner Road at Jupiter Road) to Fain Group in the amount of \$353,898.23

**Proposed Date of Award: January 13, 2014**

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the lowest responsible bidder, Fain Group, for the above referenced construction in the amount of \$353,898.23, as outlined in the attached memo.

Funding is provided from the 2010 G.O. Bonds and General Special Projects.

The bid was advertised in *The Dallas Morning News* on October 30, 2013 & November 6, 2013 and was posted on Bidsync.com. A prebid conference was held on November 7, 2013 and 2,464 electronic notices were sent; 33 bidders viewed the bid, and 4 bids were received.

Concur:

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

Attachments

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



# MEMO

TO: Dan Johnson, City Manager  
THROUGH: Cliff Miller, Assistant City Manager *CM*  
FROM: Steve Spanos, P.E., Director of Engineering *SS*  
SUBJECT: Award of Bid No. 04-14 for the RTR Intersection Improvements (Renner Road at Alma Road and Renner Road at Jupiter Road) – Fain Group  
DATE: January 2, 2014

**ACTION REQUESTED:**

Council to consider award of Bid No. 04-14 for the RTR Intersection Improvements (Renner Road at Alma Road and Renner Road at Jupiter Road) to Fain Group, in the amount of \$353,898.23.

**BACKGROUND INFORMATION:**

On November 14, 2013 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest base bid was submitted by Nash CM, Inc. in the amount of \$343,665.00.

References provided by Nash CM, Inc. did not demonstrate sufficient work experience on similar projects. Staff, as well as the Finance Department, have reviewed the second lowest bidder's company financials, bonding company, the insurance company and references, and recommend awarding the RTR Intersection Improvements (Renner Road at Alma Road and Renner Road at Jupiter Road) to Fain Group in the amount of \$353,898.23.

This project consists of paving, storm drainage, water line, pavement striping and sidewalk improvement in the City of Richardson. This will generally include removal of existing concrete pavement and curb gutter, removal and replacement of existing concrete sidewalk, removal of existing curb inlets, construction of approximately 1800 S.Y. of concrete pavement and 675 S.Y. of concrete sidewalk, relocation of existing fire hydrants, installation of new curb inlets and storm drain piping, installation of pavement markings and striping and other related appurtenances.

**FUNDING:**

Funding is provided from 2010 G.O. Bonds and General Special Projects.

**SCHEDULE:**

Capital Projects plans for this project to begin construction February 2014 and be completed by April 2014.

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

**RTR INTERSECTION IMPROVEMENTS**

BID # 04-14

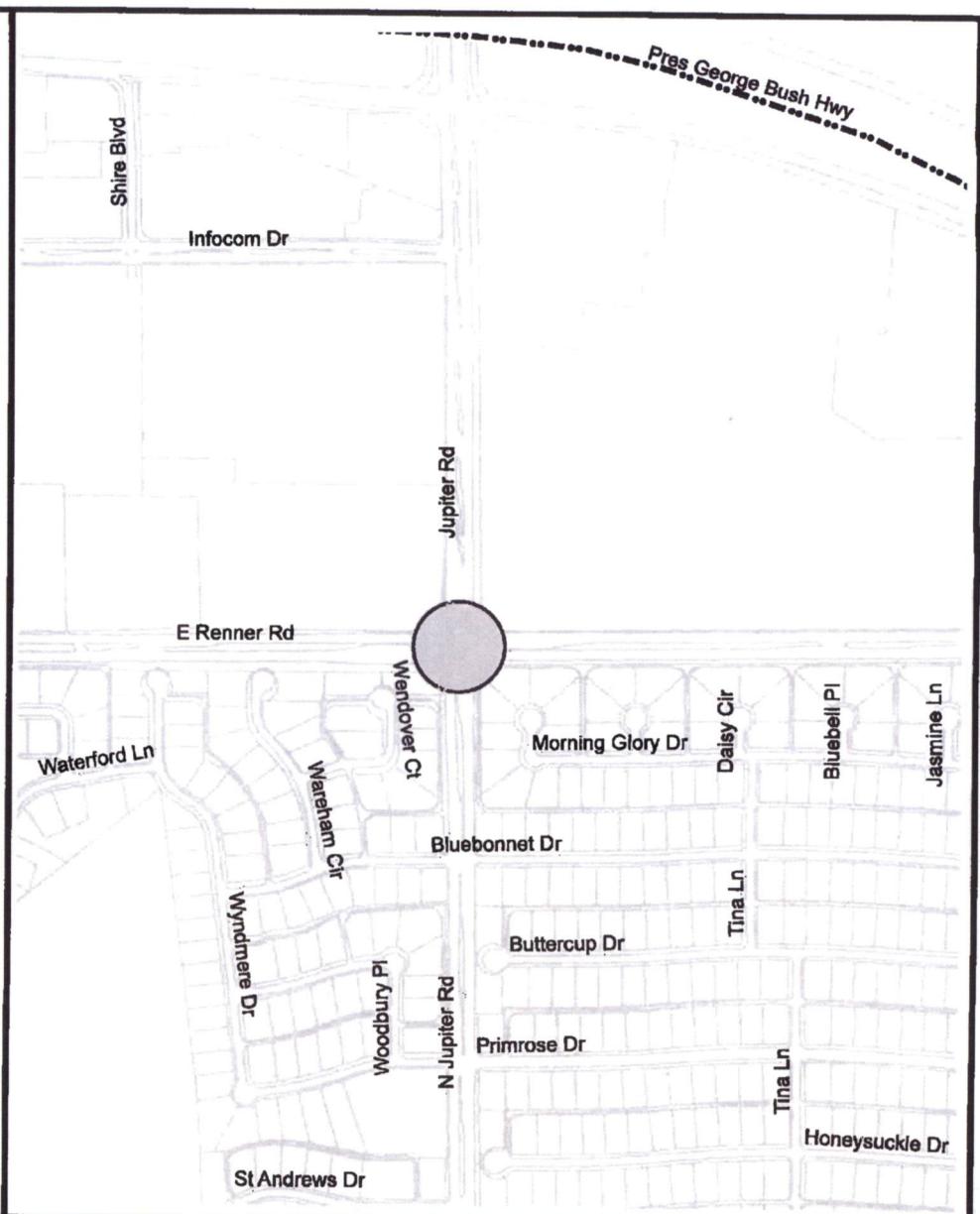
Bid Opening: November 14, 2013

ITEM NO.	DESCRIPTION	EST QTY	UNIT	NASH CM, INC.		FAIN GROUP		XIT PAVING AND CONSTRUCTION		ESTRADA CONCRETE CO.		AVERAGES	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1	L.S.	\$20,000.00	\$20,000.00	\$42,579.98	\$42,579.98	\$40,500.00	\$40,500.00	\$40,000.00	\$40,000.00	\$35,770.00	\$35,770.00
2	TRAFFIC CONTROL	1	L.S.	\$20,000.00	\$20,000.00	\$14,391.69	\$14,391.69	\$27,904.20	\$27,904.20	\$15,000.00	\$15,000.00	\$19,323.97	\$19,323.97
3	EROSION CONTROL	1	L.S.	\$4,000.00	\$4,000.00	\$2,800.39	\$2,800.39	\$20,358.53	\$20,358.53	\$2,500.00	\$2,500.00	\$7,414.73	\$7,414.73
4	UNCLASSIFIED EXCAVATION	1,000	C.Y.	\$16.00	\$16,000.00	\$17.56	\$17,560.00	\$20.76	\$20,760.00	\$12.00	\$12,000.00	\$16.58	\$16,580.00
5	SAWCUT AND REMOVE PAVEMENT	200	S.Y.	\$20.00	\$4,000.00	\$12.22	\$2,444.00	\$18.23	\$3,646.00	\$9.00	\$1,800.00	\$14.86	\$2,972.50
6	SAWCUT AND REMOVE CURB AND GUTTER	1,800	L.F.	\$7.50	\$13,500.00	\$5.92	\$10,656.00	\$7.57	\$13,626.00	\$5.00	\$9,000.00	\$6.50	\$11,695.50
7	SAWCUT AND REMOVE CONCRETE TRAIL	350	S.Y.	\$10.00	\$3,500.00	\$7.78	\$2,723.00	\$5.67	\$1,984.50	\$9.00	\$3,150.00	\$8.11	\$2,839.38
8	SAWCUT AND REMOVE SIDEWALK	260	S.Y.	\$10.00	\$2,600.00	\$9.47	\$2,462.20	\$7.18	\$1,866.80	\$9.00	\$2,340.00	\$8.91	\$2,317.25
9	REMOVE AND SALVAGE FIRE HYDRANT	3	E.A.	\$800.00	\$2,400.00	\$539.69	\$1,619.07	\$843.78	\$2,531.34	\$1,500.00	\$4,500.00	\$920.87	\$2,762.60
10	REMOVE TREES	6	E.A.	\$400.00	\$2,400.00	\$247.13	\$1,482.78	\$569.80	\$3,418.80	\$150.00	\$900.00	\$341.73	\$2,050.40
11	REMOVE CURB INLETS	4	E.A.	\$500.00	\$2,000.00	\$299.83	\$1,199.32	\$1,070.89	\$4,283.56	\$1,500.00	\$6,000.00	\$842.68	\$3,370.72
12	SAWCUT AND REMOVE MEDIAN PAVEMENT	20	S.Y.	\$20.00	\$400.00	\$65.64	\$1,312.80	\$14.32	\$286.40	\$9.00	\$180.00	\$27.24	\$544.80
13	REMOVE LIGHT BASE	3	E.A.	\$2,000.00	\$6,000.00	\$1,679.03	\$5,037.09	\$2,314.60	\$6,943.80	\$2,500.00	\$7,500.00	\$2,123.41	\$6,370.22
14	REMOVE TRAFFIC SIGNS	3	E.A.	\$200.00	\$600.00	\$677.61	\$2,032.83	\$605.00	\$1,815.00	\$500.00	\$1,500.00	\$495.65	\$1,486.96
15	PROJECT SIGNS	5	E.A.	\$500.00	\$2,500.00	\$89.95	\$449.75	\$383.25	\$1,916.25	\$700.00	\$3,500.00	\$418.30	\$2,091.50
16	INSTALL 9" CONCRETE PAVEMENT	1,800	S.Y.	\$55.00	\$99,000.00	\$67.34	\$121,212.00	\$51.85	\$93,330.00	\$67.50	\$121,500.00	\$60.42	\$108,760.50
17	INSTALL INTEGAL CURB	2,200	L.F.	\$5.00	\$11,000.00	\$2.29	\$5,038.00	\$1.32	\$2,904.00	\$4.00	\$8,800.00	\$3.15	\$6,935.50
18	INSTALL 4" CONCRETE SIDEWALK	340	S.Y.	\$36.00	\$12,240.00	\$39.93	\$13,576.20	\$34.34	\$11,675.60	\$45.00	\$15,300.00	\$38.82	\$13,197.95
19	INSTALL 6" CONCRETE SIDEWALK	335	S.Y.	\$42.00	\$14,070.00	\$46.83	\$15,688.05	\$42.45	\$14,220.75	\$49.50	\$16,582.50	\$45.20	\$15,140.33
20	INSTALL CONCRETE MEDIAN PAVEMENT	20	S.Y.	\$55.00	\$1,100.00	\$40.06	\$801.20	\$36.97	\$739.40	\$150.00	\$3,000.00	\$70.51	\$1,410.15
21	INSTALL CONCRETE MONOLITHIC MEDIAN NOSE	5	E.A.	\$500.00	\$2,500.00	\$899.48	\$4,497.40	\$1,423.49	\$7,117.45	\$1,500.00	\$7,500.00	\$1,080.74	\$5,403.71
22	18" RCP	45	L.F.	\$60.00	\$2,700.00	\$92.95	\$4,182.75	\$90.19	\$4,058.55	\$180.00	\$8,100.00	\$105.79	\$4,760.33
23	10" CURB INLET	2	E.A.	\$4,500.00	\$9,000.00	\$2,998.28	\$5,996.56	\$3,346.26	\$6,692.52	\$3,500.00	\$7,000.00	\$3,586.14	\$7,172.27
24	10" RECESSED CURB ONLET	1	E.A.	\$4,500.00	\$4,500.00	\$3,298.09	\$3,298.09	\$3,658.42	\$3,658.42	\$3,500.00	\$3,500.00	\$3,739.13	\$3,739.13
25	14" RECESSED CURB INLET	1	E.A.	\$5,000.00	\$5,000.00	\$3,897.75	\$3,897.75	\$4,201.93	\$4,201.93	\$3,800.00	\$3,800.00	\$4,224.92	\$4,224.92
26	INSTALL 2" PVC STREET LIGHT CONDUIT	30	L.F.	\$30.00	\$900.00	\$99.54	\$2,986.20	\$24.00	\$720.00	\$200.00	\$6,000.00	\$88.39	\$2,651.55
27	INSTALL STREET LIGHT BASE	3	E.A.	\$1,500.00	\$4,500.00	\$63.74	\$191.22	\$2,760.00	\$8,280.00	\$5,000.00	\$15,000.00	\$2,330.94	\$6,992.81
28	CLASS B-II BB (4" SQUARE)	3	E.A.	\$20.00	\$60.00	\$23.99	\$71.97	\$11.00	\$33.00	\$150.00	\$450.00	\$51.25	\$153.74
29	CLASS B-II CR (4" SQUARE)	75	E.A.	\$7.00	\$525.00	\$3.60	\$270.00	\$3.30	\$247.50	\$10.00	\$750.00	\$5.98	\$448.13
30	CLASS B-II AA (4" SQUARE)	90	E.A.	\$7.00	\$630.00	\$3.60	\$324.00	\$3.30	\$297.00	\$10.00	\$900.00	\$5.98	\$537.75
31	CLASS B-I C (4" SQUARE)	40	E.A.	\$7.00	\$280.00	\$3.60	\$144.00	\$3.30	\$132.00	\$10.00	\$400.00	\$5.98	\$239.00
32	CLASS C-Y (4" SQUARE)	110	E.A.	\$5.00	\$550.00	\$3.60	\$396.00	\$3.03	\$333.30	\$10.00	\$1,100.00	\$5.41	\$594.83
33	CLASS C-W (4" SQUARE)	260	E.A.	\$5.00	\$1,300.00	\$3.60	\$936.00	\$3.03	\$787.80	\$5.00	\$1,300.00	\$4.16	\$1,080.95
34	4" WHITE THERMO DOTTED STRIPE	400	L.F.	\$3.00	\$1,200.00	\$2.40	\$960.00	\$1.10	\$440.00	\$7.00	\$2,800.00	\$3.38	\$1,350.00
35	24" WHITE THERMO STOP BAR	375	L.F.	\$10.00	\$3,750.00	\$6.00	\$2,250.00	\$7.70	\$2,887.50	\$15.00	\$5,625.00	\$9.68	\$3,628.13
36	WHITE THERMO PAVEMENT MARKINGS	12	E.A.	\$174.00	\$2,088.00	\$149.91	\$1,798.92	\$148.50	\$1,782.00	\$12.00	\$144.00	\$121.10	\$1,453.23
37	2X6" WHITE THERMO CROSSWALK	804	L.F.	\$8.00	\$6,432.00	\$8.40	\$6,753.60	\$7.70	\$6,190.80	\$5.00	\$4,020.00	\$7.28	\$5,849.10
38	INSTALL 6" WATER LINE PVC	30	L.F.	\$100.00	\$3,000.00	\$72.42	\$2,172.60	\$77.95	\$2,338.50	\$240.00	\$7,200.00	\$122.59	\$3,677.78
39	INSTALL 8" WATER LINE PVC	6	L.F.	\$150.00	\$900.00	\$166.46	\$998.76	\$184.73	\$1,108.38	\$500.00	\$3,000.00	\$250.30	\$1,501.79
40	CONNECT TO EXISTING 6" WATER LINE	2	E.A.	\$2,000.00	\$4,000.00	\$899.48	\$1,798.96	\$985.98	\$1,971.96	\$2,500.00	\$5,000.00	\$1,596.37	\$3,192.73
41	CONNECT TO EXISTING 8" WATER LINE	1	E.A.	\$2,000.00	\$2,000.00	\$1,139.35	\$1,139.35	\$1,083.21	\$1,083.21	\$3,000.00	\$3,000.00	\$1,805.64	\$1,805.64
42	8" TAPPING SLEEVE AND VALVE	1	E.A.	\$2,500.00	\$2,500.00	\$2,574.39	\$2,574.39	\$3,356.91	\$3,356.91	\$1,800.00	\$1,800.00	\$2,557.83	\$2,557.83
43	8" GATE VALVE	1	E.A.	\$1,500.00	\$1,500.00	\$1,327.10	\$1,327.10	\$1,513.46	\$1,513.46	\$2,000.00	\$2,000.00	\$1,585.14	\$1,585.14
44	6" GATE VALVE	1	E.A.	\$1,200.00	\$1,200.00	\$1,015.29	\$1,015.29	\$1,186.76	\$1,186.76	\$2,000.00	\$2,000.00	\$1,350.51	\$1,350.51
45	INSTALL FIRE HYDRANT	3	E.A.	\$3,500.00	\$10,500.00	\$3,500.80	\$10,502.40	\$4,043.12	\$12,129.36	\$5,000.00	\$15,000.00	\$4,010.98	\$12,032.94
46	INSTALL CONCRETE RETAINING WALL	4	C.Y.	\$400.00	\$1,600.00	\$717.74	\$2,870.96	\$933.21	\$3,732.84	\$500.00	\$2,000.00	\$637.74	\$2,550.95
47	INSTALL MIPSAP STONE ON RETAINING WALL	80	S.F.F.	\$55.00	\$4,400.00	\$23.99	\$1,919.20	\$41.80	\$3,344.00	\$80.00	\$6,400.00	\$50.20	\$4,015.80
48	3" CONCRETE PRECAST CAP	40	L.F.	\$35.00	\$1,400.00	\$35.98	\$1,439.20	\$11.00	\$440.00	\$50.00	\$2,000.00	\$33.00	\$1,319.80
49	INSTALL 2" LIVE OAK 30 GAL	3	E.A.	\$600.00	\$1,800.00	\$359.79	\$1,079.37	\$600.00	\$1,800.00	\$800.00	\$2,400.00	\$589.95	\$1,769.84
50	INSTALL 15 GAL CREPE MYRTLE	3	E.A.	\$400.00	\$1,200.00	\$149.92	\$449.76	\$420.00	\$1,260.00	\$800.00	\$2,400.00	\$442.48	\$1,327.44
51	INSTALL 1-1/4" CLASS 200 PVC IRRIGATION PIPE	60	L.F.	\$20.00	\$1,200.00	\$7.20	\$432.00	\$12.00	\$720.00	\$15.00	\$900.00	\$13.55	\$813.00
52	INSTALL 1" CLASS 200 PVC IRRIGATION PIPE	40	L.F.	\$20.00	\$800.00	\$7.20	\$288.00	\$12.00	\$480.00	\$15.00	\$600.00	\$13.55	\$542.00
53	INSTALL 3/4" CLASS 200 PVC IRRIGATION PIPE	300	L.F.	\$20.00	\$6,000.00	\$6.00	\$1,800.00	\$6.00	\$1,800.00	\$15.00	\$4,500.00	\$11.75	\$3,525.00
54	INSTALL 4" POP UP ROTARY HEAD	32	E.A.	\$45.00	\$1,440.00	\$95.94	\$3,070.08	\$6.00	\$192.00	\$25.00	\$800.00	\$42.99	\$1,375.52
55	CONSTRUCTION CONTINGENCY	1	L.S.	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00

TOTAL BASE BID	\$343,665.00	\$353,898.23	\$376,028.08	\$419,441.50	\$373,258.20
CONTRACTOR'S BID	SAME	SAME	SAME	\$424,097.50	\$453,639.90

ENGINEER'S ESTIMATE FOR BASE BID:  
\$312,000

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



**RENNER ROAD INTERSECTION IMPROVEMENT PROJECT**  
**(RENNER ROAD AT ALMA AND JUPITER)**



10-18-2013



# MEMO

**DATE:** January 6, 2014  
**TO:** Kent Pfeil – Director of Finance  
**FROM:** Pam Kirkland – Purchasing Manager   
**SUBJECT:** Award of Bid #05-14 for the Annual Requirements Contract for Labor to Install Trees and Plants to Bruce Miller Nurseries pursuant to unit prices

**Proposed Date of Award: January 13, 2014**

I concur with the recommendation of Bobby Kinser – Assistant Parks Superintendent, and request permission to issue an annual requirements contract for labor to install trees and plants to the low bidder Bruce Miller Nurseries pursuant to unit prices bid, as per the attached bid tabulation.

The term of the contract is for one (1) year with options for four (4) additional one (1) year renewal periods, if agreeable to both parties. The award of this contract allows the city to purchase the labor to install trees and plants as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum amount of labor, payment will be rendered pursuant to the unit prices bid.

Funding is provided in account 011-3061-541-3399 for FY13-14 expenditures.

The bid was advertised in *The Dallas Morning News* on October 22 & 29, 2013 and was posted on Bidsync.com. A prebid conference was held on October 30, 2013 and 3 vendors and 3 staff members were in attendance. A total of 2,319 electronic notices were distributed; 37 vendors viewed the bid; and 3 bids were received.

Concur:

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

Attachments

Xc: Dan Johnson  
David Morgan  
Cliff Miller  
Don Wagner  
Shanna Sims-Bradish



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**MEMO**

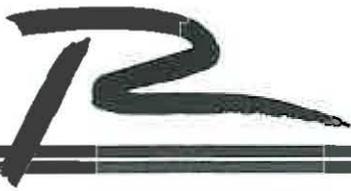
**TO:** Pam Kirkland  
**FROM:** Bobby Kinser – Assistant Superintendent of Parks  
**DATE:** 11-14-13  
**SUBJECT:** Award of Bid # 05-14

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After careful review the Parks Department recommends award of Bid #05-14 for an Annual Contract for Labor to Install Trees and Plants to Bruce Miller Nurseries. They are the apparent low bidder and have a favorable history with the City of Richardson. Please use account # 011-3061-541-3399 as we have \$105,000 budgeted for these services.

BID TABULATION-A/R/C: FOR LABOR TO INSTALL TREES AND PLANTS

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	Bruce Miller		Good Earth Corp.		LDM Design and Const.		UNIT PRICE	AMOUNT
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT		
1	Labor to install 1 gallon shrub	150	ea	3.500	\$525.00	4.500	\$675.00	22.000	\$3,300.00		
2	Labor to install 2 gallon shrub	300	ea	5.250	\$1,575.00	6.000	\$1,800.00	25.000	\$7,500.00		
3	Labor to install 3 gallon shrub	700	ea	6.250	\$4,375.00	6.500	\$4,550.00	27.000	\$18,900.00		
4	Labor to install 5 gallon shrub	750	ea	7.000	\$5,250.00	6.750	\$5,062.50	29.000	\$21,750.00		
5	Labor to install 10 gallon shrub	200	ea	17.000	\$3,400.00	7.500	\$1,500.00	30.000	\$6,000.00		
6	Labor to install 15 gallon shrub/tree	200	ea	23.000	\$4,600.00	7.750	\$1,550.00	60.000	\$12,000.00		
7	Labor to install 20 gallon shrub/tree	100	ea	40.000	\$4,000.00	75.000	\$7,500.00	75.000	\$7,500.00		
8	Labor to install 30 gallon shrub/tree	75	ea	65.000	\$4,875.00	150.000	\$11,250.00	85.000	\$6,375.00		
9	Labor to install 50 gallon shrub/tree	25	ea	80.000	\$2,000.00	185.000	\$4,625.00	125.000	\$3,125.00		
10	Labor to install 4" ground cover	4000	ea	0.400	\$1,600.00	2.500	\$10,000.00	3.000	\$12,000.00		
11	Labor to install 1 gallon ground cover	1500	ea	3.500	\$5,250.00	4.500	\$6,750.00	5.000	\$7,500.00		
12	Labor to install 4" color	2500	ea	0.400	\$1,000.00	2.500	\$6,250.00	3.000	\$7,500.00		
13	Labor to install 8" color	500	ea	2.750	\$1,375.00	3.000	\$1,500.00	4.000	\$2,000.00		
14	Labor to in 1 gallon color	225	ea	3.500	\$787.50	3.250	\$731.25	5.000	\$1,125.00		
15	Labor cost per hour	300	ea	23.000	\$6,900.00	35.000	\$10,500.00	65.000	\$19,500.00		
16	Labor cost for bed prep.	30000	ea	0.650	\$19,500.00	0.350	\$10,500.00	0.600	\$18,000.00		
17	Labor cost for mulching/3" deep	20000	ea	0.300	\$6,000.00	0.300	\$6,000.00	2.250	\$45,000.00		
18	Labor cost for mulching/1" deep	5000	ea	0.250	\$1,250.00	0.250	\$1,250.00	1.500	\$7,500.00		
<b>TOTAL GROSS PRICE</b>					<b>\$74,262.50</b>		<b>\$89,518.75</b>		<b>\$206,575.00</b>		



# MEMO

**DATE:** January 6, 2014  
**TO:** Kent Pfeil – Director of Finance  
**FROM:** Pam Kirkland – Purchasing Manager *Pam*  
**SUBJECT:** Award of Bid #14-14 for the Annual Requirements Contract for Tents for Special Events to Mike Sandone Productions, Inc. pursuant to unit prices

**Proposed Date of Award: January 13, 2014**

I concur with the recommendation of Geoff Fairchild – Events Manager, Parks & Recreation Department, and request permission to issue an annual requirements contract for tents for special events to Mike Sandone Productions, Inc. pursuant to unit prices bid.

The award of this bid was based on best value criteria as provided in Texas Local Government Code Chapter 252.043, which allows consideration of other factors besides price alone when awarding a contract for goods and services. Only one bid was received on this annual requirements contract from Mike Sandone Productions, Inc., who is our current contractor and has provided excellent service for many years. Mike Sandone Productions, Inc. meets all of the best value criteria, which included 1) price, 2) references, and the 3) extent to which the goods and services meet the City's needs.

The term of the contract is for one (1) year with options for four (4) additional one (1) year renewal periods, if agreeable to both parties. The award of this contract allows the city to rent tents as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to rent or pay for a minimum or maximum amount of tents, payment will be rendered pursuant to the unit prices bid.

The bid was advertised in *The Dallas Morning News* on November 19 & 26, 2013 and was posted on Bidsync.com. A prebid conference was held on December 5, 2013 and 206 electronic notices were distributed; 17 vendors viewed the bid; and 1 bid was received.

Concur:

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

Attachments

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



## MEMO

TO: Pam Kirkland, Director of Purchasing

FROM: Geoff Fairchild, Events Manager, Parks and Recreation Department

RE: Award selection annual contract: Tent Rentals for Community Events

DATE: January 6, 2014

The Community Events Department recommends awarding the annual Tent Contract Bid (# 14-14) to Sandone Productions, Inc. for one year with the option of four annual renewals.

Sandone Productions is our current contractor; was the only bidder; and meets our standards regarding tent specifications. Please contact me with any questions, 972-744-4583.

ANNUAL REQUIREMENTS CONTRACT: TENTS FOR SPECIAL EVENTS  
 Bid #14-14

				MIKE SANDONE PRODUCTIONS, INC.		SUNSCAPE FASHION					
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	10' x 10' Frame Tent	175	ea	125.000	\$21,875.00	NO	BID				
2	10' x 10' Frame Tent w/sidewall	60	ea	150.000	\$9,000.00						
3	10' x 20' Frame Tent	15	ea	250.000	\$3,750.00						
4	10' x 20' Frame Tent w/sidewall	15	ea	287.500	\$4,312.50						
5	20' x 20' Frame Tent	15	ea	375.000	\$5,625.00						
6	20' x 20' Frame Tent w/sidewall	4	ea	425.00	\$1,700.00						
7	20' x 50' Frame Tent	1	ea	900.00	\$900.00						
8	20' x 30' Frame Tent	3	ea	540.00	\$1,620.00						
9	30' x 20' Frame Tent w/sidewall/open gable	1	ea	750.00	\$750.00						
10	30' x 50' Structure Tent w/open gable	1	ea	1,875.00	\$1,875.00						
11	30' x 50' Structure Tent w/clear top/open gab	1	ea	2,250.00	\$2,250.00						
12	30' x 30' Frame Tent	1	ea	540.00	\$540.00						
13	60' x 60' Pole Tent w/stripe top	1	ea	2,340.00	\$2,340.00						
14	60' x 90' Structure Tent w/water barrels	1	ea	7,290.00	\$7,290.00						
15	10' Sections for Frame Tents	1	ea	125.00	\$125.00						
16	10' Sections with sidewalls	1	ea	6.25	\$6.25						
17	10' Serving Counter Section	1	ea	10.00	\$10.00						
18	Water Barrels	1	ea	7.50	\$7.50						
19	2' x 10' Sign Banner w/custom graphics	1	ea	200.00	\$200.00						
20	2' x 20' Sign Banner w/custom graphics	1	ea	400.00	\$400.00						
21	2' Brackets for Tent Signage (10' section)	1	ea	40.00	\$40.00						
	<b>TOTAL PRICE</b>				<b>\$64,616.25</b>		<b>NO BID</b>		<b>\$0.00</b>		<b>\$0.00</b>



# MEMO

**DATE:** January 8, 2014  
**TO:** Kent Pfeil – Director of Finance  
**FROM:** Pam Kirkland – Purchasing Manager   
**SUBJECT:** Award of Bid #20-14 for the Antenna System Installation at the Emergency Operations Center to Larson Associates, Inc. in the amount of \$79,624.36

**Proposed Date of Award: January 13, 2014**

I concur with the recommendation of Steve Graves – Chief Information Officer, and request permission to issue a purchase order for the antenna system installation at the Emergency Operations Center to Larson Associates, Inc. in the amount of \$79,624.36.

The award of this bid was based on best value criteria as provided in Texas Local Government Code Chapter 252.043, which allows consideration of other factors besides price alone when awarding a contract for goods and services. A selection committee evaluated the bids on four criteria specified in the bid:

- 1) total bid amount;
- 2) experience and qualifications of the bidder's personnel;
- 3) information provided by references;
- 4) extent to which the goods or services meet the City's needs.

Two responsive bids were received from Larson Associates, Inc. and Sabre Industries and Larson Associates, Inc. was the highest ranking firm based on the above criteria.

Funding is provided 592-0000-581-7401, Project #EM1201 for this expenditure.

The bid was advertised in *The Dallas Morning News* on December 11 & 18, 2013 and was posted on Bidsync.com. A prebid conference was held on December 19, 2013 and 951 electronic notices were distributed; 32 vendors viewed the bid; and 2 bids and one no bid was received.

Concur:

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

#### Attachments

Xc: Dan Johnson  
David Morgan  
Cliff Miller  
Don Wagner  
Shanna Sims-Bradish



**DATE:** January 8, 2014  
**TO:** Pam Kirkland, Purchasing Manager  
**FROM:** Steve Graves, Chief Information Officer *SG*  
**SUBJECT:** 2013-14 Antenna System Installation at the Emergency Operations Center

The City of Richardson built a 199' radio communications tower at our new Fire Training/Emergency Operations Center to support 911 radio and emergency communications. This request for BID was to add antennas, cabling & supporting infrastructure. After careful review, our bid team selected Larson Associates, Inc. based on best value criteria including pricing, documentation, experience, qualifications, references and how well their services met our needs.

I recommend using Larson Associates, Inc. in the amount of \$79,624.36. The funding is provided using account number 592-0000-581-74.01, project number EM1201.

BID TABULATION  
 ANTENNA SYSTEM INSTALLATION - EOC

				LARSON ASSOCIATES INC.		SABRE INDUSTRIES		GMT SERVICE CORP.			
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	TOTAL COST OF MATERIALS INCORPORATED INTO WORK	1	LOT		\$46,367.56		\$37,733.00	NO	BID		
2	TOTAL COST OF MATERIALS PURCHASED OR LEASE FOR USE	1	LOT		\$1,245.40	NO	CHARGE				
3	TOTAL COST OF LABOR OVERHEAD, PROFIT OR OTHER	1	LOT		\$32,011.40		\$86,032.00				
	<b>TOTAL GROSS PRICE</b>				\$79,624.36		\$123,765.00				
	CASH DISCOUNT				NONE		NONE				
	<b>TOTAL NET PRICE</b>				\$79,624.36		\$123,765.00				
	DELIVERY				90 DAYS		NOT SPECIFIED				
	F.O.B				DEST.		DEST.				



# MEMO

**DATE:** January 6, 2014

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

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

**SUBJECT:** Award of Bid #25-14 for the cooperative purchase of a Cab/Chassis for a Front Loader Body for Solid Waste to East Texas Mack Sales, LP in the amount of \$132,000 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #430-13

**Proposed Date of Award: January 13, 2014**

I concur with the recommendation of Travis Switzer – Assistant Director of Public Services, and Ernest Ramos – Fleet & Materials Manager to issue a purchase order for a Mack MRU613 cab-over/chassis for a front loader body to East Texas Mack Sales, LP, as outlined in the attached quotation, for a total expenditure of \$132,000.

The above referenced cab/chassis' have been competitively bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #430-13. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is available in account 597-2050-581-7421, Project #CS1401 for this expenditure.

Concur:

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

## ATTACHMENTS

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



## MEMO

DATE: December 3, 2013

TO: Pam Kirkland, Purchasing Manager *E.L.*

FROM: Ernie Ramos, Fleet & Materials Manager

RE: Capital Equipment Purchase, CS1401, Cab/Chassis for Front Loader Body via TASB Buyboard Contract 430-13

I have reviewed the existing contract referenced above and recommend purchasing a Mack MRU613 Cab-over/Chassis (Front Loader) from East Texas Mack Sales LP for an amount of \$132,000.00. I have reviewed and approved the quote with options listed from East Texas Mack Sales LP. The funding for this purchase is funded from account # 597-2050-581-7421, Project # CS1401.

The contact at East Texas Mack Sales LLC is Mr. Matt Miller and he can be reached at (800) 441-8505, or E-mail: [matt.miller@east-texas-mack.com](mailto:matt.miller@east-texas-mack.com), or Fax: (903) 758-0275. Please order the truck chassis with options as specified on the quote.

Attachment/s: Buyboard quote (1-page)  
Buyboard Contract (2-pages)  
Buyboard Vendor Contract Information (1-page)

CC: **Travis Switzer**, Assistant Director of Public Services  
Jerry Ortega, Director of Public Services  
Kent Pfeil, Director of Finance



# MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Travis Switzer, Assistant Director of Public Services *TS*

DATE: December 5, 2013

SUBJECT: Capital Equipment Purchase, CS1401, Cab/Chassis for Front Loader Body via TASB Buyboard Contract 430-13

I concur with the recommendation of Ernie Ramos, Fleet & Materials Manager, to purchase one (1) Mack MRU613 Cab-over/Chassis (Frontloader) from East Texas Mack Sales LP for an amount of \$132,000.00. This purchase is funded from account # 597-2050-581-7421, Project # CS1401. Please reference Mr. Ramos' memo dated December 3, 2013.

xc: Jerry Ortega, Director of Public Services  
Ryan Delzell, Superintendent of Solid Waste

PLEASE REVIEW THE QUOTATION BELOW. THIS TRUCK CAN BE PURCHASED USING THE BUYBOARD CONTRACT NUMBER 208-04. TO ORDER SEND THIS PURCHASE ORDER TO STEVE FISHER, PH: 1-800-695-2919 EXT. 7153, FAX 800-211-5454.

**PURCHASE ORDERS ARE TO BE MADE OUT TO THE VENDOR:  
EAST TEXAS MACK SALES LLC / PO BOX 2867, LONGVIEW, TX. 75606  
ATTN: MATT MILLER; 800-441-8505**

End User:	CITY OF RICHARDSON, TEXAS	DATE:	12/4/2013
Prepared By:	MATT MILLER	CONTRACT	430-13
VENDOR:	EAST TEXAS MACK SALES, LLC	MACK MRU613	
Description:	2014 MACK MRU613		
A Item Base Unit Price, Per BUYBOARD Contract:			A: \$51,250.00

**B OPTIONS QUOTED**

Description	Cost	Description	Cost
MP7-345	8838	22.5X90 STEEL DISC FRONT WHEEL	6738.75
20000# FRONT SPRINGS	7272	22.5X8.25 STEEL DISC REAR WHEEL	7458.75
FXL20, 20,000# FRONT AXLE	9843.75	AUTOMATIC SYN. FLUID	5906.25
46000# REAR AXLE	5962.5	HEATED MIRRORS	3881
ALLISON TRANSMISSION	30375	315/80R/22.5 FRONT TIRES	9483.75
SS462, 46,000# REAR SUSPENSION	8212.5	315/80R/22.5 REAR TIRES	10190.25
		Subtotal From Additional Sheet(s):	114162.5
			Subtotal B: \$165,412.50

**C Unpublished Options (Itemize below, attach additional sheet(s) if necessary)**

DESCRIPTION	COST	DESCRIPTION	COST	TOTAL
GOOD CUSTOMER DISCOUNT	-33812.5			
		Subtotal From Additional Sheet(s):		-33812.5
			Subtotal C:	\$131,600.00

**D Miscellaneous Price Adjustments**

	Subtotal D: -

E	<b>TOTAL PRICE FOR ONE UNIT!!!</b>		
Quantity Ordered		X	1
	<b>TOTAL PRICE FOR UNIT!!!</b>	Subtotal E:	<b>131,600</b>
	<b>BUYBOARD FEE ALREADY CHARGED ON OTHER QUOTES!!!!</b>		<b>400</b>
<b>Total Purchase Price (E+F+G):</b>			<b>132,000</b>



# MEMO

**DATE:** January 6, 2014

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

**FROM:** Pam Kirkland – Purchasing Manager

**SUBJECT:** Award of Bid #26-14 for the cooperative purchase of two (2) Rearloader Refuse Bodies with Accessories for Solid Waste to McNeilus Truck & Manufacturing Company, Inc. in the amount of \$95,470 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #425-13

**Proposed Date of Award: January 13, 2014**

I concur with the recommendation of Travis Switzer – Assistant Director of Public Services, and Ernest Ramos – Fleet & Materials Manager to issue a purchase order for two (2) McNeilus 17-cubic yard Metro-pak Rearloader Refuse Bodies with accessories to McNeilus Truck & Manufacturing Company, Inc., as outlined in the attached quotation, for a total expenditure of \$95,470.

The above referenced refuse bodies have been competitively bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #425-13. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is available in account 597-2090-581-7421, Project #RC1401 for this expenditure.

Concur:

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

## ATTACHMENTS

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



# MEMO

DATE: December 4, 2013  
TO: Pam Kirkland, Purchasing Manager  
FROM: Ernie Ramos, Fleet & Materials Manager *ER*  
RE: Capital Equipment Purchase, Rearloader Refuse Body for (Rearloader Configuration) via Buyboard Contract 425-13

I have reviewed the existing contract referenced above and recommend purchasing two (2) McNeilus 17-cubic yard Metro-pak Rearloader Refuse Bodies with accessories from McNeilus Truck & Manufacturing Company, Inc. for an amount of 95,470.00. I have reviewed and approved the quote with options listed from McNeilus Truck & Manufacturing Company, Inc.

The funding for this purchase is funded from account # 597-2090-581-7421, Project # RC1401. The contact at McNeilus Truck & Manufacturing Company, Inc. is Mr. Tracy Stillman, and he can be reached at (713) 806-4267, or E-mail: [tstillman@mcneilusco.com](mailto:tstillman@mcneilusco.com), Fax: (972) 225-7077. Please order the truck chassis as specified on the Buyboard Quote.

Attachment/s: Buyboard Quote, (1-page)  
Copy of Buyboard Contract, (6-pages)  
Vendor Contract Information (1-page)

CC: Travis Switzer, Assistant Director of Public Services  
Jerry Ortega, Director of Public Services  
Kent Pfeil, Director of Finance



## MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Travis Switzer, Assistant Director of Public Services 

DATE: December 5, 2013

SUBJECT: Capital Equipment Purchase, Rearloader Refuse Body for (Rearloader Configuration) via Buyboard Contract 425-13

I concur with the recommendation of Ernie Ramos, Fleet & Materials Manager, to purchase two (2) McNeilus 17-cubic yard Metro-pak Rearloader Refuse Bodies with accessories from McNeilus Truck & Manufacturing Company, Inc. for an amount of \$95,470.00. This purchase is funded from account # 597-2090-581-7421, Project # RC1401. Please reference Mr. Ramos' memo dated December 4, 2013.

xc: Jerry Ortega, Director of Public Services  
Ryan Delzell, Superintendent of Solid Waste

**BuyBoard**

**McNeilus Truck Manufacturing - Dallas**

The following details shall be provided with any BuyBoard purchase order (Fax Purchase Order to {800}211-5454

<b>BuyBoard Vendor:</b> <u>McNeilus Truck &amp; Manufacturing</u>	Prepared By: <u>JR Gonzalex</u>
<b>[Address P.O. to:]</b> <u>1101 I-45 South</u>	Vendor Phone: <u>972-225-0702</u>
<u>Hutchins TX 75141</u>	Vendor Fax: <u>(972)225-7077</u>
	Vendor Toll Free _____
	Date Prepared <u>11/4/2013</u>

<b>Government Agency:</b> <u>City of Richardson</u>	<b>Gov. Agency</b> <u>SAME</u>
<b>[Ship to:]</b> <u>1266 Columbia Dr.</u>	<b>[Bill to:]</b> <u>Same</u>
<u>Richardson, Tx 75083</u>	

**Contacts Name:** Ernie Ramos Gov. Agn. Phone No: 972-744-4421 G. A. Fax No: 972-744-5812

Product Description: McNeilus 17yd MetroPak Rear Loader

I: BuyBoard contrac 425-13 Price List: 14 Base Price \$ 50,550.00

II: Base Bid Options (Itemize Below)

* <u>Side Door Ladder</u>	<u>\$ 997.00</u>	* <u>Star Strobe &amp; guard</u>	<u>\$ 532.00</u>
* <u>5lb. Fire ext.</u>	<u>\$ 101.00</u>	* <u>Sump drain</u>	<u>\$ 397.00</u>
* <u>20lb. Fire ext.</u>	<u>\$ 498.00</u>	* <u>Backup camera 2 port Third-eye</u>	<u>\$ 1,091.00</u>
* <u>Hopper work Lights</u>	<u>\$ 397.00</u>	* <u>Low Hyd. Light</u>	<u>\$ 199.00</u>
* <u>Front Mudflaps</u>	<u>\$ 170.00</u>	* <u>Reverse Lights 4" dual</u>	<u>\$ 317.00</u>
* <u>Rear to Cab Buzzer</u>	<u>\$ 300.00</u>	* <u>MTM Discount</u>	<u>\$ (11,438.00)</u>
* <u>Safety Triangles</u>	<u>\$ 67.00</u>	* _____	<u>\$ -</u>
* <u>4" Smart Lights</u>	<u>\$ 778.00</u>	* _____	<u>\$ -</u>
<b>Subtotal</b>	<b><u>\$ 3,308.00</u></b>	<b>Subtotal</b>	<b><u>\$ (8,902.00)</u></b>

Contract List Price Total \$ (5,594.00)

III: Subtotal of I + II => **BuyBoard Contract Price:** \$ 44,956.00

IV: <u>Non-Base Options</u>	<u>(Itemize below)</u>	<u>NON-BASE =</u>	<u>%</u>
* <u>Buy Board Fee</u>	<u>\$ 400.00</u>	_____	_____
* <u>Freight</u>	<u>\$ 2,379.00</u>	_____	_____
* _____	_____	_____	_____
* _____	_____	_____	_____
<b>Subtotal</b>	<b><u>\$ 2,779.00</u></b>	<b>Subtotal</b>	_____

V Unpublished Options added to Contract Price (Subtotal of Co. 1 & Col 2) \$ 2,779.00

VI Total IV + V \$ 47,735.00

VII Quantity Ordered Units: 2 x "E" \$ 95,470.00

VIII Trade-in or other Credit(s) \$ -

**IX TOTAL PURCHASE PRICE INCLUDING VII + VIII** **\$ 95,470.00**

**Contract effective 10/1/2013**



# MEMO

**DATE:** January 6, 2014

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

**FROM:** Pam Kirkland – Purchasing Manager

**SUBJECT:** Award of Bid #27-14 for the cooperative purchase of an E-ONE Rescue/Pumper Fire Apparatus for the Fire Department to Hall-Mark Fire Apparatus Texas, LLC in the amount of \$584,427 through the Houston-Galveston Area Council of Governments Contract #FS12-13

**Proposed Date of Award: January 13, 2014**

I concur with the recommendations of Ernest Ramos – Fleet and Materials Manager and Alan Palomba – Fire Chief and request permission to issue a purchase order for an E-ONE Rescue/Pumper Fire Apparatus, as specified in the attached quotation, to Hall-Mark Fire Apparatus Texas, LLC, in the amount of \$584,427.

The above referenced equipment has been bid through the Houston-Galveston Area Council of Governments (HGAC) Contract #FS12-13. The City of Richardson participates in the HGAC 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.

Funding is available in account 234-1410-581-7421, Project #FD1416 for this expenditure.

Concur:

Kent Pfeil

## ATTACHMENTS

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



## MEMO

DATE: December 17, 2013

TO: Pam Kirkland, Purchasing Manager

FROM: Ernie Ramos, Fleet & Materials Manager *E.R.*

RE: Capital Equipment Purchase, FD1416, via HGAC Contract # FS12-13, Product Code JC04

I have reviewed the existing contract referenced above and recommend purchasing one (1) E-ONE, Cyclone II, Rescue/Pumper Fire Apparatus for an amount of \$584,427.00. I received and approved the quote with options listed from Hall-Mark Fire Apparatus Texas LLC.

The funding for the purchase is funded from account # 234-1410-581-7421, Project # FD1416. The contact at Hall-Mark Fire Apparatus Texas LLC is Mr. David Bessolo, and he can be reached at (281) 813-5317, or E-mail: [dbessolo@hall-markfire.com](mailto:dbessolo@hall-markfire.com) or fax: (281) 272-6401. Please order the Fire Apparatus as specified on the attached quote provided.

Attachment/s: Hall-Mark Fire Quote (1-page)  
HGAC Quote (7-pages)  
HGAC FS12-13 Contract (31-pages)

CC: Robert Younger, Battalion Chief  
Alan Palomba, Fire Chief  
Kent Pfeil, Director of Finance



# MEMO

DATE: December 19, 2013  
TO: Pam Kirkland, Purchasing Manager  
FROM: Alan Palomba – Fire Chief *AP*  
RE: Capital Equipment Purchase, FD1416, via HGAC Contract # FS12-13, Product Code JC04

I recommend purchasing one (1) E-ONE, Cyclone II, Rescue/Pumper Fire Apparatus for an amount of \$584,427.00 with options listed from Hall-Mark Fire Apparatus Texas LLC.

The funding for the purchase is funded from account # 234-1410-581-7421, Project # FD1416.

CC: Robert Younger, Battalion Chief  
Ernest Ramos, Fleet & Materials Manager  
Kent Pfeil, Director of Finance



**Hall-Mark Fire Apparatus - Texas LLC**  
1590 Hwy 121 Business, Suite 500  
Lewisville, Texas 75056

QUOTATION

To: Richardson Fire Departemnt  
136 N. Greenville Ave.  
Richardson, TX 75081

Date: December 16, 2013  
Our Ref: 63231  
Your Ref: RFQ  
Subject: CII Low Hose Bed Pumper

Page 1 of 1

ITEM	QTY	DESCRIPTION	UNIT PRICE	U/M	EXTENSION
1	1	E-One Low Hose Bed Pumper w/CII Chassis, 500 gal Tank, Hale QMAX 2000 gpm Pump, FoamLogix 5.0 Foam System, and Harrison 8Kw Hydraulic Generator	\$582,427.00	Each	\$582,427.00
2	1	HGAC Ffee	\$2,000.00		\$2,000.00
		Truck Price			\$584,427.00

Payment Terms: Payment Due on Delivery

Shipping Terms: FOB Delivered

Prices Firm: January 15, 2014

Shipment: 7-10 Months

Hall-Mark Fire Apparatus - Texas

By *Ernie Rouse* 12/16/13  
Chuck Harley  
Direct Phone: (903)603-4279



CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Product Description: Cyclone II Pumper

Number of Units: One (1)

\* The following details shall be provided with Purchase Order from End User to H-GAC for customized products:

A.	Base Bid Price as in Bid/Contract No. <b>FS12-13 JC04</b>	(per single unit)	<b>\$ 294,379.00</b>
B.	Published Options added to Base Bid.....	(per single unit).....	\$ 196,019.00
C.	..... PER UNIT SUB TOTAL:		\$ 490,398.00

Change Order Provisions (if applicable):

D.	Dollar value of Unpublished Options added to base bid price per unit.....	\$ 100,665.00	
E.	Dollar value of Contract Items per unit deleted from Base Bid total.....	\$ (8,636.00)	
F.	PER UNIT CHANGE ORDER SUB TOTAL: (Change Order not to exceed 25% of "C") ( Change order 19% )		\$ 92,029.00
G.	Order total without H-GAC fee for One (1) units	SUB TOTAL:	\$ 582,427.00
H.	H-GAC Administrative Fee (from Fee Schedules).....		\$2,000.00

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J.	TOTAL PURCHASE PRICE INCLUDING H-GAC .....	<b>\$ 584,427.00</b>
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K. COMMENTS AND NOTES: Richardson Cyclone II Low Hosebed Pumper 12/16/ 2013



<b>C. Pumper Fire Apparatus</b>		
JC01	Freightliner M2, 2-Door Commercial Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Side Mount Pump Module	\$ 213,678.00
JC02	International 4400, 2-Door Commercial Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Side Mount Pump Module	\$ 217,236.00
JC03	Kenworth T370, 2-Door Commercial Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Side Mount Pump Module	\$ 222,511.00
JC04	E-One Typhoon, 4-Door Custom Full-Tilt Welded Aluminum Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Side Mount Pump Module	\$ 294,379.00
JC06	E-ONE Quest, 4 Door Custom Full Tilt Welded Aluminum Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Rear Mount Pump Module	\$ 357,830.00
JC07	E-One Typhoon Urban Interface Pumper, 4-Door Custom Full-Tilt Welded Aluminum Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Side Mount Pump Module	\$ 350,399.00

**FORM E - PUBLISHED OPTIONS**

Procurement No.:

**FS12-13**

**Pumpers JC01 - JC07**

Code or Part No.	Option Description	Offered Price	Qty:	Total
<b><u>DIESEL ENGINES, TRANSMISSIONS AND BRAKING OPTIONS/CHANGES</u></b>				
<b><u>CUSTOM CHASSIS CHANGES</u></b>				
1200-0239	Change ISL 330 Engine to ISX12 500 HP w/EVS400	\$ 49,422.00	1	\$ 49,422.00
1520-0001	Cyclone II Long Cab IPO Medium cab	\$ 6,336.00	1	\$ 6,336.00
1520-0000	Change from Typhoon Med. Cab To Cyclone II Med. Cab	\$ 25,658.00	1	\$ 25,658.00
<b><u>COMPARTMENTATION AND HOSE BED OPTIONS/CHANGES</u></b>				
<b><u>FIRE PUMP, SUCTION INLETS &amp; DISCHARGE OUTLETS OPTIONS/CHANGES</u></b>				
4005-0016	Increase fire pump size from 1250 GPM to: Hale Q-MAX 1500-2000 GPM (ILO Hale Q-FLO). May Require engine upgrade. May Require Additional Discharges	\$ 5,759.00	1	\$ 5,759.00
4405-0017	Add Hannay elec. Rewind hose reel topside. Does not include hose	\$ 2,928.00	1	\$ 2,928.00
4415-0028	2.5" Right Rear Discharge Akron Manual Valve	\$ 1,285.00	1	\$ 1,285.00
4415-0619	4" Right Pump Panel Discharge with 3" Akron Manual Valve	\$ 2,078.00	1	\$ 2,078.00
<b><u>BOOSTER TANK OPTIONS/CHANGES</u></b>				
4010-0016	Reduce Booster Tank to: 530 GALLON	\$ (590.00)	1	\$ (590.00)
<b>Code No.</b>	<b>OPTION DESCRIPTION</b>			
<b><u>OTHER PLUMBING OPTIONS</u></b>				
4015-0008	Zinc Anodes for Hale Pump - (Pair) (1) Discharge side and (1) Intake Side	\$ 347.00	1	\$ 347.00
4015-0016	Valve Relief Thermal - Hale TRVL-120	\$ 1,617.00	1	\$ 1,617.00
4015-0018	Hale MIV-E	\$ 3,699.00	2	\$ 7,398.00
4015-0022	Add Mechanical Pump Seal to Hale Pump	\$ 816.00	1	\$ 816.00
4100-0009	Intergal foam cell - 30 gallons	\$ 1,214.00	1	\$ 1,214.00
4430-0016	5.0 Hale Foam Logix Foam System	\$ 18,492.00	1	\$ 18,492.00
4435-0001	Class 1 Intelli-Tank Water Tank Level Gauge	\$ 526.00	1	\$ 526.00
4435-0002	Class 1 Intelli-Tank Foam Tank Level Gauge	\$ 545.00	1	\$ 545.00
NOTE: *** Requires Engineering Approval for application				
<b><u>OTHER MANUFACTURER'S OPTIONS:</u></b>				
3320-0007	SCBA Bottle Storage. (7) E-ONE SCBA bottle storage with hinged doors (doors to match wheel well material) with push button latches. (4) officer side and (3) driver side in wheel well area.	\$ 1,276.00	1	\$ 1,276.00
3330-0105	Dual lighted LED folding step (each)	\$ 132.00	6	\$ 792.00
3370-0025	Permanent shelf	\$ 106.00	1	\$ 106.00
3370-0026	Adjustable shelf. For compartments that are full height/full depth or lower compartments with full depth	\$ 264.00	2	\$ 528.00
3370-0027	Tracks for adjustable shelf and/or adjustable tray in the lower area of the compartment	\$ 104.00	2	\$ 208.00
3370-0028	Tracks for adjustable shelf and/or adjustable tray in the upper area of the compartment	\$ 55.00	2	\$ 110.00
3370-0029	Adjustable shelf. For compartments with upper shallow depth	\$ 134.00	2	\$ 268.00
3380-0019	Running board suction tray. Includes removable slats in bottom of tray	\$ 567.00	1	\$ 567.00
3380-0022	Floor mounted roll-out tray. Includes 500lbs	\$ 944.00	3	\$ 2,832.00
5100-0000	Foot Switch	\$ 127.00	3	\$ 381.00
5110-0004	Alternating Headlight	\$ 366.00	1	\$ 366.00
5110-0052	12V power distribution module. Includes (6) battery hot and (6) switched hot circuits	\$ 332.00	2	\$ 664.00
5130-0001	Electric rewind Hannay Cord Reel with 200' 10/3 black cord with rollers	\$ 2,328.00	1	\$ 2,328.00
5130-0012	Junction box Circle-D with four (4) 3-wire Nema L5-15 or L5-20 110Volt 15 Amp twist lock receptacles	\$ 802.00	1	\$ 802.00
5130-0014	Circle D wall/floor mounting box	\$ 157.00	1	\$ 157.00
5200-0001	Breaker Box 12 place single phase	\$ 974.00	1	\$ 974.00
5250-0040	Generator Harrison 6KW MCR hydraulic	\$ 14,048.00	1	\$ 14,048.00
5310-0017	Whelen Traffic Advisor Model TAL65 LED - 36" long.	\$ 1,499.00	1	\$ 1,499.00
5350-0207	FireCom wireless intercom kit to include a digital intercom model 5100D, two (2) base transmit units with radio transmission, one (1) base transmit unit for intercom only (no radios) and six (6) headset hooks shall be installed within the cab. Headsets are not included and ordered separately	\$ 4,548.00	1	\$ 4,548.00
5390-0007	Deck/scene light circuit wiring through chassis reverse	\$ 84.00	1	\$ 84.00
5390-0025	Cab scene lights are to be switched with cab doors in addition to standard.	\$ 84.00	1	\$ 84.00

5390-0039	Federal Signal GH Scene Lights (pair)	\$ 475.00	1	\$ 475.00
5450-0050	750W MagnaFire Quartz Light, Tripod	\$ 1,680.00	1	\$ 1,680.00
5450-0122	Whelen Pioneer Plus model PFP2 12V with brow mount (EA)	\$ 2,503.00	3	\$ 7,509.00
5470-0001	Twist lock body receptacle, 20, 110 volt (each)	\$ 352.00	3	\$ 1,056.00
5470-0003	Receptacle, 15 or 20 amp, 110 volt, 3 prong	\$ 307.00	1	\$ 307.00
5500-0011	Federal Q2B siren - Pedestal mounted on bumper	\$ 2,949.00	1	\$ 2,949.00
5600-0118	Warning light Whelen 500 series TIR6 Super LED (PR) red	\$ 562.00	1	\$ 562.00
5600-0139	Whelen beacon with LED upper beacon and 700 series Super LED (PR) Model B6LED with red LEDs/clear domes and [#COL] LEDs/clear lenses.	\$ 3,157.00	1	\$ 3,157.00
5600-0241	Warning light Whelen M6R series Linear Super LED (PR)	\$ 762.00	2	\$ 1,524.00
<b>Custom Cab Chassis Options:</b>				
1050-0001	WHEELS FRONT ALUM (2)	\$ 2,004.00	1	\$ 2,004.00
1050-0003	WHEELS REAR ALUM (4)	\$ 4,002.00	1	\$ 4,002.00
1050-0007	Front axle wheel trim kit. Includes stainless steel lug nut covers and center cap with E-ONE logo.	\$ 268.00	1	\$ 268.00
1050-0008	Rear axle (single) Wheel Trim kit. Includes stainless steel lug nut covers and center cap with E-ONE logo. E-ONE custom chassis w/ steel wheels will have chrome plated plastic lug covers.	\$ 329.00	1	\$ 329.00
1350-0011	Fuel pump electric w/reprime	\$ 456.00	1	\$ 456.00
1350-0012	Fuel shutoff valve (EA)	\$ 115.00	2	\$ 230.00
1350-0013	FUEL/WATER SEPARATOR RACOR	\$ 794.00	1	\$ 794.00
1535-0005	Medical cabinet mounted on rear wall of cab 48X40X20 with locking roll up door. Lower door opening raised to provide hand clearance.	\$ 4,327.00	1	\$ 4,327.00
1670-0001	Ramco 6001FFR mirrors. Remote controlled with top CAS750 convex	\$ 1,680.00	1	\$ 1,680.00
1685-0201	Severe duty dash package. Officer cab dash notched for MDT slide-out bracket(s). Typhoon or CII	\$ 2,544.00	1	\$ 2,544.00
1685-0234	Cup holders; severe duty dash. (1) each side of forward engine cover. Holders to match cab interior.	\$ 249.00	1	\$ 249.00
1685-0240	Slide-out MDT mount officer cab dash with dock. Requires severe duty dash w/MDT notch	\$ 1,587.00		
1750-0009	RADIO AM/FM CD-WEATHER BAND	\$ 865.00	1	\$ 865.00
1750-0010	RADIO SPEAKERS ADDL PAIR	\$ 291.00	1	\$ 291.00
<b>LADDER AND LOOSE EQUIPMENT</b>				
<b>GROUND LADDERS</b>				
7800-0002	LADDER 10' FOLDING	\$ 280.00	1	\$ 280.00
7800-0007	Ladder Roof PRL-14 Alco-Lite	\$ 478.00	1	\$ 478.00
7800-0016	Alco-Lite PEL-24' 2-section extension ladder	\$ 978.00	1	\$ 978.00
<b>LOOSE EQUIPMENT</b>				
7600-0016	Wheel Chocks-44" NFPA Compliant (pr)	\$ 572.00	1	\$ 572.00

**Total \$196,019.00**

<b>Deletions from Base Bid</b>	<b>Price</b>	<b>Qty</b>	<b>Total</b>
Two man bench centered on rear wall with 911 SCBA backs	\$ 1,293.00	1	\$ 1,293.00
2.5" Right Panel Discharge Akron Manual Valve	\$ 1,222.00	2	\$ 2,444.00
1.5" crosslay with Akron manual valve	\$ 942.00	2	\$ 1,884.00
Innovative Controls 10 LED SL series water tank level gauge	\$ 540.00	1	\$ 540.00
Crosslay light Truck Lite	\$ 104.00	1	\$ 104.00
Deck Light Truck Lite (PR)	\$ 312.00	1	\$ 312.00
NFPA Scotchlite Stripe 4" wide	\$ 711.00	1	\$ 711.00
Chevron "A" style 6" printed sheet Scotchlite striping on rear of body	\$ 1,348.00	1	\$ 1,348.00

**Total \$ 8,636.00**

<b>Additions to Base Bid</b>	<b>Price</b>	<b>Qty</b>	<b>Total</b>
28" Front Bumper Gravel Shield Extension IPOS	\$ 639.00	1	\$ 639.00
Heavy duty front bumper 10" high with full wrap around IPOS	\$ 989.00	1	\$ 989.00
Recessed bumper double crosslay to hold of 200' of 1.75" DJ hose in each crosslay	\$ 3,523.00	1	\$ 3,523.00
Frame liner 9.375 x 3.125 x .375	\$ 3,036.00	1	\$ 3,036.00
Rear underbody support frame	\$ 578.00	1	\$ 578.00
Meritor FL 943 front axle 21,000 lb IPOS	\$ 7,984.00	1	\$ 7,984.00
Koni shock absorbers for front axle IPOS	\$ 171.00	1	\$ 171.00
Spiral pins front suspension	\$ 1,798.00	1	\$ 1,798.00
Each inside wheel of the single rear axle shall have valve stem extensions	\$ 124.00	1	\$ 124.00
Two Michelin 425 tires model XFE for front axle IPOS	\$ 878.00	1	\$ 878.00
Automatic moisture ejectors, heated	\$ 426.00	1	\$ 426.00
Fuel system 65 gallons IPOS	\$ 123.00	1	\$ 123.00
Fuel line hose braided	\$ 294.00	1	\$ 294.00
Drivelines 1810 IPOS	\$ 619.00	1	\$ 619.00
On Spot tire chain installation	\$ 3,192.00	1	\$ 3,192.00
Alternator Niehoff 430 amp IPOS	\$ 2,424.00	1	\$ 2,424.00
Tow eyes front stainless steel mounted in up position	\$ 662.00	1	\$ 662.00
Cab door locks electric. Includes driver side exterior touchpad	\$ 1,205.00	1	\$ 1,205.00
2" extension for Ramco mirrors	\$ 159.00	1	\$ 159.00
Fixed rear cab wall narrow windows (pr)	\$ 117.00	1	\$ 117.00
Driver seat to be Bostrom air ride IPOS	\$ 123.00	1	\$ 123.00
Officer seat to be Bostrom fixed SCBA IPOS	\$ 120.00	1	\$ 120.00
Rear facing Bostrom seat with SCBA IPOS	\$ (8.00)	2	\$ (16.00)
Fold down seat with Bostrom SCBA back	\$ 940.00	2	\$ 1,880.00
Map box suspended with drop down doors. 34"W x 9.50"H x 12"D	\$ 571.00	1	\$ 571.00
Swivel reading lamps (PR)	\$ 106.00	1	\$ 106.00
Battery charger Kussmaul 40 amp model 1200 with air compressor	\$ 2,325.00	1	\$ 2,325.00
12 VDC (or 24VDC) electrical outlet in the cab wired battery hot	\$ 59.00	7	\$ 413.00
Turn signal Whelen M6 LED arrow amber pair IPOS	\$ 23.00	1	\$ 23.00
Dome lts red/white 4" LED (4) IPOS	\$ 725.00	1	\$ 725.00
Coleman roof mounted HVAC (13500 BTU) system with drain pan/hose assy to top of cab roof	\$ 1,906.00	1	\$ 1,906.00
Transfer switch for Coleman HVAC system (shoreline / generator)	\$ 744.00	1	\$ 744.00

Cab roof mounted (diamond plate) 3 sided light tower shield w/45 deg front for HVAC	\$ 940.00	1	\$ 940.00
Compartment L1 to have rescue style interior compartment height	\$ 1,424.00	1	\$ 1,424.00
Compartment R1 to have rescue style interior compartment height. Requires Engineering approval.	\$ 1,424.00	1	\$ 1,424.00
Driver side body with full height 36" wide forward and 50" wide rearward compartmentation for Low Hose Bed IPOS	\$ 2,277.00	1	\$ 2,277.00
Officer side body with full height 36" wide forward and 50" wide rearward compartmentation for Low Hose Bed IPOS	\$ 6,365.00	1	\$ 6,365.00
Single low rear compartment. For use with low hosebed IPOS	\$ (215.00)	1	\$ (215.00)
Bolt on diamond plate 10" tailboard (full width of body) IPOS	\$ 95.00	1	\$ 95.00
Roll-Up / Pan Door Package IPOS for 36"/50" Low Hosebed pumper IPOS	\$ 5,138.00	1	\$ 5,138.00
Compartment L1 to have the following storage package: (1) vertical partition 15" off rearward wall and the following located forward of the partition: (1) 2"x2" angle floor mounted to outside edge and (1) permanent shelf just below breaker box. Rearward of partition: (1) adjustable heavy duty tool boards	\$ 1,279.00	1	\$ 1,279.00
Compartment R1 to have the following storage package in the lower full depth area: (1) vertical partition 15" off forward wall and the following located forward of the partition: (1) adjustable heavy duty toolboard. Rearward of partition: (1) adjustable shelf.	\$ 1,428.00	1	\$ 1,428.00
Pump module. Includes 45" wide pump panel opening IPOS	\$ 123.00	1	\$ 123.00
Transverse Module. Locate forward of pump area.	\$ 2,159.00	1	\$ 2,159.00
Upper SM pump module with diamond plate storage pan (only) IPOS	\$ 116.00	1	\$ 116.00
Backboard Storage at front of pump module	\$ 793.00	1	\$ 793.00
Officer side pump panel to be vertically hinged IPOS	\$ 429.00	1	\$ 429.00
Air outlet w/snubber valve	\$ 264.00	1	\$ 264.00
Air blow out for: hose reel in pan	\$ 249.00	1	\$ 249.00
Stainless steel roller assemblies for crosslays and/or speedlays	\$ 287.00	1	\$ 287.00
P Rubber in flex joint(s) between pump module and/or body	\$ 590.00	1	\$ 590.00
Additional Booster Reel Roller Assembly	\$ 239.00	1	\$ 239.00
Officer side vertical storage tunnel. For use with low hose bed	\$ 2,011.00	1	\$ 2,011.00
Stainless steel trim on bottom edge of compartment opening	\$ 124.00	6	\$ 744.00
Diamond plate box for directional lightbar and (2) GH scene lights	\$ 568.00	1	\$ 568.00
Divider Support to run full width of hosebed (side to side)	\$ 340.00	1	\$ 340.00
Piping cover to be located in compartment L1. Includes compartment wall cut outs for piping.	\$ 457.00	1	\$ 457.00
Vertical hinged swing-out tool board	\$ 1,580.00	1	\$ 1,580.00
Push/Pull Rod Extrusion at pump panel to be thru bolted with nuts IPOS nut cert.	\$ 180.00	1	\$ 180.00
Mechanical speed counter for Hale pumps	\$ 315.00	1	\$ 315.00
Hale pump shift override	\$ 1,167.00	1	\$ 1,167.00
2.5" right intake Akron manual valve	\$ 1,096.00	1	\$ 1,096.00
2 1/2" crosslay	\$ 1,107.00	1	\$ 1,107.00
1.5" Front Bumper Discharge Akron Manual Valve	\$ 1,514.00	2	\$ 3,028.00
Dry Lay for 300' of 3" hose	\$ 1,500.00	1	\$ 1,500.00
Class 1 TPG Plus pressure governor IPOS	\$ 801.00	1	\$ 801.00
Modem for use with the E ONE multiplex electrical system	\$ 630.00	1	\$ 630.00
VFD Text display for V MUX electrical system IPOS	\$ (970.00)	1	\$ (970.00)
Light bar Whelen Freedom model FN72QLED 72" LED with 3M Opticom IPOS	\$ 2,535.00	1	\$ 2,535.00
Whelen M6 Super LED lower level warning light package IPOS	\$ 236.00	1	\$ 236.00
Directional light circuit wiring through upper level warning	\$ 77.00	1	\$ 77.00
Speaker, Federal Signal Dynamax ES100 with "E ONE" grille IPOS	\$ (48.00)	1	\$ (48.00)

Speaker, Federal Signal Dynamax ES100 with "E ONE" grille IATS	\$ 544.00	1	\$ 544.00
Whelen M6 series LED vertical mount tail lights IPOS	\$ 380.00	1	\$ 380.00
Compartment light ROM V4 LED for medical cabinet (PR)	\$ 649.00	1	\$ 649.00
Compartment light package ROM V4 LED for medium bodies IPOS	\$ 4,135.00	1	\$ 4,135.00
Hose bed light Federal Signal GH Scene (pr) IPOS	\$ 360.00	1	\$ 360.00
Whelen M6 Linear Super LED scene lights (PR)	\$ 1,181.00	2	\$ 2,362.00
Weldon pump panel LED light package IPOS	\$ 306.00	1	\$ 306.00
Remote 5100D head for Firecom intercom. Location: officer's overhead.	\$ 580.00	1	\$ 580.00
Upgrade Harrison Generator to 8Kw	\$ 2,329.00	1	\$ 2,329.00
Cord reel rollers bracket mounted on top of pump module	\$ 348.00	1	\$ 348.00
Light Whelen Pioneer Plus model PFP1 with ROM KR-SB-600-W4 pedestal side mount	\$ 2,638.00	1	\$ 2,638.00
Light Whelen Pioneer Plus LED model PCP 12V combination flood and 8 degree spotlight with pedestal mount adapter	\$ 2,518.00	2	\$ 5,036.00
Warning light Whelen M6BC series Linear Super LED (PR) blue with clear lens.	\$ 680.00	1	\$ 680.00
FireCom wireless headset. One (1) model UHW 51	\$ 792.00	2	\$ 1,584.00
FireCom wireless headset. One (1) model UHW 54	\$ 792.00	4	\$ 3,168.00
Lettering	\$ 1,105.00	1	\$ 1,105.00
STRIPE DBL HOCKEY RICHARDSON	\$ 3,800.00	1	\$ 3,800.00
Install customer logo from an existing E ONE design (EA)	\$ 123.00	2	\$ 246.00
A customer logo supplied to E-One in a digital format. Location: (1) each side front cab doors.	\$ 280.00	1	\$ 280.00
Chevron "A" style 3M "Diamond Grade" Dots in 6" striping pattern on rear of body	\$ 2,560.00	1	\$ 2,560.00
Discount	\$ (13,044.00)	1	\$ (13,044.00)

**Total \$ 100,665.00**



# MEMO

**DATE:** January 6, 2014

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

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

**SUBJECT:** Award of Bid #28-14 for Fitness Equipment for Huffhines Recreation Center and the Senior Center to Marathon Fitness in the amount of \$69,206.46 pursuant to the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #413-12 and cancellation of purchase order 140131 to FITCO Fitness Center Outfitters in the amount of \$69,206.46 as awarded on Bid #02-14

**Proposed Date of Award: January 13, 2014**

On October 14, 2013 the Richardson City Council approved the purchase of the above referenced fitness equipment to FITCO Fitness Center Outfitters in the amount of \$69,206.46 on Bid #02-14. We received notification on December 12, 2013 from FITCO they will not be able to provide the equipment for reasons outlined in the attached letter. We therefore, request permission to cancel purchase order 140131 in the amount of \$69,206.46.

Consequently, arrangements have been made with Marathon Fitness, who is also a contractor on the Buyboard Contract #413-12, who is able to provide the equipment at the same price of \$69,206.46. We therefore, request permission to issue a purchase order to Marathon Fitness in the amount of \$69,206.46 for the fitness equipment for the Huffhines Recreation Center and Senior Center, as outlined in the attached quotation.

The above referenced equipment has been bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #413-12. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is available in the following accounts:

234-3021-581-7431, PR1401	\$41,350.00
234-3021-581-7431, PR1402	8,400.00
234-3021-581-7431, PR1403	4,600.00
234-3024-581-7431, PO1402	13,520.00
011-3024-541-6191	<u>1,336.46</u>
Total	\$69,206.46

Concur:

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

**ATTACHMENTS**

- Xc: Dan Johnson
- David Morgan
- Cliff Miller
- Don Magnier
- Shanna Sims-Bradish



David Novit

Fitco Fitness Center Outfitters

2101 Midway Rd S-240

Carrollton, Texas 75006

To Whom it May Concern:

Due to rapid expansion, a 2013 without a CFO, and extremely loose financial controls, Fitco has reached it's \$1.1million credit limit with Precor. Other vendors are affected by the company cash flow position as well. After many attempts at reconciling the account it is now apparent that Fitco will not be able to fulfill the City's fitness equipment order.

Arrangements have been made with south Texas distributor Marathon Fitness to process Fitco's BuyBoard orders. Team Marathon Fitness is part of the same BuyBoard award as Fitco, #413-12, and BuyBoard has opened up their agreement to include the Dallas/Fort Worth region.

Everything else from warranty, service, training, etc will all be in place and there will be nothing lacking.

David Novit

Founding Partner

Fitco Fitness Center Outfitters



# Marathon Fitness

P.O. Box 17705  
Sugar Land, TX 77496

# Sales Quotation

**Marathon Fitness**

Tel: 800-391-9496 Fax: 888-240-9360

Date	Estimate No
12/9/2013	24231

<b>Bill to:</b>
City of Richardson - Parks Dept. Rick Files 411 West Arapaho Road, Room 208 Richardson, TX 75080

<b>Ship to:</b>
City of Richardson - Parks Dept. 411 West Arapaho Road, Room 208 Richardson, TX 75080 Rick Files 972-744-7882

Sales Representative	Terms	Due Date
PC	Net 30	1/8/2014

Qty	Item Code	Description	Unit Retail	Cost	Total
5	TRM 833-240v	Precor 833 TRM Treadmill, 240v - P30 Console	7,995.00	5,596.50	27,982.50
2	TRM 833	Precor 833 TRM Treadmill, 120v - P30 Console	7,995.00	5,596.50	11,193.00
1	AMT 835 - OS	Precor 835 AMT- Adaptive Motion Trainer with Open Stride - P30 Console	9,295.00	6,506.50	6,506.50
1	RBK 835	Precor 835 RBK Recumbent Bike, P30 Console	4,095.00	2,866.50	2,866.50
7	PHTCLCAP361031101	15" LCD Personal Viewing Screen System compatible w/P30 & P10 Consoles	1,599.00	1,279.20	8,954.40
1	005510PBC	Keiser M3 Total Body Trainer Bike	1,850.00	622.86	622.86
5	FE10KI60D	Extended Warranty (Product price range \$5,000 - \$9,999.99) - 5 Years Parts and Labor (Term begins at date of purchase and is inclusive of manufacturer's warranty)	899.00	899.00	4,495.00
2	FE10KI36D	Extended Warranty (Product price range \$5,000 - \$9,999.99) - 3 Years Parts and Labor (Term begins at date of purchase and is inclusive of manufacturer's warranty)	499.00	499.00	998.00
1	FE10KI60D	Extended Warranty (Product price range \$5,000 - \$9,999.99) - 5 Years Parts and Labor (Term begins at date of purchase and is inclusive of manufacturer's warranty)	899.00	899.00	899.00
1	FE3500I60D	Extended Warranty (Product price range \$2,750 - \$3,499.99) - 5 Years Parts and Labor (Term begins at date of purchase and is inclusive of manufacturer's warranty)	599.00	599.00	599.00
1	Freight	Freight	2,289.70	2,289.70	2,289.70
1	Equip Install	Equipment Installation	1,800.00	1,800.00	1,800.00

I accept the terms and conditions of this quotation. Prices are valid for 30 days. Equipment remains the property of Marathon Fitness until paid in full.

Signature: \_\_\_\_\_ PO# \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

**DELIVERY INSTRUCTIONS:**

Must arrive by \_\_\_/\_\_\_/\_\_\_ Loading Dock: Yes \_\_\_ No \_\_\_

Elevator: Yes \_\_\_ No \_\_\_

Frame: \_\_\_\_\_ Upholstery: \_\_\_\_\_

**Subtotal**

**Sales Tax (0.0%)**

**Total**





# Marathon Fitness

P.O. Box 17705  
Sugar Land, TX 77496

Tel: 800-391-9496 Fax: 888-240-9360

# Sales Quotation

Date	Estimate No
12/9/2013	24231

## Marathon Fitness

<b>Bill to:</b>
City of Richardson - Parks Dept. Rick Files 411 West Arapaho Road, Room 208 Richardson, TX 75080

<b>Ship to:</b>
City of Richardson - Parks Dept. 411 West Arapaho Road, Room 208 Richardson, TX 75080 Rick Files 972-744-7882

Sales Representative	Terms	Due Date
PC	Net 30	1/8/2014

Qty	Item Code	Description	Unit Retail	Cost	Total
		BUY BOARD INFORMATION: Vendor: Team Marathon Fitness Address: PO Box 17705 Sugar Land, TX 77496 Phone: (281) 565-2307 Contact: Paul Croegaert Email: paul@marathonfitness.com Federal ID: 68-05446644 Contract: Athletic, PE & Gym. Supplies & Eq. & H.D. Exercise Eq. & Accessories #413-12 Effective Date: 4/1/2013			

I accept the terms and conditions of this quotation. Prices are valid for 30 days.  
Equipment remains the property of Marathon Fitness until paid in full.

Signature: \_\_\_\_\_ PO# \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

**DELIVERY INSTRUCTIONS:**

Must arrive by \_\_\_/\_\_\_/\_\_\_ Loading Dock: Yes \_\_\_ No \_\_\_

Elevator: Yes \_\_\_ No \_\_\_

Frame: \_\_\_\_\_ Upholstery: \_\_\_\_\_

**Subtotal** \$69,206.46

**Sales Tax (0.0%)** \$0.00

**Total** \$69,206.46





# MEMO

**DATE:** January 6, 2014  
**TO:** Kent Pfeil – Director of Finance  
**FROM:** Pam Kirkland – Purchasing Manager *Pam*  
**SUBJECT:** Award of Bid #30-14 for In-Car Digital Video Recorders for Police Department to L3 Mobile-Vision, Inc. in the amount of \$62,233

**Proposed Date of Award: January 13, 2014**

I concur with the recommendation of Steve Graves – Chief Information Officer and request permission to issue a purchase order to L3 Mobile-Vision, Inc. for replacement L3 Mobile-Vision digital video recorders in the amount of \$62,233, per the attached memo. These recorders are replacement units for our existing L3 Mobile-Vision, Inc. video system at the Police Department.

Captive replacement parts for existing equipment and/or systems are exempt from competitive bidding as allowed by Texas Local Government Code Chapter 252.022 (D).

Funding is available in account 234-1011-581-7499, Project PD1412 for this expenditure.

Concur:

  
Kent Pfeil

## ATTACHMENTS

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



**DATE:** January 2, 2014  
**TO:** Pam Kirkland, Purchasing Manager  
**FROM:** Steve Graves, Chief Information Officer *SGraves*  
**SUBJECT:** 2013-14 Police Department In-Car Digital Video Recorder Purchase

The City of Richardson has standardized on an L3 in-car video recording system which includes hardware and software for our existing Police Department vehicles. This purchase is to replace sixteen L3 in-car video recorders that are at end-of-life and no longer made or supported. This is a sole source purchase through the manufacturer because of system requirements and support.

I recommend using L3 Mobile-Vision, Inc. for the purchase of sixteen In-Car Digital Video recorders in the amount of \$62,233.00. The funding is provided in the 2013-2014 budget using account number 234-1011-581-74.99, project number PD1412.



**Mobile-Vision, Inc.**

90 Fanny Rd, Boonton, NJ 07005  
T. 800-336-8475 F. 973-257-3024

# QUOTE

Number AAAQ9657-04

Date Nov 18, 2013

**Sold To**

Richardson Police Department  
Christopher Newell  
P.O. Box 831078  
140 N. Greenville Ave.  
Richardson, TX 75083-1078  
USA

Phone 9727444912  
Fax 9727445983

**Ship To**

Richardson Police Department  
Christopher Newell  
P.O. Box 831078  
140 N. Greenville Ave.  
Richardson, TX 75083-1078  
USA

Phone 9727444912  
Fax 9727445983

Salesperson	P.O. Number	Ship Via	Terms
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Linavong

UPS GROUND

NET 30

Line	Qty	SKU	Description	Unit Price	Ext. Price
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1			<b>Customer Loyalty Program - Pricing Expires December 27, 2013</b>		
2	16	MVD-FB3-FB2-UPG	Upgrade, Flashback 3 from Flashback 2, FB	\$2,395.00	\$38,320.00
3	16	MVD-VLP2-FS	Assembly, Voice Link Plus 2 Wireless Microphone System with Transmitter w/Belt Clip, Docking Station, 9" & 40" Lapel Microphones	\$0.00	\$0.00
4	16	MVD-VLP2-CG	VLP2 Charging Station with AC Power Adapter	\$0.00	\$0.00
5	16	MVD-VISOR3-CARD	Flashback 3 Visor Card	\$0.00	\$0.00
6	16	MVD-C300E	Camera Assy, Nite-Watch Camera assy with Nite-Watch color camera	\$695.00	\$11,120.00
7	16	MVD-CRASH-BAT2	Option, CrashBat 2, FB2	\$198.00	\$3,168.00
8	16	MVD-MC-ASSY	Console Assy, monitor, FBAssy, FB Monitor Console	\$395.00	\$6,320.00
9	16	MVD-FB-CK4	Cable Kit, DVR, trunk w/o OHC or Windshield Mnt	\$180.00	\$2,880.00

10 **Customer to provide installation.**

Signing below is in lieu of a formal Purchase Order.  
Your signature will authorize acceptance of both pricing and product:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

L-3 Shipping Terms are FOB Boonton, NJ. By Signing below you agree to waive your shipping terms and ship this order FOB Boonton, NJ.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

SubTotal	\$61,808.00
Tax	<b>TBD</b>
S&H	\$425.00
<b>Total</b>	<b>\$62,233.00</b>

Credit Terms: Net 30 Days. State/Local Fee and Taxes are not included

Quotation is valid for 60 days from date issued. These commodities, technology or software were exported from the United States in accordance with the Export Administration regulations. Diversion contrary to US law is prohibited.



# MEMO

**DATE:** January 6, 2014  
**TO:** Kent Pfeil – Director of Finance  
**FROM:** Pam Kirkland – Purchasing Manager *Pam*  
**SUBJECT:** Change Order to decrease purchase order 121535 to CORE Construction for the Fire Training Center/EOC/Backup Dispatch Facility in the amount of \$94,143.35

**Proposed Date of Award: January 13 2014**

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to decrease the above referenced purchase order in the amount of \$94,143.35, as outlined in Mr. Spanos attached memo.

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

This change order is within the 25% maximum change order limit but requires approval by the governing body because it is over \$50,000.

Concur:

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

Approved:

\_\_\_\_\_  
Dan Johnson

## ATTACHMENTS

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



# MEMO

TO: Pam Kirkland, Purchasing Manager  
FROM: Steve Spanos, P.E., Director of Engineering *SSM*  
SUBJECT: Change Order #7 to DECREASE Purchase Order #121535  
DATE: 12/31/2013

## ACTION REQUESTED

Process change order #7 to Decrease Purchase Order #121535.

## ACCOUNT SUMMARY

Original Purchase Order	\$7,073,190.00
Change Order #1	\$0.00
Change Order #2	\$89,921.00
Change Order #3	\$0.00
Change Order #4	\$0.00
Change Order #5	\$303,048.35
Change Order #6	\$11,535.00
Change Order #7	(\$94,143.35)
<b>Total Authorized Contract Amount</b>	<b>\$7,383,551.00</b>

## BACKGROUND INFORMATION

The current contract covered CORE Construction's purchase and installation of a large, expensive component for communications equipment backup power. Staff found an alternate source for the required equipment and elected to purchase it outside of the construction contract and only have CORE Construction install it. Purchasing of this component outright and thus decreasing the purchase order by the amount listed is agreeable to CORE Construction. The proposed change order will reduce the purchase order to account for this reduction in scope and related overhead and profit expenses.

## FUNDING INFORMATION

Account # 592-0000-581-7401, Project # EM1201, Line Item 13

CC: Jim Dulac Assistant City Engineer  
Carolyn Kaplan Capital Projects Accountant  
Mistie Gardner EM Coordinator