

**RICHARDSON CITY COUNCIL
MONDAY, MARCH 24, 2014
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:30 PM
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, March 24, 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. REVIEW AND DISCUSS THE NORTH TEXAS MUNICIPAL WATER DISTRICT WATER SUPPLY PLAN AND PROJECTS

C. REVIEW AND DISCUSS THE 2014 WATER CONSERVATION PLAN, WATER RESOURCES MANAGEMENT PLAN, AND EXTENSION OF MODIFIED STAGE 3 WATER RESTRICTIONS

D. REVIEW AND DISCUSS CREDIT ACCESS BUSINESSES

E. REPORT ON ITEMS OF COMMUNITY INTEREST

The City Council will have an opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after posting the agenda.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

1. INVOCATION – PAUL VOELKER

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – PAUL VOELKER

3. MINUTES OF THE FEBRUARY 24, 2014 MEETING, MARCH 3, 2014 WORK SESSION AND CITY COUNCIL TOUR, MARCH 8, 2014 CITY COUNCIL TOUR, AND MARCH 17, 2014 MEETING

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 14-02 AND CONSIDER ADOPTION OF ORDINANCE NO. 4038, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MICROBREWERY WITH SPECIAL CONDITIONS ON A 0.08-ACRE TRACT ZONED I-M(1) INDUSTRIAL, LOCATED AT 640 N. INTERURBAN STREET, RICHARDSON, TEXAS.
6. PUBLIC HEARING, ZONING FILE 14-08 AND CONSIDER ADOPTION OF ORDINANCE NO. 4039, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING ARTICLE XXII-A, "SPECIAL PERMITS", BY AMENDING SECTION 2(b) (46) TO ALLOW MOTOR VEHICLE STORAGE LOTS BY SPECIAL PERMIT IN AN INDUSTRIAL DISTRICT.
7. PUBLIC HEARING, MTP FILE 14-01 AND CONSIDER ADOPTION OF ORDINANCE NO. 4040, AMENDING THE MASTER TRANSPORTATION PLAN AND THE COMPREHENSIVE PLAN: 1) IN THE AREA OF THE FUTURE UTD RAIL STATION ON THE COTTON BELT RAID CORRIDOR BY ADDING AN EXTENSION OF RUTFORD AVENUE AS A NORTH/SOUTH COLLECTOR STREET BETWEEN SYNERGY PARK BOULEVARD AND WATERVIEW PARKWAY, AND 2) IN THE AREA OF THE BUSH TURNPIKE RAIL STATION ON THE DART LIGHT RAIL CORRIDOR BY ADJUSTING THE ALIGNMENT OF INFOCOM DRIVE BETWEEN THE DART RAIL CORRIDOR AND WYNDHAM DRIVE, CHANGING THE NAME OF INFOCOM DRIVE ON THE PLAN TO CITYLINE DRIVE, AND REMOVING MINOR COLLECTOR STREETS BETWEEN THE STATE HIGHWAY 190 ACCESS ROAD AND CITYLINE DRIVE.

ACTION ITEMS:

8. VARIANCE 14-02: A REQUEST BY DOUG STEWART, TEXAS HERITAGE SURVEYING, INC., REPRESENTING MABEL AND HUGH SIMPSON, AND DANIEL AND TAMMIE DEVOE, FOR APPROVAL OF A VARIANCE FROM CHAPTER 21, THE SUBDIVISION AND DEVELOPMENT CODE, TO ALLOW SIDE LOT LINES FOR SINGLE FAMILY LOTS THAT ARE NOT AT RIGHT ANGLES TO THE TANGENT STREET LINE. THE SUBJECT PROPERTIES ARE LOCATED AT 316 RIDGEVIEW DRIVE AND 1 RIDGEVIEW CIRCLE AND ARE ZONED R-1500-M AND R-1250-M RESIDENTIAL, RESPECTIVELY.

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 ORDINANCE NO. 4041, ADOPTING SUPPLEMENT NO. 22 TO THE CODE OF ORDINANCES.
- B. CONSIDER AWARD OF THE FOLLOWING BIDS:
 1. BID #31-14 – WE RECOMMEND THE AWARD TO THE FAIN GROUP FOR STREET REHABILITATION OF NANTUCKET DRIVE IN THE AMOUNT OF \$437,433.30.
 2. BID #38-14 – WE RECOMMEND THE AWARD TO BULLEX, INC., FOR THE FIRE TRAINING CENTER CAR FIRE PROP IN THE AMOUNT OF \$59,980.
 3. BID #42-14 – WE RECOMMEND THE AWARD TO TRI-CON SERVICES, INC., FOR EMERGENCY REPAIR OF A 20" TRANSFER MAIN WATERLINE AT 3000 N. WATERVIEW DRIVE PURSUANT TO LOCAL GOVERNMENT CODE, CHAPTER 252.022(a)(1)(3) DUE TO A PUBLIC CALAMITY THAT REQUIRES IMMEDIATE ACTION TO PROTECT THE PUBLIC HEALTH AND SAFETY OF OUR CITIZENS AND TO REPAIR THE UNFORESEEN DAMAGE OF PUBLIC PROPERTY FOR A TOTAL AMOUNT OF \$86,293.62.

4. BID #43-14 – WE REQUEST AUTHORIZATION TO ISSUE ANNUAL CONTRACT PURCHASE ORDERS IN THE ESTIMATED AMOUNTS TO BAKER & TAYLOR, INC. (\$175,000), BAKER & TAYLOR ENTERTAINMENT (\$9,000), BAKER & TAYLOR CONTINUATIONS (\$9,000), BRODART INC. (\$50,000), BRODART CONTINUATIONS (\$9,000), INGRAM LIBRARY SERVICES, INC. (\$90,000), MIDWEST TAPE, L.L.C. (\$80,000), AND CENTRAL PROGRAMS, INC. DBA GUMDROP BOOKS (\$9,000) FOR A COOPERATIVE ANNUAL CONTRACT FOR PRINT MATERIALS AND MULTIMEDIA (ELECTRONIC AND RECORDED) FOR THE RICHARDSON PUBLIC LIBRARY THROUGH THE STATE OF TEXAS PROCUREMENT AND SUPPORT SERVICES CONTRACT #715-N1 PURSUANT TO PERCENTAGES OF DISCOUNT FROM LIST PRICES.
5. BID #44-14 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO ALLIANCE BUS GROUP, INC., FOR A SIXTEEN (16) PASSENGER SHUTTLE BUS FOR THE SENIOR CENTER THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #BT01-14 IN THE AMOUNT OF \$65,077.

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, MARCH 21, 2014, BY 5:00 P.M.

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: Monday, March 24, 2014

Agenda Item: Review and Discuss the North Texas Municipal Water District Water Supply Plan and Projects

Staff Resource: Don Magner, Assistant City Manager

Summary: Mr. Jim Parks, the Executive Director of the North Texas Municipal Water District (NTMWD), will provide an overview of several elements of the District's Water Supply Plan. Mr. Parks will also present a status report on the Texoma to Wylie WTP Pipeline Extension and Lower Bois d'Arc Reservoir projects in addition to other initiatives.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, March 24, 2014

Agenda Item: Review and Discuss the City of Richardson's 2014 Water Conservation Plan, Water Resources Management Plan, Extension of Modified Stage 3 Water Restrictions

Staff Resource: Don Magner, Assistant City Manager

Summary: Every five years, public water suppliers must submit a Water Conservation Plan and a Drought Contingency Plan to the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Development Board (TWDB). The City of Richardson has developed its proposed Water Conservation Plan and Water Resource Management Plan pursuant to TCEQ guidelines and requirements as well as TWDB best management practices. In addition, the proposed Water Conservation and Water Resource Management Plans follow new guidelines established by the Texas Administrative Code enacted on June 25, 2013 and Senate Bill 181 enacted in 2011. Staff will review both plans and highlight changes that will be implemented as a result of their adoption. An extension of Modified Stage 3 Water Restrictions will also be discussed.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, March 24, 2014

Agenda Item: Review and Discuss Credit Access Businesses

Staff Resource: Don Magner, Assistant City Manager

Summary: Staff will provide an overview of various state and local credit access business regulations and enforcement strategies. Staff will also discuss a number of considerations related to the possibility of local standards being adopted.

Board/Commission Action: N/A

Action Proposed: N/A

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND REGULAR MEETING
FEBRUARY 24, 2014

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 (arrived at 6:10 p.m.)

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
Kent Pfeil	Director of Finance
Keith Dagan	Assistant Director of Finance
Gary Beane	Budget Officer

The following guests were present:

Bill Sproull	Richardson Chamber of Commerce
John Jacobs	Richardson Chamber of Commerce
Mike Skelton	Richardson Chamber of Commerce
Sue Walker	Richardson Chamber of Commerce
Jenny Mizutowicz	Richardson Chamber of Commerce
Joe Constantino	Richardson Chamber of Commerce
Ron Whitehead	City Manager, Addison, TX
Bill Keffler	Former City Manager, Richardson
Gary Slagel	Former Mayor, Richardson

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

Michael Spicer, Director of Development Services, reviewed Zoning File 14-01 and Variance File 14-01 for Council. Don Magner, Assistant City Manager, reviewed Sign Control Board Case 14-03 for Council.

B. REVIEW AND DISCUSS THE BANK DEPOSITORY AND MERCHANT CARD SERVICES CONTRACT

Keith Dagen, Assistant Finance Director, reviewed this item for Council explaining that the City's current Bank Depository Agreement and Merchant Card Services Agreement both end on

July 21, 2014. He stated that staff has prepared a Request for Proposal for each service and explained the key features and requirements for each. He reviewed the following timeline.

RFP Timeline:

- February 26 – begin advertising RFP
- March 20 – Pre-bid conference with financial institutions
- April 9 – Proposals due back from financial institutions
- May 5 – Brief City Council at work session
- May 12 – City Council awards contracts
- August 1 – New contract period begins

C. REVIEW AND DISCUSS THE RICHARDSON ECONOMIC DEVELOPMENT PARTNERSHIP 2013 REPORT AND 2014 WORK PLAN

Richardson Chamber of Commerce representatives reviewed the Richardson Economic Development Partnership (REDP) 2013 accomplishments and goals for 2014.

D. REVIEW AND DISCUSS THE 2013 – 2014 FIRST QUARTER FINANCIAL REPORT

This item was postponed to the next Council Work Session.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

1. **INVOCATION – KENDAL HARTLEY**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY**
3. **MINUTES OF THE FEBRUARY 10, 2014 AND FEBRUARY 17, 2014 MEETINGS**

Council Action

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

4. VISITORS

Ms. Joanne Groshardt addressed Council and introduced a speaker to discuss payday loan experiences. Mr. Samuel Riley addressed Council and relayed his personal experience with payday loan establishments.

5. PRESENT PROCLAMATION TO RON WHITEHEAD, CITY MANAGER FOR THE TOWN OF ADDISON

Council Action

City Manager Dan Johnson, former City Manager Bill Keffler, and former Mayor Gary Slagel made comments in appreciation for the partnership with the Town of Addison through the professional and personal relationship with Mr. Whitehead and commended him on his upcoming retirement. Mayor Maczka presented a proclamation to Mr. Whitehead. Mr. Whitehead addressed Council, stated his appreciation, and commented on the relationship between Addison and Richardson being based on a mutual respect for good city governance.

PUBLIC HEARING ITEMS:

- 6. PUBLIC HEARING, ZONING FILE 14-01: A REQUEST BY CHRIS JAMES, REPRESENTING EDGE VAPES, TO AMEND THE EXISTING PD PLANNED DEVELOPMENT REGULATIONS BY ADDING ELECTRONIC-CIGARETTE ESTABLISHMENT AS AN ALLOWED USE ON A 5.5-ACRE LOT LOCATED AT 401 W. PRESIDENT GEORGE BUSH TURNPIKE (SOUTH SIDE OF PRESIDENT GEORGE BUSH TURNPIKE, BETWEEN CUSTER PARKWAY AND ALMA ROAD). THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.**

Public Hearing

Mayor Maczka opened the Public Hearing at 7:57 p.m. Chris James, the applicant, addressed Council and explained his request. Mr. Bob Reid, shopping center owner, addressed Council in favor of the request. Councilmember Hartley moved to close the Public Hearing at 8:14 p.m., seconded by Councilmember Dunn and approved 7-0.

Council Action

Councilmember Mitchell moved to deny the request as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-1 with Councilmember Voelker opposed.

ACTION ITEMS:

- 7. VARIANCE 14-01: A REQUEST BY JEFF GROTH, REPRESENTING RISD FOR APPROVAL OF A VARIANCE FROM CHAPTER 21, THE SUBDIVISION AND DEVELOPMENT CODE, TO WAIVE THE REQUIRED SCREENING WALL ALONG THE SOUTHERN AND WESTERN PROPERTY LINES. THE SITE IS LOCATED AT 700 DOVER DR. AND IS ZONED R-1500-M RESIDENTIAL.**

Council Action

Councilmember Dunn moved to approve the request with the requirement of a 6 foot chain link fence. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

- 8. SCB CASE #14-03: TO CONSIDER THE REQUEST OF AMERICAN GOLD AND DIAMOND FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23) (d) (3) TO ALLOW FOR A 60 SQUARE FOOT POLE SIGN WITH A DIGITAL DISPLAY 45 FEET FROM THE ATTACHED BUILDING SIGN IN A COMMERCIAL ZONED DISTRICT ON THE PROPERTY LOCATED AT 425 N. CENTRAL EXPRESSWAY; AND TAKE APPROPRIATE ACTION.**

Applicant Comments

The applicant, Jad Jibin, addressed Council and stated that he was sold a sign by a sign company that portrayed that LED signs were recently approved throughout the City. He explained that he purchased the sign without knowledge that special approval was necessary. He also stated that he plans to remove the box van with signage from the property as well as enhance the property with future improvements.

Council Action

Councilmember Voelker moved to approve the request as presented. Councilmember Townsend seconded the motion and reiterated Council's strong preference to have the box van removed from the property. A vote was taken and passed 6-1 with Councilmember Mitchell opposed.

9. CONSENT AGENDA:

- A. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 4 TO CLOSE OUT PURCHASE ORDER NO. 130320 TO PAVECON, LTD., FOR THE 2010 STREETS PHASE VII (BOWSER/GROVE) IN THE AMOUNT OF (\$65,184.78).**

Council Action

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

ADJOURNMENT

With no further business, the meeting was adjourned at 8:42 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL MEETING
CITY COUNCIL TOUR AND WORK SESSION
MARCH 3, 2014

WORK SESSION & CITY COUNCIL TOUR – 3:15 – 5:30 PM, RICHARDSON ROOM

3:15pm – Meet at Civic Center/City Hall

The Richardson City Council will tour the Central Place, Interurban, Chinatown and Main Street Sub-districts located in the City of Richardson in preparation for initiating Main Street/Central Expressway Enhancement /Redevelopment – Phase 2.

• **Call to Order**

Mayor Maczka called the meeting to order at 3:22 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
Taylor Paton	Management Analyst
Aimee Nemer	City Secretary
Michael Spicer	Director of Development Services
Dave Carter	Assistant Director of Development Services
Tina Firgens	Project Manager
Keith Krum	Senior Planner
Gary Beane	Budget Officer (Joined the meeting at 6:00 p.m.)

3:30pm – Depart Civic Center/City Hall

Mayor Maczka recessed the Work Session at 3:22 p.m. and Council departed City Hall to tour the locations listed below.

From 3:30 to 5:30pm

- Central Place Sub-district (near Belt Line Rd./Main St. at US 75)
- Interurban Sub-district (near US 75 at Greer St.)
- Chinatown Sub-district (near Greenville Ave. at Apollo Rd.)
- Main Street Sub-district (near Belt Line Rd./Main St. at Greenville Ave.)

5:30pm – Return to Civic Center/City Hall, Richardson Room for Dinner

Council returned to City Hall at approximately 5:15 p.m.

6:00pm – Reconvene for Work session

Mayor Maczka reconvened the Work Session at 6:01 p.m.

A. VISITORS

Ms. Joann Groshardt addressed Council and read the accounts of a person’s experience with a payday loan establishment.

B. REVIEW AND DISCUSS THE RICHARDSON TOUR INCLUDING OBSERVATIONS AND COMMENTS RELATED TO SITES VISITED

Tina Firgens, Project Manager, reviewed the Richardson tour sites with Council. She explained that Staff would like to receive feedback from Council at the March 17th Council Meeting on the following:

- What is the appropriate street cross-section of Belt Line Rd./Main St. east of U.S. 75?
- What are the appropriate maximum heights for buildings within Main Street and Central Place sub-districts?

Ms. Firgens also reviewed the following timeline.

Timeframe	Task
February/March 2014	<ul style="list-style-type: none">• Council Feedback on Tours• Present Interim Phase Findings• Initiate Code Writing
April/May 2014	<ul style="list-style-type: none">• Community workshops• Council/CPC briefings
June/July & September 2014	<ul style="list-style-type: none">• Property owner engagement• Community workshops• Council/CPC briefings
October 2014	CPC code consideration
November/December 2014	Council code consideration and adoption

C. REVIEW AND DISCUSS THE UPCOMING DALLAS AREA SITES TOUR

Ms. Firgens reviewed the Dallas Area Site Tour scheduled for Saturday, March 8th:

8:30am – Meet at Civic Center/City Hall

8:45am – Depart Civic Center/City Hall

From 8:45am to 12:00pm

- Downtown Plano
- The Plaza at Preston Center
- Preston Center
- Knox Street

12:00pm – MiCocina at West Village – Lunch

From 1:30pm to 4:00pm

- West Village
- Design District

4:00pm – Return to Civic Center/City Hall

D. REVIEW AND DISCUSS THE 2013 – 2014 FIRST QUARTER FINANCIAL REPORT

Mr. Gary Beane, Budget Officer, reviewed the First Quarter Financial Report including each fund listed below.

First Quarter of Fiscal Year 2013-2014

- General Fund
- Water And Sewer Fund
- Solid Waste Services Fund
- Golf Fund
- Hotel/Motel Tax Fund

E. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Dunn gave a reminder about Election Day on Tuesday for the Texas Primary. He also commented on the Pearce and Richardson High School 5k and stated it was well attended.

Councilmember Mitchell wished a happy birthday to his twins for their 6th birthday.

Councilmember Solomon wished his son-in-law and twin grandchildren a happy birthday this week.

Mayor Maczka informed everyone that Tuesday is Pancake Day in her hometown. She also asked David Morgan, Deputy City Manager, to explain his Uganda trip. Mr. Morgan explained that his trip to Uganda was to assist with a school and research the story of Gertrude who is the founder of the school in Uganda.

Mr. Johnson reported that there is not a Council Meeting scheduled for March 10th due to Spring Break. He explained that City Hall would be open.

EXECUTIVE SESSION

In compliance with Section 551.087(1) and (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Economic Development Negotiations
 - Commercial Development – U.S. 75/Campbell Rd. and Alma Rd./Arapaho Rd. Areas

Council Action

Mayor Maczka called for recess at 7:42 p.m. Council convened into Executive Session at 7:50 p.m.

RECONVENE INTO REGULAR SESSION

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

Council Action

Council reconvened into Regular Session at 8:31 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:31 p.m.

ATTEST:

MAYOR

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
TOUR
MARCH 8, 2014

CITY COUNCIL TOUR 8:30 AM.:

- **Call to Order**

Mayor Maczka called the meeting to order at 8:43 a.m. with the following Council members present at the Civic Center/City Hall:

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

The following staff members were also present:

Dan Johnson	City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Michael Spicer	Director of Development Services
Tina Firgens	Project Manager
Keith Krum	Senior Planner
Taylor Paton	Management Analyst

The Richardson City Council will tour various sites within the Dallas region that are conceptually representative of visions that have been identified for the Central Place, Interurban, Chinatown and Main Street Sub-districts, in preparation for initiating Main Street/Central Expressway Enhancement/ Redevelopment – Phase 2. Selected sites and approximate time schedule are as follows:

From 8:45am to 12:00pm

- Downtown Plano (near 15th St. and K Ave.)
- The Plaza at Preston Center (near Preston Rd. and Northwest Hwy.)
- Preston Center (near Douglas Ave. and Northwest Hwy.)
- Knox Street (near Katy Trail and Knox St.)

12:00pm – MiCocina at West Village – Lunch (3699 McKinney Ave., Dallas)

Councilmember Mitchell excused himself from the tour at 1:10 p.m.

From 1:30pm to 4:00pm

- West Village (near Blackburn St. and McKinney Ave.)
- Design District (near Slocum St. and Howell St.)

ADJOURNMENT

City Council and Staff returned to the Civic Center/City Hall and adjourned at 3:20 p.m.

MAYOR

ATTEST:

CITY SECRETARY

**MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION MEETING
MARCH 17, 2014**

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 (arrived at 6:18)
Paul Voelker	Councilmember
Steve Mitchell	Councilmember (arrived at 6:10)

The following staff members were also present:

Dan Johnson	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
Taylor Paton	Management Analyst
Aimee Nemer	City Secretary
Michael Spicer	Director of Development Services
Dave Carter	Assistant Director of Development Services
Tina Firgens	Project Manager
Keith Krum	Senior Planner

The following consultants were also present:

Mark Bowers, Jacobs
Kurt Schulte, Kimley-Horn

A. VISITORS

Ms. Joanne Groshardt addressed Council and introduced Julie James. Ms. James addressed Council relaying her experience with a title loan.

B. REVIEW AND DISCUSS THE MARCH 8, 2014 CITY COUNCIL TOUR OF DALLAS-AREA SITES, INCLUDING OBSERVATIONS AND COMMENTS RELATED TO SITES VISITED.

Ms. Firgens reviewed the Dallas-area tour sites and received Council feedback.

Tour Site	Richardson District	Council Feedback
Knox Street	Main Street	<ul style="list-style-type: none"> • Consensus of Council – happy with identified product types of shopfronts with retail services, mixed use, townhomes, live-work, and mixed residential
Downtown Plano	Main Street	<ul style="list-style-type: none"> • Need historical details on existing

		<p>buildings</p> <ul style="list-style-type: none"> • Traffic study is critical • Consider creating the “feel of old”; or consider more modern and contemporary design • Clarification on Main Street District for zoning authority vs. Main Street Association for business and retail events and retail traffic generation • Clarification that Downtown Plano was proactively zoned by the City, not developer
Knox Street	Main Street	<ul style="list-style-type: none"> • Consensus of Council – happy with identified product types of shopfronts with retail services, mixed use, townhomes, live-work, and mixed residential
The Plaza at Preston Center	Central Place	<ul style="list-style-type: none"> • Consensus of Council – happy with identified product types of retail, mixed residential (low and mid-rise), townhome, commercial (office and junior anchor), and mixed use.
Preston Center	Central Place Sub-district (NW Corner)	<ul style="list-style-type: none"> • Clarification on definition of “junior anchor” retail – retail such as office supply stores, pet stores; smaller than “big box retail” • Discussion on height and location of various proposed development
West Village	Central Place Sub-district (SE Corner)	<ul style="list-style-type: none"> • Consensus of Council – happy with identified product types of retail, mixed residential (low and mid-rise), townhome, commercial (office and junior anchor), and mixed use.
Design District	Interurban Sub-district	<ul style="list-style-type: none"> • Excited about this district; seems to be easy, adaptive, re-use • Need to be flexible with parking requirements to encourage development • Build on momentum; will be quick to see significant results
No Analogue Tour Site	Chinatown	<ul style="list-style-type: none"> • Clarification of who is responsible for branding destination and street treatments – public or private? City will implement and work with private owners • Build on momentum; supplement what has already been started with private sector • Consider historic museum and performance venue to build on cultural aspect • Be conscious of transition from one district to another in all of the identified districts – intentional transition

C. REVIEW AND DISCUSS THE RESULTS OF THE TRANSPORTATION AND VIEWSHED ANALYSES CONDUCTED AS SUPPLEMENTS TO THE MAIN STREET/CENTRAL EXPRESSWAY ENHANCEMENT/REDEVELOPMENT STUDY.

Ms. Firgens introduced this item and Mr. Mark Bowers, consultant from Jacobs, who presented the results of the transportation and viewshed analyses.

Regarding the Main Street district, Council gave direction to focus on the development of more four-lane concepts.

Regarding the viewshed analyses, Council requested additional views for view #14 (Belt Line/Ridgedale) and 15 (Belt Line/Custer) moving a street or two southeast; and views of existing buildings from view #8 (Belt Line/Nottingham), 9 (Belt Line/Downing), and 16 (Belt Line/Rustic).

Ms. Firgens reviewed the next steps:

- Based upon feedback received tonight, the Jacobs Team will conduct a Community Open House to share the vision direction for the 4 sub-districts, confirm the additional transportation and viewshed analyses results, and share Council's direction
- Following the Community Open House, the Team will prepare alternative cross sections for Belt Line / Main Street
- The Team will brief the City Council in June on the comments received at the Community Open House, present the Belt Line / Main Street cross sections, and will provide recommendations to the City Council related to maximum building heights
- Based upon Council feedback, the Team will refine alternative cross sections, and will prepare draft zoning documents for the four subdistricts for stakeholder and community discussions

D. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Maczka commented on the Sea Chanters (US Navy Band Chorus) concert at the Eisemann Center on Sunday, stating that it was an excellent performance.

Councilmember Dunn commended staff on all the road construction projects that are underway.

Councilmember Mitchell reported on the handout he provided from the North Central Texas Council of Governments/Regional Transportation Council entitled, Charting Your Future. He explained that the information is timely because it focuses on transportation and air quality.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:10 p.m.

MAYOR

ATTEST:

CITY SECRETARY



MEMO

DATE: March 20, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 14-02 – Special Permit – Four Bullets Brewery

REQUEST

Andrew Smeeton, representing Four Bullets Brewery, is requesting a Special Permit for a microbrewery to be located at 640 N. Interurban Street. A microbrewery is an unlisted use in the Comprehensive Zoning Ordinance; therefore, a Special Permit is required.

BACKGROUND

The subject property is a 3,500 square foot lot, 35 feet in depth, located on the east side of N. Interurban Street approximately 500 feet south of Arapaho Drive. DART right-of-way abuts the property to the east. The site is developed with a warehouse building 2,660-square feet in area.

If the request is approved, the applicant would acquire a brewer's permit from the Texas Alcoholic Beverage Commission, which provides for the on-site manufacture and sale of ales and malt liquor. Initial brewing operations would likely be limited to 5-10 barrels per week and packaging limited to kegs because the operation would be too small for bottling or canning.

The applicant intends to conduct samplings/tastings and tours on Saturday afternoons and possibly one (1) extra event per week. As proposed, the Special Permit would limit samplings and special events as an accessory use to the microbrewery.

The applicant is also requesting that required parking be limited to the existing four (4) parking spaces on-site as there is no additional area available where parking could be provided. The City Plan Commission discussed the possibility that a parking space might be needed to accommodate accessibility requirements (i.e., a handicapped parking space) or to provide a loading area.

Proposed exterior improvements to the property include the addition of awnings on the existing frames over the windows and some additional landscaping. The awnings and landscaping encroach into street right-of-way and require the City's approval.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommended approval of the request with a condition allowing required parking to be reduced to three (3) spaces. If City Council should approve the request, Ordinance 4038 may also be approved with the same motion.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 02-18-2014
Staff Report
Zoning Map
Aerial Map
Zoning Exhibit (Exhibit "B")
Floor Plan (Exhibit "C")

Proposed Façade Improvements (Exhibit "D")
Site Photos
Applicant's Statement
Notice of Public Hearing
Notification List
Interurban District & Arapaho Business District Descriptions
Proposed Ordinance 4038

ZF 14-02 Special Conditions

1. A microbrewery shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The microbrewery shall require four (4) parking spaces as shown on Exhibit "B". The required number of parking spaces shall be allowed to be reduced to three (3) parking spaces to accommodate accessibility requirements.
3. The microbrewery shall be allowed to provide samplings, tastings, tours, and other special events only as an accessory use to the microbrewery.
4. Additional landscaping and building alterations shall be allowed and shall be subject to City approval where alterations occur within right-of-way.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: March 5, 2014
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: March 7, 2014

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, March 24, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 14-02

A request by Andrew Smeeton, representing Four Bullets Brewery, for a Special Permit for a microbrewery to be located at 640 N. Interurban Street (east side of Interurban Street, south of Arapaho Road). The property is currently zoned I-M(1) Industrial.

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 – FEBRUARY 18, 2014**

PUBLIC HEARING

Zoning File 14-02: Consider and take necessary action on a request for a Special Permit for a microbrewery to be located at 640 N. Interurban Street, east side of Interurban Street south of Arapaho Road on property zoned I-M(1) Industrial.

Mr. Shacklett stated the applicant is requesting a Special Permit for a microbrewery which is an unlisted use in the Comprehensive Zoning Ordinance; therefore, a Special Permit is required. Mr. Shacklett stated the applicant desires to start selling to commercial users in the area (restaurants and bars) and that a brewer's permit is required from the Texas Alcoholic Beverage Commission (TABC) to manufacture malt liquor or ale.

Mr. Shacklett stated the brewer's permit also allows on premise sales to the ultimate consumer as well as samplings. Mr. Shacklett specified that as proposed, the samplings and on-premise sales would be accessory to the primary use of the property as a microbrewery.

Mr. Shacklett stated the applicant's brewing operations would likely be limited to 5-10 barrels per week, up to approximately five-hundred (500) barrels per year during the first year. Mr. Shacklett added the product would only be packaged in kegs since their operation would be too small for bottling or canning. Mr. Shacklett continued saying the applicant states if the brewery is successful, they would anticipate a maximum brewing output of up to 10,000 barrels per year after several years.

Mr. Shacklett also noted that in addition to the primary use of the property as a microbrewery, the applicant plans to conduct samplings/tastings and tours on Saturday afternoons and that they may have other evening events during the week, but they would likely be no more than one (1) extra event per week.

Mr. Shacklett stated since the use is an unlisted use, there is no specified parking ratio for the use. The closest ratio is one (1) parking space per 400 square feet for a manufacturing facility, which would require the site to have seven (7) parking spaces. Mr. Shacklett presented the fact that this site is currently developed with four (4) parking spaces, and the remainder of the lot, excluding the parking spaces, is developed with the existing building, which is typical of lots in the 600 block of Interurban Street. Mr. Shacklett explained the applicant states there are only three (3) employees and that on-street parking, which is available on Interurban Street, will be adequate for the Saturday tours and other events.

Mr. Shacklett commented the applicant has also stated the desire to place some additional landscaping along the western side of the building and to add awnings to the existing frames over the windows as shown on the proposed façade updates. Mr. Shacklett explained the portion of the building located along Interurban Street is located on the property line;

therefore, the existing landscape area and awning frames encroach into the right-of-way. Mr. Shacklett also noted that additional façade upgrades that comply with the City's masonry requirements may also be implemented. Mr. Shacklett stated there has been no correspondence in this case.

Commissioner Roland asked if any handicapped parking spaces would be required if the request were approved with the four (4) parking spaces.

Mr. Shacklett responded that as the applicant moves through their Building Inspection processes they would have to work with the state department Texas Department of Licensing & Registration (TDLR) regarding requirements and that there is a possibility that one (1) of the four (4) parking spaces could be required to be designated as handicapped.

Commissioner Ferrell requested that Mr. Shacklett list the four (4) conditions:

- Microbrewery shall be allowed and limited to the area shown on the concept plan which is the survey of the property. It is not proposed to attach the floor plan as there may be changes to location of equipment.
- Requirement of four (4) parking spaces as shown.
- Microbrewery shall be allowed to provide samplings, tastings, tours and other special events but only as an accessory use to the primary use of the property as a microbrewery.
- Any additional building alterations or landscape changes that occur within City right-of-way are subject to City approval.

Mr. Shacklett defined accessory use stating that the primary use of the property is a brewing operation. Mr. Shacklett added that if the applicant wants to come into his business on Saturdays and for three to four hours conduct a tour and provide samples to patrons; that would be fine. Mr. Shacklett continued that if the applicant began to offer those types of events on a more regular basis; then this accessory use would become more of a primary use.

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

Jeff Douglas, 1411 Scottsboro Lane, Richardson and Andrew Smeeton, 1415 Meadow Glen Street, Richardson, Texas came forward to present their case.

Mr. Smeeton stated Four Bullets Brewery has been created to be a local brewery. Mr. Smeeton stated he was born in the UK and brings some of the age old brewing traditions with him and has been a home brewer for the last twenty-five (25) years.

Mr. Douglas added he has been brewing for quite a few years and when he and Mr. Smeeton met they began brewing together many years ago. Mr. Douglas stated the main thing that he came away with after talking with staff is that a microbrewery might be a good start for redevelopment in that area. Mr. Douglas added that the proposed brewery is located at the northern extension of the whole line of businesses and it could be attractive to others once their operation is up and running. Mr. Douglas added that the words edgy and eclectic have been used to describe this area and a microbrewery would be a good beginning.

Mr. Smeeton stated they are excited to be a part of redevelopment and their plan is to purchase the building at 640 N. Interurban, Richardson, Texas. Mr. Smeeton addressed the four (4) parking spaces by saying that plans are for three (3) employees with irregular schedules (not Monday through Friday, 9:00AM to 5:00PM) for the purpose of checking temperatures at the brewery. Mr. Smeeton explained that he and Mr. Douglas have full-time jobs that they intend to continue for the foreseeable future. Mr. Smeeton explained that they see three (3) parking spaces as adequate.

Mr. Smeeton noted that their plans for Saturdays and Sundays are to offer tastings and tours from 12:00PM to 5:00PM; offer a glass entitling the person in attendance to three (3) beers (similar to a raffle ticket system) for the duration of the visit to the facility. Mr. Smeeton added that their hope is to not make an impact on the existing parking situation.

Mr. Douglas voiced their interest in giving back to the community by participating in community events such as Huffhines Art Trails, Wildflower or Cottonwood to name a few.

Commissioner Maxwell expressed his support for the idea of the brewery in this location and added that he sees this as a good fit. Commissioner Maxwell asked the applicants regarding their request for three (3) parking spaces for three (3) employees, if this number will apply when the brewery is fully operational.

Mr. Smeeton responded that this is all they are planning for the scale they are at and would not have more than three (3) employees for several years.

Commissioner Maxwell asked how they plan to handle loading and shipping on site.

Mr. Douglas replied they will be delivering kegs through self-distribution and using a truck to accomplish this task. Mr. Douglas stated that the parking spaces in the front make a good space to back up a truck and load it.

Commissioner Maxwell asked if there would be a need to cross onto DART land in this process.

Mr. Douglas responded at this point, loading will be taking place through the front of the building on the four (4) parking spaces.

Mr. Shacklett provided clarification for Commissioner Roland question regarding handicapped parking stating that at this point is it unknown when the threshold will be activated requiring a handicapped parking space. Mr. Shacklett continued that if the Commission desires, as part of your recommendation if you were to approve the request, you might add that the parking spaces be reduced to three (3) to accommodate a handicapped parking space. Shacklett stated this would be an option, depending on the Commission ruling that might avoid coming back at a later date.

Commissioner Roland stated he wants this project to be successful and was encouraged by what was being proposing, but if the brewery is successful and he feels it will be, that parking will become an issue. Commissioner Roland stated there is a surface lot at the end of Interurban and Arapaho and asked if they have looked into who owns the property and what private spaces might be available through an agreement or lease for Saturdays. Commissioner Roland added some paths to reach the brewery are still a bit of a walk and we definitely do not want people crossing the DART tracks at all with the path being on the other side and noted the importance of getting the public to the brewery location safely.

Mr. Douglas stated he was aware of the property and that he plans to follow up on the ownership.

Commissioner Bright asked Mr. Shacklett if the Commission recommends approval of this request to Council and it is approved, would the landscaping mentioned in the application be required.

Mr. Shacklett responded based on the way the conditions are currently written, there is no requirement to add any landscaping because the only landscaping that could be added would fall within the City right-of-way. Mr. Shacklett explained that when the applicant comes to the City and provides a plan for review, a determination could be made regarding what can be allowed within the right-of-way at that time.

Commissioner Bright added that's why the condition stating that any additional building alterations or landscape changes that occur within City right-of-way are subject to City approval is one of the conditions mentioned.

Commissioner Linn thanked the applicants for bringing in a great concept and expressed his excitement at the potential of the idea.

No further comments were made in favor or in opposition and Chairman Hand closed the public hearing.

Commissioner Roland revisited the handicapped parking point asking if the item is left as is and a handicapped parking space is required would the applicant have to come back at that time.

Mr. Shacklett replied yes, to amend the special permit condition related to the minimum number of parking spaces.

Commissioner Linn had questions related to the aerial about the area parallel to the railroad, stating that it appears to be an unimproved surface that may be an alley access area. Commissioner Linn continued that in looking at the plat it appears to be HNTC railroad property which might belong to DART. Commissioner Linn asked if there is a policy regarding access and parking in this area.

Mr. Shacklett noted there are a number of things going on back there – parking and materials being stored and identified the two potential entry points to this area. Mr. Shacklett added that the City currently does not allow parking on any unimproved surface; however, it appears that it has been happening for a long time. Mr. Shacklett continued that all of the businesses along this area have overhead doors in the back of the buildings and that there probably is no policy on how those doors are treated.

Commission Linn asked Mr. Shacklett if he was aware of any easement agreement with DART.

Mr. Shacklett stated he was not aware of such an agreement

Commissioner Maxwell asked if in the future there are some loading issues and need for a bigger vehicle, could the applicant temporarily park on the street and load there as long as there are no emergencies or complaints.

Mr. Shacklett explained if they were to park a truck on the street and be finished with their process and no issues were caused with emergency access and no complaints were made then it would probably not be an issue. Mr. Shacklett added that nothing would be codified, but if it is a continual issue and it becomes a problem, then it would be addressed.

Commissioner Springs stated that this is a great spot and a great use for it and he is in favor of helping these applicants be successful. Part of that is to identify things such as the handicapped parking that could be a concern because it triggers a lot of issues.

Chairman Hand stated his agreement with all the comments made. Chairman Hand noted that the Commission is addressing this case as a land use issue. Chairman Hand added that many of the best places he had visited could never pass codes, but they have grit and this microbrewery has an urban vibe and could be a catalyst for change.

With no other comments or questions, Chairman Hand called for a motion.

Motion: Commissioner Maxwell made a motion to recommend approval of Zoning File 14-02 with the four (4) conditions that were part of the presentation and with the ability to provide three (3) parking spaces only if required for accessibility requirements; second by Commissioner Roland. Motion passed 7-0.



Staff Report

TO: City Council

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

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

DATE: March 20, 2014

RE: **Zoning File 14-02:** Special Permit – Microbrewery – 640 N Interurban Street

REQUEST:

Special Permit for a microbrewery to be located in a 2,660-square foot warehouse building located on a 3,500-square foot lot at 640 N. Interurban Street.

APPLICANT / PROPERTY OWNER:

Andrew Smeeton – Four Bullets Brewery / Fred Bolanz, Jr. – Canyon Creek Roof Co.

EXISTING DEVELOPMENT:

The site is currently developed with a 2,660-square foot warehouse building. The site along with the other buildings in the 600 block of Interurban Street are located on small, 35-foot deep lots that are located between Interurban Street and DART right-of-way. Each of these lots are predominately covered by a building except for small areas of parking along Interurban Street.

ADJACENT ROADWAYS:

Interurban Street: Four-lane, undivided minor collector with on-street parking; no traffic counts available. Minor collectors typically carry between 2,500 and 8,000 vehicles per day.

Arapaho Road: Six-lane, divided arterial; 37,700 vehicles per day on all lanes, eastbound and westbound, east of Central Expressway (February 2013).

SURROUNDING LAND USE AND ZONING:

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

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

East: DART Light Rail & Industrial; I-M(1) Industrial

West: Retail/Commercial; I-M(1) Industrial, LR-M(2) Local Retail & O-M Office

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

These are areas where reinvestment and redevelopment is encouraged. This property is located in the Central Enhancement/Redevelopment area and is part of the City's Tax Increment Finance (TIF) district. The City recently completed the study for the Central and Main Street/Old Town Enhancement/Redevelopment districts. Implementation is expected to commence later this year and is likely to occur in several phases.

The subject property is located within a 16-acre sub-area depicted in the Main Street/Central Expressway Study as the Arapaho Business District. The vision for the sub-district includes a mix of highway-oriented retail and mid-rise office that takes advantage of access from US. Highway 75, Arapaho Road, DART's Arapaho Transit Center, and the Central Trail. Although the property is currently in the Arapaho Business District, the shallow properties along the east side of Interurban Street are adjacent to the Interurban District which envisions a vibrant, mixed-use district building upon the existing block structure, including live/work, industrial, retail, restaurant, and industrial uses.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment

South: Enhancement/Redevelopment

East: Enhancement/Redevelopment

West: Enhancement/Redevelopment

EXISTING ZONING:

I-M(1) Industrial per Ordinance No. 194-A.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Request:

The applicant is requesting a Special Permit for a microbrewery which is an unlisted use in the Comprehensive Zoning Ordinance; therefore, a Special Permit is required. The applicant plans to purchase the property if the Special Permit is approved and open in the summer of 2014. The applicant currently brews beer at his home; however, he desires to start selling to commercial users in the area (restaurants and bars).

A brewer's permit is required from the Texas Alcoholic Beverage Commission (TABC) to manufacture malt liquor or ale, which is defined by TABC as a malt beverage containing more than four (4) percent of alcohol by weight. The brewer's permit also allows on-premise sales to the ultimate consumer as well as samplings. As proposed, the samplings and on-premise sales would be accessory to the primary use of the property as a microbrewery.

The applicant has stated their brewing operations would likely be limited to 5-10 barrels per week, up to approximately five-hundred (500) barrels per year during the first year. Each barrel contains thirty-one (31) gallons. The product would be packaged in kegs only since their operation would be too small for bottling or canning. The applicant states if the brewery is successful, they would anticipate a maximum brewing output of up to 10,000 barrels per year after several years.

In addition to the primary use of the property as a microbrewery, the applicant plans to conduct samplings/tastings and tours on Saturday afternoons, and may have other evening events during the week, but there would likely be no more than one (1) extra event per week. The applicant would be allowed to give away or sell product if the proposed use is approved. The applicant does not desire to operate the facility as a bar, but rather to host on-premise events to promote their product to the local community. He states the events would likely end before 10:00pm.

Since the use is an unlisted use, there is no specified parking ratio for the use. The closest ratio is one (1) parking space per 400 square feet for a manufacturing facility, which would require the site to have seven (7) parking spaces. The site is currently developed with four (4) parking spaces. The remainder of the lot, excluding the parking spaces is developed with the existing building, which is typical of lots in the 600 block of Interurban Street. The applicant is requesting that only four (4) parking spaces be required for the proposed use. He states there are only three (3) employees and that on-street parking, which is available on Interurban Street, will be adequate for the Saturday tours and other events.

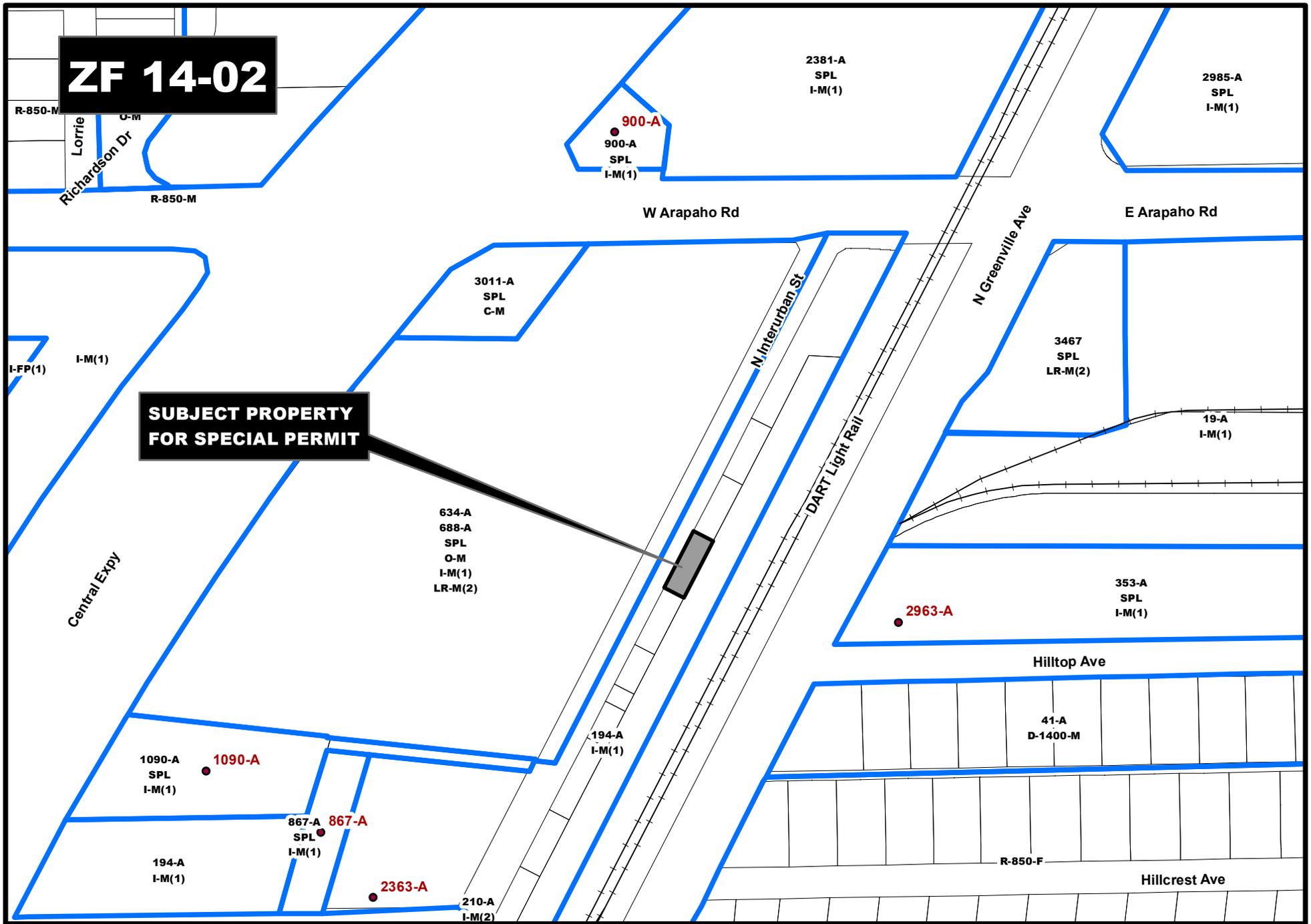
The applicant has also stated they desire to place some additional landscaping along the western side of the building as shown on the proposed façade updates (Exhibit D). The applicant also plans to add awnings to the existing frames over the windows as shown on the attached photos. The portion of the building located along Interurban Street is located on the property line; therefore, the existing landscape area and awning frames encroach into the right-of-way. The applicant requests to be allowed to add additional landscaping in these areas as well as replace the awnings subject to the City's approval. Additional façade upgrades that comply with the City's masonry requirements may also be implemented.

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

Motion: On February 24, the City Plan Commission recommended approval of the request as presented on a vote of 7-0 with the following amendment to condition #2 as shown in bold text:

1. A microbrewery shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.

2. The microbrewery shall require four (4) parking spaces as shown on Exhibit “B”. **The required number of parking spaces shall be allowed to be reduced to three (3) parking spaces to accommodate accessibility requirements.**
3. The microbrewery shall be allowed to provide samplings, tastings, tours, and other special events only as an accessory use to the microbrewery.
4. Additional landscaping and building alterations shall be allowed and shall be subject to City approval where alterations occur within right-of-way.



ZF 14-02 Zoning Map

Updated By: shacklett, Update Date: January 31, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1402\ZF1402 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 14-02

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**



ZF 14-02 Aerial Map

Updated By: shacklett, Update Date: January 31, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1402\ZF1402 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.



SURVEY PLAT

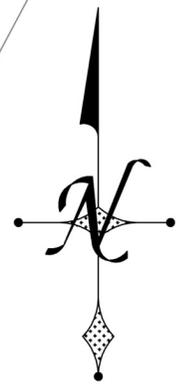
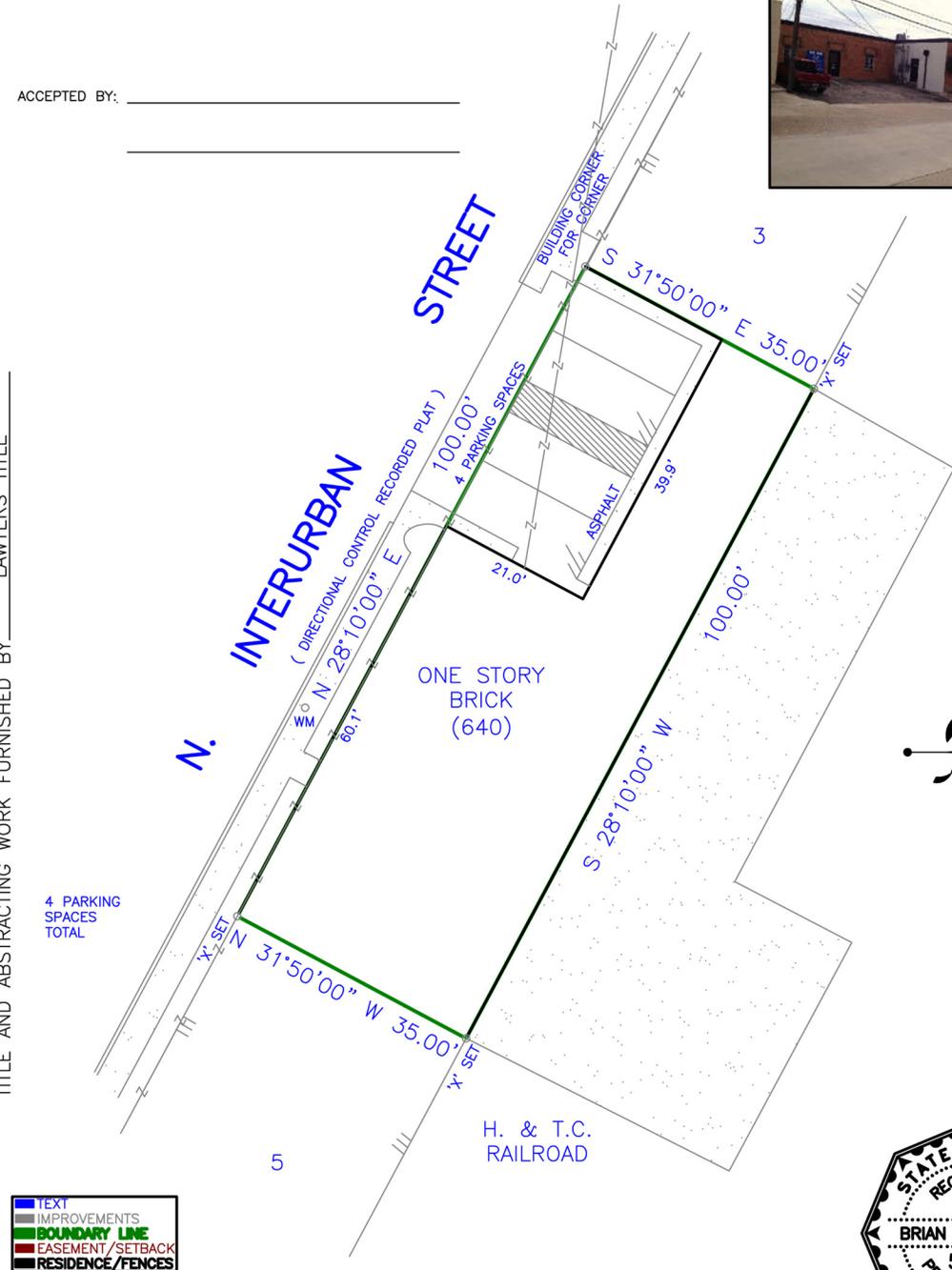
RHODES
Surveying ©

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940 WWW.RHODESURVEYING.COM
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 640 N. INTERURBAN STREET, in the city of RICHARDSON Texas. Lot No. 4, Block No. _____ of INTERURBAN INDUSTRIAL AREA, an addition to the city of RICHARDSON, DALLAS COUNTY Texas according to the MAP THEREOF RECORDED in VOLUME 37 at PAGE 3 of the MAP records of DALLAS COUNTY, TEXAS.

ACCEPTED BY: _____



TITLE AND ABSTRACTING WORK FURNISHED BY _____ LAWYERS TITLE



TEXT
IMPROVEMENTS
BOUNDARY LINE
EASEMENT/SETBACK
RESIDENCE/FENCES



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

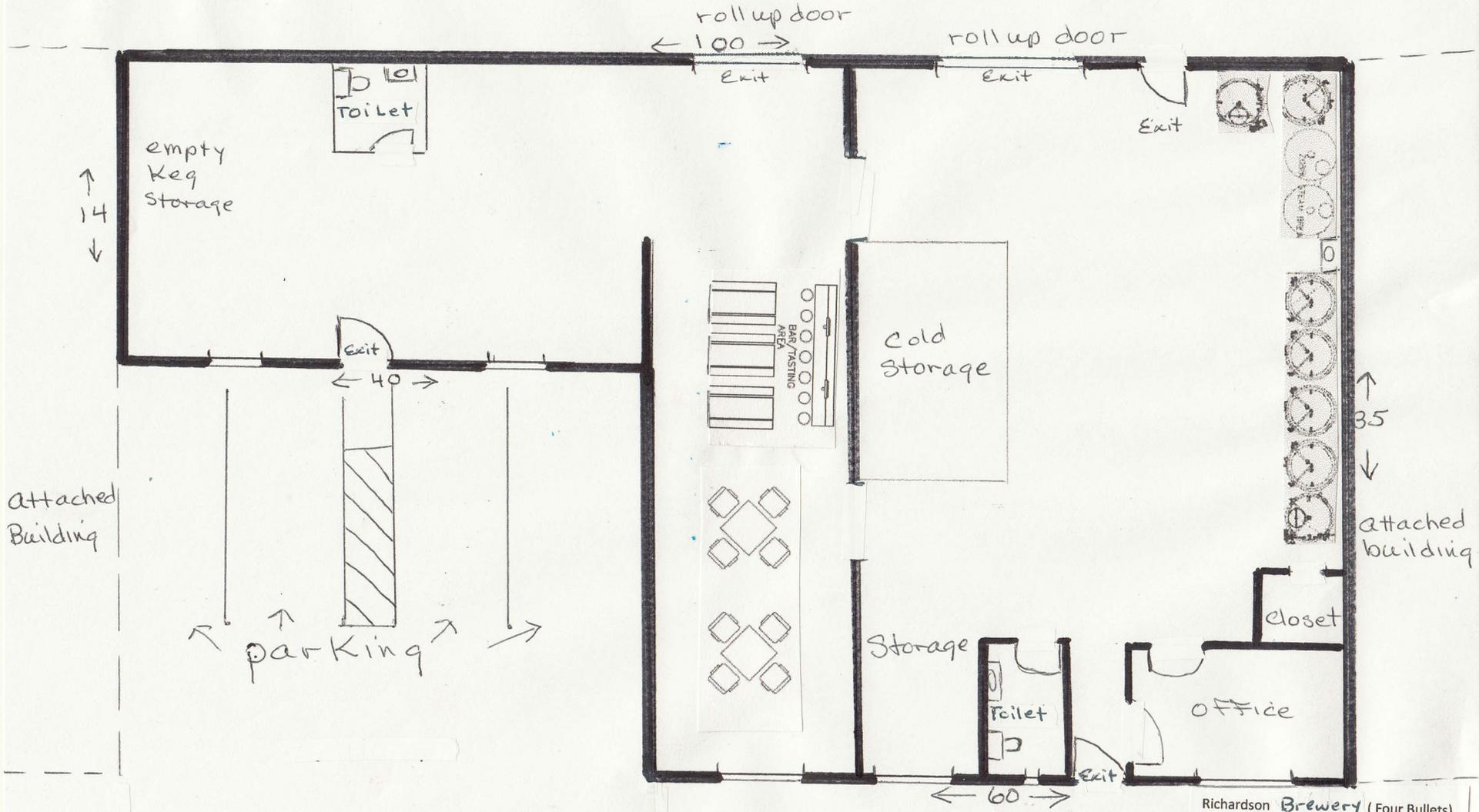
Scale: $1" = 20'$
 Date: 02/05/2014
 G. F. No.: 1978010884
 Job no.: 91429
 Drawn by: CW

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
 LAWYERS TITLE
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE
 OR OTHER PARTIES SHALL BE AT THEIR RISK AND
 UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
 FOR ANY LOSS RESULTING THEREFROM.

Exhibit B
Part of Ordinance

"conceptual"
Floor Plan

DART owned Land



Attached Building

Attached building

parking

Storage

Cold Storage

empty Keg Storage

Toilet

Toilet

Office

closet

roll up door

roll up door

Exit

Exit

Exit

Exit

Exit

60

35

14

40

N. Interurban

Exhibit C - Floor Plan

Richardson Brewery (Four Bullets)
 "Zoning Exhibit"
 Acreage 0.08 "conceptual"
 Richardson, Texas
 Andrew Smeeton
 1415 Meadow Glen St,
 Richardson, TX 75081
 469-360-8972
 Feb 3, 2013

**Building Frontage
Updated**



Richardson Micro Brewery (Four Bullets)
"Zoning Exhibit"
Acreage _____
Richardson, Texas
Andrew Smeeton
1415 Meadow Glen St,
Richardson, TX 75081
469-360-8973
Jan 17, 2014

Exhibit D - Proposed Facade Improvements



FOR SALE
M

ZONING
CHANGE
PENDING

Looking Southeast at
Subject Property

(1)



(2)

Looking North along
Interurban Street



(3)

Looking South along
Interurban Street



NO PARKING

NO PARKING

Looking West across Interurban Street

(4)

Request for a Special Permit to Allow a Brewery in I-M(1) Industrial Zoning

What and who we are:

Four Bullets is excited to be starting its company and to be the first Brewery in Richardson, TX, which is our home town. Four Bullets, meaning four aces, will be making English style ale and will be supplying the masses of Craft Brewery enthusiasts in the local community. We have a contract in place to purchase the building and know that the City of Richardson is the perfect location for the Brewery. The owners are Richardson residents and look forward to pioneering the proposed redevelopment vision that Richardson has for the Main Street/Central Expressway study area, as well as participating in Richardson festivities such as Wildflower, Cottonwood and Huffhines, and partnering with and giving back to the city on future projects and events.

Purpose of the request:

We request the special permit to allow a microbrewery.

Conditions and restrictions:

The special permit is being requested to allow the microbrewery only.

Parking

There are currently 4 parking spaces on the property. We know the required parking for our 2,600 sq. ft. building is typically 7 parking spots, but due to the location of the building on the lot and the lack of setback, we are unable to increase the parking. We will have 3 employees, so the 4 spaces will be adequate for our operation. Our working hours will be in and out, an hour here and there during the week. Our hours for the public will only be 12:00 to 5:00 Saturdays. There is adequate parking on the street for our planned Saturday afternoon tours of the facility, and DART service is within walking distance. We will promote the use of DART and the new Central Trail for cycling and walking to our facility on our Facebook page and web site. We would ask that the existing 4 parking spaces be considered adequate for our use since the building is not being expanded or enlarged.

Landscaping

Due to the existing non-conforming building, we do not have the 40 foot setback required by ordinance, and are limited in what we can do with regard to landscaping. The available land is approximately 2% of the overall lot, but we will be adding some trees and shrubs in the front of the building as well as flower boxes under the windows. We would ask that the existing landscaping percentage be considered adequate for our use since the building is not being expanded or enlarged.

In addition to the landscape improvements, we intend to retain the original brick façade and 14 foot building height. We also plan on adding stone cornerstones to the front corner by the parking, as well as low profile awnings, that will not encroach beyond our property line. These things will brighten up the appearance of the building and the area in general.

Our hope is that the Four Bullets Brewery will be open by approximately July 2014.



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 14-02 / Microbrewery (Four Bullets)
Property Owner: Fred Bolanz, Jr. / Canyon Creek Roof Co.
Applicant: Andrew Smeeton / Four Bullets Brewery
Location: 640 N. Interurban (See map on reverse side)
Current Zoning: I-M(1) Industrial District
Request: A request by Andrew Smeeton, Four Bullets Brewery, for a Special Permit to allow a microbrewery as an allowed use.

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

TUESDAY, FEBRUARY 18, 2014
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.

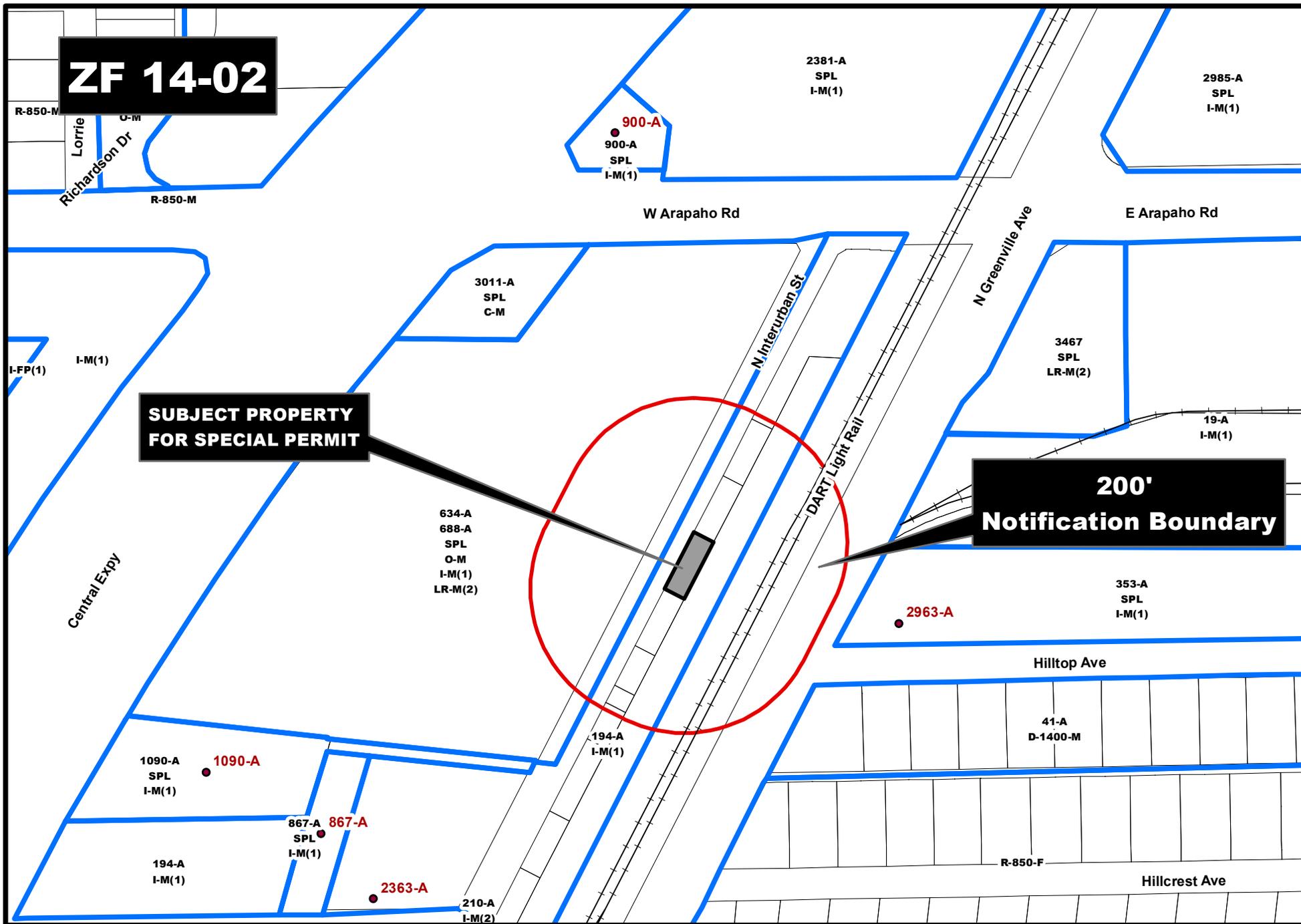
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 14-02.

Date Posted and Mailed: 02/07/2014



ZF 14-02 Notification Map

Updated By: shacklett, Update Date: January 31, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1402\ZF1402 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.



DART
PO BOX 660163
DALLAS, TX 75266-0163

800 N CENTRAL LP
CVT PROPERTY
8500 SHAWNEE MISSION PKWY
MISSION, KS 66202-2967

ARAGREEN PROPERTIES LC
800 N CENTRAL EXPY
RICHARDSON, TX 75080-5204

ESPINOZA JESUS & MARCELLA
1745 STINSON RD
ALLEN, TX 75002-7122

BROWN JERRY W & SHEILA D
BROWN
642 N INTERURBAN ST
RICHARDSON, TX 75081-3317

BOLANZ FRED JR
6817 LA COSTA DR
ROWLETT, TX 75088-2201

PROCTOR JEFF & DEBORAH
112 STARLITE DR
PLANO, TX 75094-3231

LITTLE J P
PO BOX 18
ALLEN, TX 75013-0001

BROWN JERRY WARREN
642 N INTERURBAN ST
RICHARDSON, TX 75081-3317

WATERS FRANK D & NANCY C
620 N INTERURBAN ST
RICHARDSON, TX 75081-3317

**ANDREW SMEETON
FOUR BULLETS BREWERY
1415 MEADOW GLEN ST
RICHARDSON, TX 75081**

**FRED BOLANZ JR
CANYON CREEK ROOF CO
P. O. BOX 456
ROWLETT, TX 75090**

ZF 14-02
Notification List

INTERURBAN DISTRICT

VISION

The Interurban District could become a vibrant, mixed-use district that builds upon the existing block structure and buildings in the area. Today's industrial/commercial district, made up of tilt wall and block masonry buildings dating from the 1960's to the 1980's, could transform into an eclectic live/work neighborhood through reuse of the existing building stock for specialty industrial, commercial, retail/restaurant and residential uses. Vacant and underutilized parcels could be redeveloped into urban housing in the form of loft apartments and live-work units.

Parking to support the vision could be provided in shared lots with landscaped pedestrian portals between buildings and connections to new sidewalks along existing streets. Rayflex, Davis, Jackson, Bishop and Interurban Streets could be recreated using a unique, eclectic urban design palette incorporating strong pedestrian connectivity to the Central Trail.



DEVELOPABLE ACRES: 25

KEY WORDS:

- Edgy
- Eclectic
- Repurposed

PRODUCT TYPES:

- Adaptive reuse of existing buildings (Industrial, Commercial, Retail/Restaurant, Residential/Studio Space)
- Mixed Residential
- Live-Work

PUBLIC INPUT:

- This is one of several districts that takes advantage of the Central Trail and offers the desired pedestrian and bike connections to neighborhoods, jobs, shopping and DART.
- The live-work development type included here was considered 'very compatible' or 'somewhat compatible' with the Corridor's future by 64% of the participants in keypad polling at the September Community Workshop.



Adaptive Reuse of Existing Buildings



Adaptive Reuse of Existing Buildings



Infill Mixed Residential

MARKET (IN THE TRADE AREA)

- From a market demand perspective, the adaptive reuse of commercial/industrial buildings and live/work uses is largely organic in nature. That is, demand tends to be generated from within the immediate area as uses and businesses evolve over time. Support uses such as retail/service and restaurant space attract both businesses and residents in the district, as well as visitors from outside.

SUPPORTING PSYCHOGRAPHICS (IN THE TRADE AREA)

- Similar to the Trailside District, the surrounding Trade Area includes a relatively significant concentration of “mobile urbanites”. These people represent an ethnically diverse, progressive mix of young singles, couples and families, ranging from students to professionals. They are more attracted to alternative housing products (e.g., lofts, townhomes, etc.) and are the early adopters who are quick to check out the latest movie, nightclub, laptop and microbrew.

IMPLEMENTATION

- Rezone to broaden the range of uses and intensities allowed here, including residential.
- Invest in trail and sidewalk connections to the Central Trail.
- Work with property owners to develop a simple and effective system for locating, building and operating shared parking areas.
- Communicate with property owners in the district to understand their interests and identify any barriers to revitalization that may need to be addressed.



Adaptive Reuse of Existing Buildings



Adaptive Reuse of Existing Buildings

ARAPAHO BUSINESS DISTRICT

VISION

The Arapaho Business District presents an opportunity for freeway commercial development. Good access from U.S. 75 and Arapaho Road and close proximity to the Arapaho Transit Center should improve the prospects for revitalization; however, property within this area will likely take longer to redevelop due to the continued viability of several existing uses (Reliable Chevrolet and Herb’s Paint and Body, for example) and the availability of additional underutilized sites nearby.

Central Expressway and Arapaho Road will continue to be the main means of access to the district, and urban design treatments such as gateways and streetscape improvements will establish the overall character for future development. The success of the district will be enhanced by better pedestrian and bicycle connections from future redevelopment sites to the Central Trail, which will provide primary access to the Arapaho Transit Center.



DEVELOPABLE ACRES: 16

KEY WORDS:

- Long-Term
- Employment
- Transformation

PRODUCT TYPES:

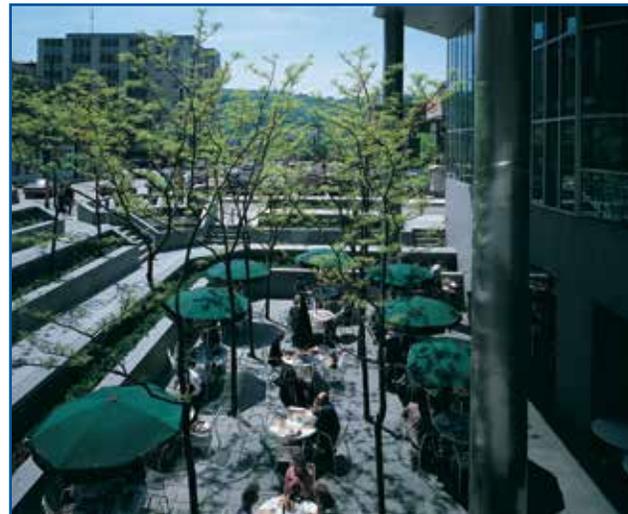
- Commercial Office (Mid-Rise)
- Highway Retail (Junior Anchor)

PUBLIC INPUT:

- Public comments at workshops and online supported employment in the Corridor and sought to reduce the amount of auto-oriented activity. Sentiments from the public (like the one from the September Community Workshop—“Support DART stations – they are jewels”) promote the connection of business uses to the DART Arapaho Station. By encouraging future businesses that are more oriented toward the benefits of the DART access, this approach supports a transition away from auto-oriented activities in the long term.
- This concept would create a better gateway into Richardson, which was ‘very important’ or ‘important’ to 87% of Open House participants and 82% of online survey participants.



Commercial Office Building



Employee Amenity Space



Commercial Office Building

MARKET (IN THE TRADE AREA)

- Demand for retail space within the surrounding Trade Area over the next 10 years is estimated at nearly 2 million square feet. A subset of this demand will include regional and sub-regional retail space (big box and junior box). With many big box retailers downsizing and junior anchors expanding, the Arapaho Business District should be able to compete for a reasonable share of this overall demand.
- Demand for office space within the surrounding Trade Area over the next 10 years is estimated at more than 7.8 million square feet as with the retail space, the Arapaho Business District should be able to compete for a reasonable share of this overall demand.

SUPPORTING PSYCHOGRAPHICS (IN THE TRADE AREA)

- Similar to the Gateway Commercial District, this area could potentially appeal to all psychographic groups.

IMPLEMENTATION

- Design and implement gateway features in this area at the appropriate time.
- Identify locations for pedestrian/bike connections to the DART Arapaho Station and protect these routes if/when uses change or properties redevelop.
- Consider rezoning that would expand the list of permitted uses to accommodate a wider range and higher intensity of activities for future redevelopment.

ORDINANCE NO. 4038

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MICROBREWERY WITH SPECIAL CONDITIONS ON A 0.08-ACRE TRACT ZONED I-M(1) INDUSTRIAL, LOCATED AT 640 N. INTERURBAN STREET, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT “A”; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-02).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, so as to grant a change in zoning to grant a Special Permit for a microbrewery with special conditions on an 0.08-acre tract zoned I-M(1) Industrial, located at 640 N. Interurban Street, Richardson, Texas, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for a microbrewery is hereby granted subject to the following special conditions:

1. A microbrewery shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit “B” (the “Concept Plan”) and made a part thereof. The property shall be developed and used in accordance with the Concept Plan.

2. The microbrewery shall require four (4) parking spaces as shown on Exhibit “B”; provided, however, the required number of parking spaces may be reduced to three (3) parking spaces to provide handicapped parking as required by applicable law.
3. Additional landscaping and alterations of existing encroachments into the public right-of-way shall be allowed subject to City approval.
4. For purposes of this ordinance a “microbrewery” shall mean a business primarily engaged in the manufacture and wholesale sale of ale and malt liquor. The microbrewery shall be allowed to provide samplings, tastings, tours, special events and may sell ale produced on the premises to ultimate consumers on the premises as allowed by applicable law only as an accessory use to the microbrewery.

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

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

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

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

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the

Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 24th day of March, 2014.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:3-20-14:TM 65299)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 14-02

BEING a 0.08-acre tract of land situated in the William D. Reed Survey, Abstract No. 1255, Dallas County, Texas; said tract being all of Lot 4, Interurban Industrial Area Addition, an addition to the City of Richardson, Texas according to the plat recorded in Volume 37, Page 3 of the Map Records of Dallas County, Texas.

SURVEY PLAT

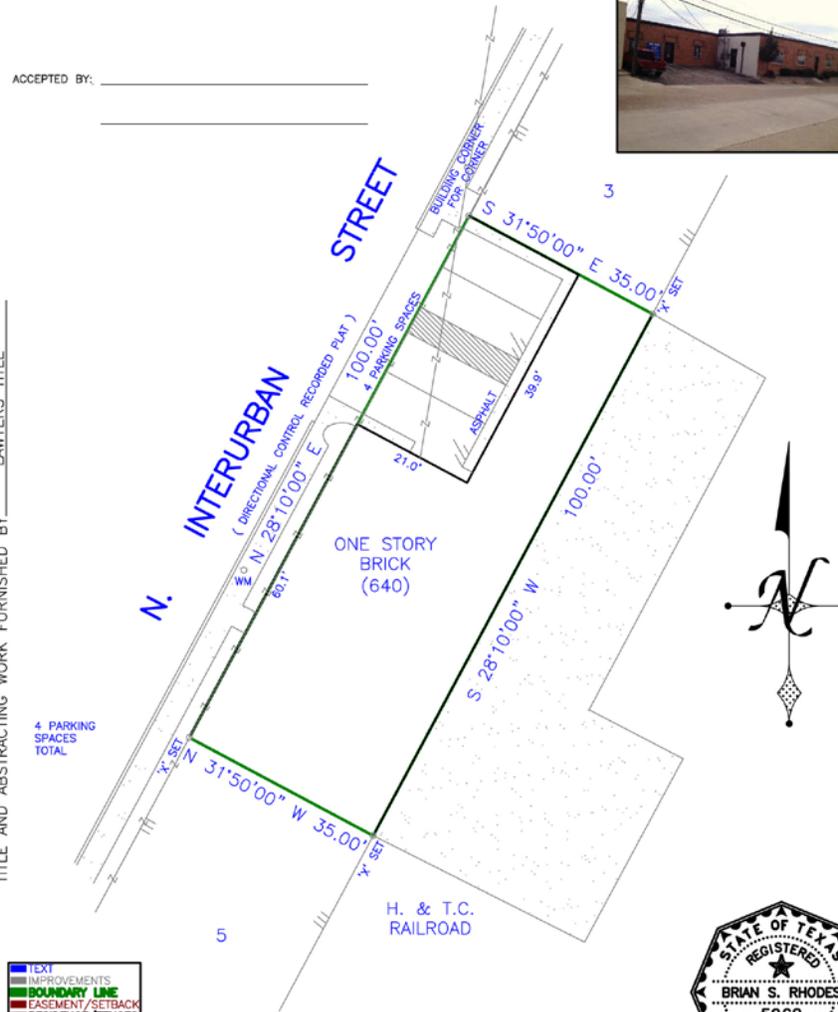
RHODES
Surveying ©

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940 WWW.RHODESURVEYING.COM
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 640 N. INTERURBAN STREET, in the city of RICHARDSON Texas.
 Lot No. 4, Block No. _____, an addition to the city of INTERURBAN INDUSTRIAL AREA, RICHARDSON, DALLAS COUNTY Texas according to the MAP THEREOF RECORDED in VOLUME 37 at PAGE 3 of the MAP records of DALLAS COUNTY, TEXAS.

ACCEPTED BY: _____



TITLE AND ABSTRACTING WORK FURNISHED BY _____ LAWYERS TITLE



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
 Date: 02/05/2014
 G. F. No. 1978010884
 Job no.: 91429
 Drawn by: CW

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
 LAWYERS TITLE
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE
 OR OTHER PARTIES SHALL BE AT THEIR RISK AND
 UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
 FOR ANY LOSS RESULTING THEREFROM.

Exhibit B
Part of Ordinance



MEMO

DATE: March 20, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services MS
SUBJECT: ZF 14-08 CZO Amendment-Motor Vehicle Storage Lots

REQUEST

City-initiated amendment of the Comprehensive Zoning Ordinance to allow motor vehicle storage lots in non-residential zoning districts subject to approval of a Special Permit.

BACKGROUND

Motor vehicle storage lots are only allowed in C-M Commercial Districts by Special Permit and are not allowed by right or by Special Permit in any other zoning district. Prior to July 2008, the use was allowed by right in C-M Commercial Districts; however, in July 2008, the CZO was amended to require a Special Permit in C-M Commercial Districts. A motor vehicle storage lot is defined as “an approved parking surface used solely for the storage of motor vehicles in transit to a motor vehicle sales and service center or motor vehicle repair shop”.

New motor vehicle sales, their associated service centers and vehicle storage lots are allowed by right in C-M Commercial Districts if located on the same lot. Motor vehicle storage lots; if located on a separate lot from its dealership, are allowed in the C-M Commercial District by Special Permit to allow adjacency to the dealerships for which they service. However, C-M Commercial Districts are typically located along US-75 and at major intersections which are highly visible and therefore may not always be the most appropriate location for a motor vehicle storage lot.

As proposed, allowing the use within Industrial Districts by Special Permit would allow vehicle storage lots to be placed in less visible locations while still being located within close proximity to the dealerships they serve. By amending the CZO to allow the use by Special Permit in an Industrial Zoning District, the City Council has the ability to consider each request based on the appropriateness of the land use at a given location. The use would still be allowed by Special Permit in C-M Commercial Districts as proposed.

On March 18, 2014, the City Plan Commission held a public hearing to consider the proposed amendment. There were no speakers in support or opposition.

PLAN COMMISSION RECOMMENDATION

By a vote of 6-1 (Commissioner Bright opposed) the Commission recommended approval of the request as presented. If City Council should approve the proposed amendments, the attached ordinance, Ordinance 4039 may also be approved with the same motion.

ATTACHMENTS

CC/CPC Public Hearing Notice
CPC Minutes 2014-03-18
Staff Report

C-M & Industrial Zoning Districts Map
Proposed Ordinance 4039

City of Richardson
Public Hearing Notice
Zoning File 14-08

The Richardson City Plan Commission will conduct a public hearing at 7:00 p.m. on Tuesday, March 18, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider a City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A), by amending Article XXII-A, Section 2, Special Permits, to allow motor vehicle storage lots upon approval of a Special Permit in non-residential zoning districts.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to the Dept. of Development Services, City of Richardson, P.O. Box 830309, Richardson, Texas 75083-0309. For more information call 972-744-4240.

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, March 24, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request:

City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A), by amending Article XXII-A, Section 2, Special Permits, to allow motor vehicle storage lots upon approval of a Special Permit in non-residential zoning districts.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083-0309.

**DRAFT EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – MARCH 18, 2014**

PUBLIC HEARING

ZF 14-08 - Comprehensive Zoning Ordinance Amendment: Consider and take necessary action on a City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A), by amending Article XXII-A, Section 2, Special Permits, to allow motor vehicle storage lots upon approval of a Special Permit in non-residential zoning districts. *Staff: Chris Shacklett.*

Mr. Shacklett advised the Commission that motor vehicle storage lots are allowed in C-M Commercial Districts by Special Permit only and are not allowed by right or by Special Permit in any other district. Mr. Shacklett shared the definition of a “motor vehicle storage lot” as defined in Article I, Section 2, Definitions, of the Comprehensive Zoning Ordinance.

Mr. Shacklett stated prior to July 2008, the use was allowed by right in C-M Commercial Districts. However, in July 2008, the CZO was amended to require a Special Permit in C-M Commercial Districts. Mr. Shacklett added prior to the change, it appears the use had been allowed by Special Permit or by special conditions in Industrial zoning districts (there are currently two (2) motor vehicle storage lots located in Industrial Zoning Districts).

Mr. Shacklett explained new motor vehicle sales, their associated service centers and vehicle storage lots are allowed by right in C-M Commercial Districts if located on the same lot. Mr. Shacklett added motor vehicle storage lots; if located on a separate lot from its dealership, are allowed in the C-M Commercial District by Special Permit to allow adjacency to the dealerships for which they service; however, C-M Commercial Districts are typically located along US-75 and at major intersections which are highly visible and therefore may not always be the most appropriate location for a motor vehicle storage lot.

Mr. Shacklett stated, as proposed, allowing the use within Industrial Districts by Special Permit would allow vehicle storage lots to be placed in less visible locations while still being located within close proximity to the dealerships they serve. Mr. Shacklett added by amending the CZO to allow the use by Special Permit in an Industrial Zoning District, the Commission and City Council have the ability to consider each request based on the appropriateness of the land use at a given location. Mr. Shacklett continued that in addition, the proposed amendment will not prohibit an applicant’s ability to request a Special Permit for a motor vehicle storage lot in a C-M Commercial District.

Mr. Shacklett introduced the proposed text amendments: Amending Article XXII-A, *Special Permits*, Section 2(b), *Use Regulations, of the Comprehensive Zoning Ordinance*, to require a Special Permit for “motor vehicle storage lots” in the C-M Commercial District and Industrial districts, including I-M(1) Industrial, I-M(2) Industrial, IP-M(1) Industrial Park, I-FP(1) Industrial, and I-FP(2) Industrial). Such use would be prohibited in all other zoning districts.

Mr. Shacklett emphasized that as proposed, the text amendment affords the CPC and City Council the opportunity to consider all factors deemed appropriate in deciding whether to approve or deny the Special Permit request for a motor vehicle storage lot at a given location on a case-by-case basis within the above listed districts.

Mr. Shacklett added that although CZO text amendments do not require mailed notices, a notice of public hearing for the City Plan Commission was published in the Dallas Morning News on March 7, 2014.

Commissioner Springs asked Mr. Shacklett about screening as it relates to residential property.

Mr. Shacklett explained that screening would be required any time a motor vehicle storage lot abuts a residential development. Mr. Shacklett continued saying that a good example of a screened motor vehicle storage lot can be seen at the Arapaho DART Station at Arapaho and Grove.

Chairman Hand and Commissioners Roland expressed their questions regarding storage lots for boats and recreational vehicles cropping up in numerous places.

Mr. Shacklett responded that this would not happen.

Vice Chairman Bright asked for the definition of a motor vehicle.

Mr. Shacklett responded that a recreational vehicle is a motor vehicle.

Commissioner Linn asked how other cities treated this situation.

Mr. Shacklett explained that a survey was not completed; however, if the use was not allowed by right, then it was handled through the zoning process.

Commissioner Springs questioned the possibility of an overlay district to restrict the area for this use to within ½ mile of US 75.

Mr. Shacklett noted that this could exclude some property for future use. He added that the Special Permit process can handle the requests.

Mr. Chavez stated that a Special Permit process is more flexible and provides for looking at requests on a case by case basis.

With no other comments, Chairman Hand closed the public hearing.

Commissioner DePuy explained that a Special Permit process gives staff the ability to look at each situation as well as providing flexibility and control.

Chairman Hand echoed Commissioner DePuy's comments and added this would allow flexibility.

Vice Chairman Bright noted his displeasure that most of the industrial property is located on the east side of the City. He also asked staff for the definition of motor vehicle.

Mr. Shacklett provided the definition from the code:

Motor vehicle means any vehicle propelled by mechanical power, such as a car, van, pickup or truck, recreational vehicle, motorcycle or boat. For purposes of the zoning ordinance, this definition shall include campers and recreational trailers that are not self-propelled but shall exclude construction equipment, forklifts and farm implements.

Motion: Commissioner DePuy made a motion to approve ZF 14-08 as presented; second by Commissioner Frederick. Motion approved 6-1 with Vice Chairman Bright in opposition.



Staff Report

TO: City Council

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

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

DATE: March 20, 2014

RE: **Zoning File 14-08:** Motor Vehicle Storage Lots, CZO Text Amendments

REQUEST:

This is a City-initiated amendment to Article XXII-A, Section 2, Special Permits of the Comprehensive Zoning Ordinance (CZO) to allow motor vehicle storage lots upon approval of a Special Permit in non-residential zoning districts.

BACKGROUND:

Motor vehicle storage lots are allowed in C-M Commercial Districts by Special Permit only and are not allowed by right or by Special Permit in any other district. Article I, Section 2, Definitions, of the Comprehensive Zoning Ordinance defines “motor vehicle storage lot” as:

- “*Motor vehicle storage lot* means an approved parking surface used solely for the storage of motor vehicles in transit to a motor vehicle sales and service center or motor vehicle repair shop.”

Prior to July 2008, the use was allowed by right in C-M Commercial Districts. However, in July 2008, the CZO was amended to require a Special Permit in C-M Commercial Districts. Prior to the change, it appears the use had been allowed by Special Permit or by special conditions in Industrial zoning districts (there are currently two (2) motor vehicle storage lots located in Industrial Zoning Districts).

Article XXII-A, Section 2, Special Permits, clearly states uses may be authorized by Special Permit in the specified districts, which currently does not allow a request for a motor vehicle storage lot in any zoning district other than a C-M Commercial District.

New motor vehicle sales, their associated service centers and vehicle storage lots are allowed by right in C-M Commercial Districts if located on the same lot. Motor vehicle storage lots; if located on a separate lot from its dealership, are allowed in the C-M Commercial District by Special Permit to allow adjacency to the dealerships for which they service; however, C-M Commercial Districts are typically located along US-75 and at major intersections which are

highly visible and therefore may not always be the most appropriate location for a motor vehicle storage lot.

As proposed, allowing the use within Industrial Districts by Special Permit would allow vehicle storage lots to be placed in less visible locations while still being located within close proximity to the dealerships they serve. By amending the CZO to allow the use by Special Permit in an Industrial Zoning District, the Commission and City Council have the ability to consider each request based on the appropriateness of the land use at a given location. In addition, the proposed amendment will not prohibit an applicant's ability to request a Special Permit for a motor vehicle storage lot in a C-M Commercial District.

PROPOSED AMENDMENTS:

The proposed text amendments include (draft ordinance attached):

1. Amending Article XXII-A, *Special Permits*, Section 2(b), *Use Regulations*, of the *Comprehensive Zoning Ordinance*, to require a Special Permit for "motor vehicle storage lots" in the C-M Commercial District and Industrial districts, including I-M(1) Industrial, I-M(2) Industrial, IP-M(1) Industrial Park, I-FP(1) Industrial, and I-FP(2) Industrial). Such use would be prohibited in all other zoning districts.

As proposed, the text amendment affords the CPC and City Council the opportunity to consider all factors deemed appropriate in deciding whether to approve or deny the Special Permit request for a motor vehicle storage lot at a given location on a case-by-case basis within the above listed districts.

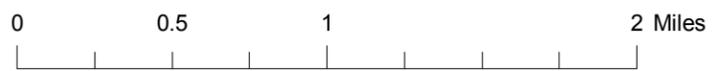
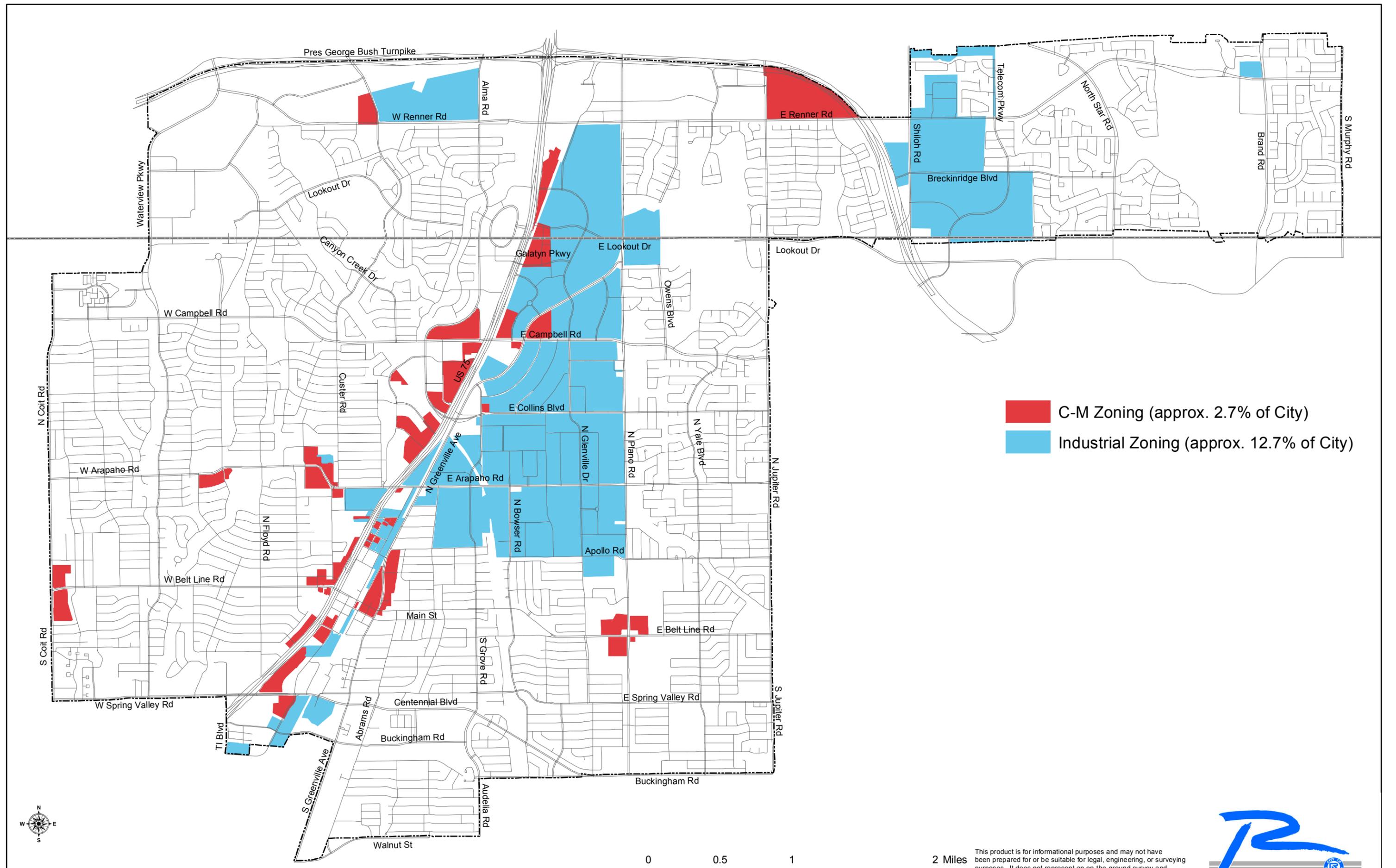
REQUESTED ACTION:

Correspondence: A notice of public hearing for the City Council hearing was published in the Dallas Morning News on March 7, 2014.

Motion: On March 18, 2014, the City Plan Commission recommended approval as presented on of vote of 6-1 (Commissioner Bright opposed):

1. Amend Article XXII-A, *Special Permits*, Section 2(b), *Use Regulations*, to require a Special Permit for a motor vehicle storage lot as follows:

"Motor vehicle storage lot in any C-M or any industrial District."



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.



ORDINANCE NO. 4039

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY AMENDING ARTICLE XXII-A, "SPECIAL PERMITS", BY AMENDING SECTION 2(b) (46) TO ALLOW MOTOR VEHICLE STORAGE LOTS BY SPECIAL PERMIT IN AN INDUSTRIAL DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-08).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending Article XXII-A, Section 2(b) (46), in part, to allow motor vehicle storage lots by special permit, to read as follows:

"ARTICLE XXII-A. SPECIAL PERMITS.

...

Sec. 2. Use Regulations.

...

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

.....

"(46) Motor vehicle storage lot in any C-M or any industrial District."

SECTION 2. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other

provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 24th day of March, 2014.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(3-12-14/65174)

CITY SECRETARY



MEMO

DATE: March 20, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
Dave Carter, Assistant Director of Development Services *DC*
SUBJECT: MTP 14-01 – Master Transportation Plan Amendment

REQUEST

The City of Richardson is proposing amendments to the Master Transportation Plan and Comprehensive Plan in the vicinity of the future University of Texas at Dallas (UTD) Rail Station on the Cotton Belt Rail Corridor and in the area of the Bush Turnpike Rail Station on the DART Light Rail Corridor. Proposed amendments include:

- 1) adding an extension of Rutford Avenue as a north/south collector street between Synergy Park Boulevard and Waterview Parkway in the area of the future UTD Rail Station; and
- 2) realigning Infocom Drive between the DART rail corridor and Wyndham Lane, including changing the name of Infocom Drive to CityLine Drive, and removing minor collector streets between the State Highway 190 Access Road and CityLine Drive in the Bush Turnpike Rail Station area.

BACKGROUND

The purpose of the request is to designate within the Master Transportation Plan the addition of a collector street proposed in the UTD Cotton Belt Station area and changes to collector streets that were modified with the most recent approval of development plans for the Bush Turnpike Station area. Additional information is provided in the attached Staff Report.

PLAN COMMISSION RECOMMENDATION

By a vote of 7-0, the Commission recommended approval of the proposed amendments as presented. If City Council should approve the proposed amendments, attached Ordinance No. 4040 may also be approved with the same motion.

ATTACHMENTS

Draft City Plan Commission Minutes 03-18-2014
Staff Report
Exhibits
CC/CPC Public Hearing Notice
Proposed Ordinance No. 4040

**DRAFT EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – MARCH 18, 2014**

1. **MTP 14-01 – Master Transportation Plan Amendment:** Consider and take necessary action on City-initiated amendments to the Master Transportation Plan and the Comprehensive Plan to: 1) In the area of the future UTD Rail Station on the Cotton Belt Rail Corridor, to add an extension of Rutford Avenue as a north/south collector street between Synergy Park Boulevard and Waterview Parkway, and 2) In the area of the Bush Turnpike Rail Station on the DART Light Rail Corridor, adjust the alignment of Infocom Drive between the DART rail corridor and Wyndham Drive, change the name of Infocom Drive on the Plan to CityLine Drive, and remove minor collector streets between the State Highway 190 Access Road and CityLine Drive. *Staff: Dave Carter.*

Mr. Carter advised the Commission that the proposed amendments to the Master Transportation Plan involved two areas, the area around the proposed UTD station on the Cotton Belt Rail Line and the Bush Turnpike station area.

In 2009, the City and UTD worked on a Concept Area Master Plan which would include a future rail station on the Cotton Belt Rail Line. The Plan looked at UTD owned property north of its current main campus which could initially include mixed use, student housing and multi-family, and that with ultimate development when the rail station was constructed, the possibility an event center and hotel on the south side of the Cotton Belt and office on the north side of the Cotton Belt. The Plan recognized that a connection was needed from the UTD's main campus through the future Rail Station to Waterview Parkway. The proposed extension and alignment is shown on Exhibit A of the Commission's packet.

In the proposed Bush Turnpike Station area, the approved Regulating Plans for the Caruth and Bush Central Station PDs codified all the roadway segments. The latest amendment to the Bush Central Station amended the Regulating Plan to relocate Infocom as to not align with the proposed office buildings. The realignment proceeded south along Routh Creek Parkway and east towards Plano Road. East of Plano Road, Galaytn Park North, approved in 2012, realigned what was then Infocom further to the south to connect to the realignment of CityLine on the west side of Plano Road.

In summary, the process being undertaken with this proposal is really to adjust the current Master Transportation Plan around Bush Turnpike Station to accommodate what was currently under construction and approved through previous zoning applications around the Bush Turnpike Station area and the extension of Rutford Avenue for potential development.

Chariman Hand stated he had no issues or concerns with the proposed amendments.

With no public comments received, Chairman Hand closed the public hearing.

Motion: Commissioner Roland made a motion to recommend approval of MTP 14-01 as presented; second by Commissioner Springs. Motion passed 7-0.



Staff Report

TO: City Council
FROM: Dave Carter, Assistant Director of Development Services **DNC**
Keith Krum, Senior Planner **KBK**
DATE: March 20, 2014
RE: **MTP 14-01:** Master Transportation Plan Amendments

REQUEST:

Amend the Master Transportation Plan of the Comprehensive Plan in the future UTD Cotton Belt Station Area and current Bush Turnpike Station Area, which are detailed on attached Exhibit A and Exhibit B and which correspond to the following numbered items:

Exhibit A

1. Add the extension of Rufford Avenue as a north/south collector street between Synergy Park Boulevard and Waterview Parkway (Segment 1).

Exhibit B

2. Delete Infocom Drive between the DART rail corridor and Wyndham Lane (Segment 2).
3. Add CityLine Drive as a Major Collector street between North Plano Road and Wyndham Lane (Segment 3).
4. Establish the name "CityLine Drive" for the unnamed Major Collector street north of Renner Road between Routh Creek Parkway and North Plano Road (Segment 4).
5. Change the name of Infocom Drive to CityLine Drive between US75 and Routh Creek Parkway Segment 5).
6. Delete the north/south Minor Collector street between the State Highway 190 Access Road and CityLine Drive west of the DART rail corridor (Segment 6).
7. Delete the north/south Minor Collector street between the State Highway 190 Access Road and CityLine Drive east of the DART rail corridor (Segment 7).

APPLICANT:

City of Richardson

ADJACENT ROADWAYS:

UTD COTTON BELT STATION AREA (Exhibit A)

Synergy Park Boulevard: Six-lane, divided Arterial roadway; the proposed collector would connect to Synergy Park Blvd.; 7,300 vehicles per day.

Waterview Parkway: Six-lane, divided Arterial roadway; the proposed collector would connect to Waterview Parkway; 22,500 vehicles per day.

BUSH TURNPIKE STATION AREA (Exhibit B)

N. Plano Road: Six-lane, divided Arterial roadway; one of the proposed collectors would connect to N. Plano Rd.; 26,300 vehicles per day.

Wyndham Lane: Four-lane, divided Collector roadway; one of the proposed collectors would connect to Wyndham Lane; 4,000 vehicles per day.

Renner Road: Six-lane, divided Arterial roadway; 27,900 vehicles per day.

President George Bush Turnpike: Eight-lane highway with three-lane, one-way service roads; 125,000 vehicles per day.

US 75/Central Expressway: Eight-lane highway with three-lane, one-way service roads; one of the proposed collectors would connect to the northbound service road; 265,000 vehicles per day.

SURROUNDING LAND USE AND ZONING:

UTD COTTON BELT STATION AREA

North: Office/ TO-M Technical Office
South: University of Texas – Dallas Main Campus
East: Undeveloped; LR-M (1) Local Retail and R-2000-M Residential
West: City of Dallas

BUSTH TURNPIKE STATION AREA

North: City of Plano
South: Undeveloped; PD Planned Development
East: Undeveloped; PD Planned Development and C-M Commercial
West: Undeveloped, PD Planned Development

TRAFFIC/INFRASTRUCTURE IMPACTS:

Collectors are defined in the Comprehensive Plan as follows:

Collectors serve internal traffic movements within a specific area of the city, such as a subdivision, and connect with the arterial system. Major Collectors may handle relatively long trips, carrying traffic for several miles from a traffic generator or connecting to the next Arterial roadway. Minor Collectors and Neighborhood Collectors typically do not handle long trips, so they need not be continuous for any great length.

- *Major Collectors typically carry between 5,000 and 18,000 vehicles per day.*
- *Minor Collectors typically carry between 2,500 and 8,000 vehicles per day.*
- *Neighborhood Collectors typically carry between 1,000 and 4,000 vehicles per day.*

STAFF COMMENTS:

Background:

The purpose of the request is to designate on the Master Transportation Plan the addition of a collector street proposed in the UTD Cotton Belt Station area to accommodate future development in the area. The proposed Rutford Avenue extension provides a connection between Waterview Parkway and Synergy Park Boulevard and would function as a Minor Collector. As such, the extension meets the definition for a Minor Collector in that it *typically does not handle long trips, will not be continuous for any great length, and will typically carry between 2,500 and 8,000 vehicles per day.*”

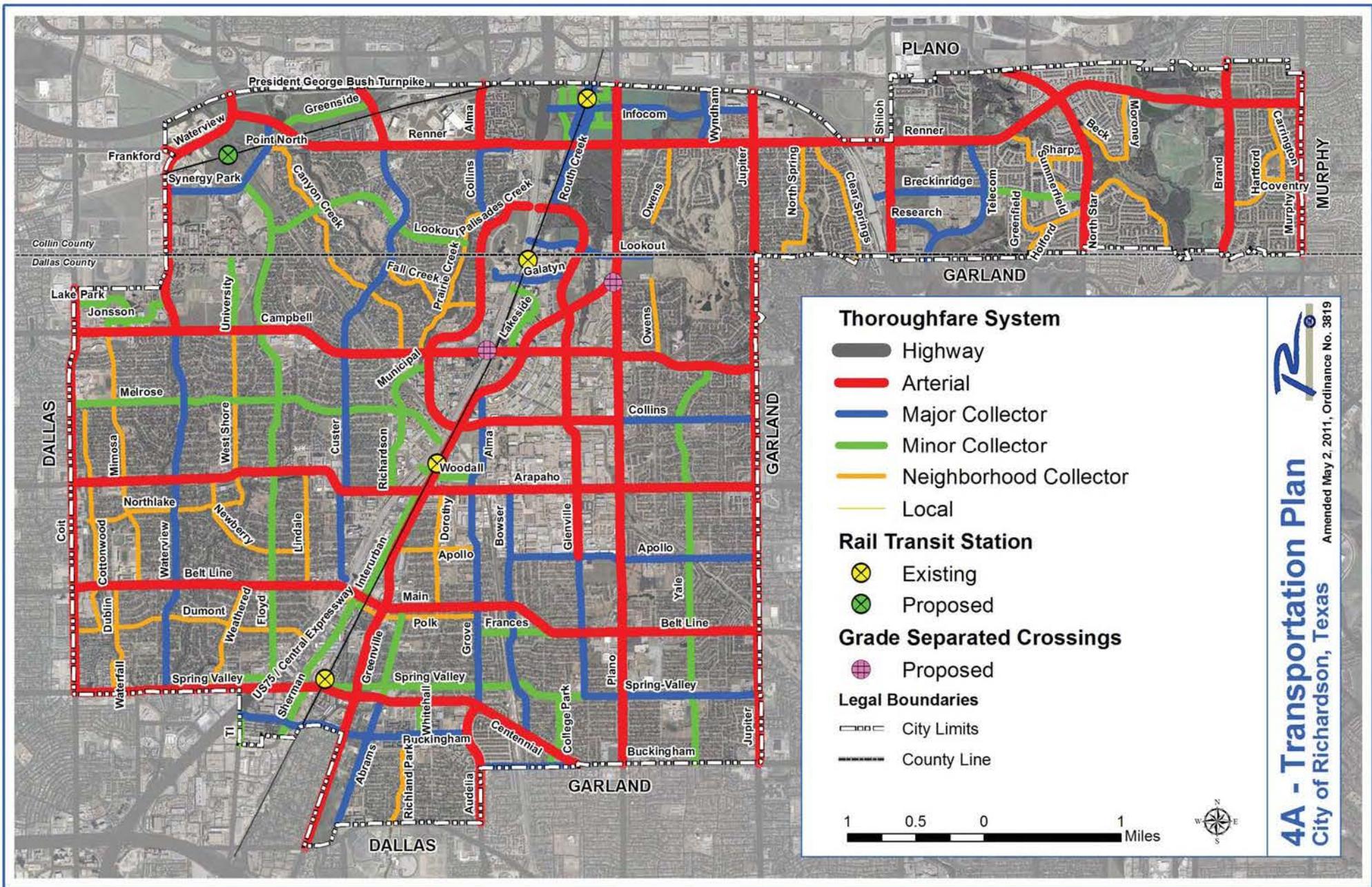
As part of the Caruth (ZF 10-20) and Bush Central Station (ZF 10-21) zoning cases, the City Council approved Planned Development Districts and associated Regulating Plans to accommodate the new developments. Both Planned Development Districts and their respective Regulating Plans mandate the location of both mandatory and non-mandatory streets, including the Minor Collectors proposed for deletion from the Master Transportation Plan. Consequently, the Minor Collectors established within the Regulating Plans are adequately addressed by these ordinances and their depiction on the Master Transportation Plan is unnecessary (i.e., Segment 6, Exhibit B). Additionally, Segment 7 as illustrated on Exhibit B was deleted with the latest amendment to the Bush Central Station PD and Regulating Plan

The proposed realignment of the east/west Major Collector (Infocom Drive) reflects recently approved amendments to the portion of the Bush Central Station PD (ZF 13-18, CityLine), and the Galatyn Park North PD (ZF 12-20, east of Plano Road) and renames Infocom Drive to CityLine Drive.

Notification: Public hearing notice published in the Dallas Morning News on March 7, 2014.

Correspondence: No correspondence has been received.

Motion: The Commission recommended approval of the amendments as presented on a vote of 7-0.



Current Master Transportation Plan

MTP 14-01

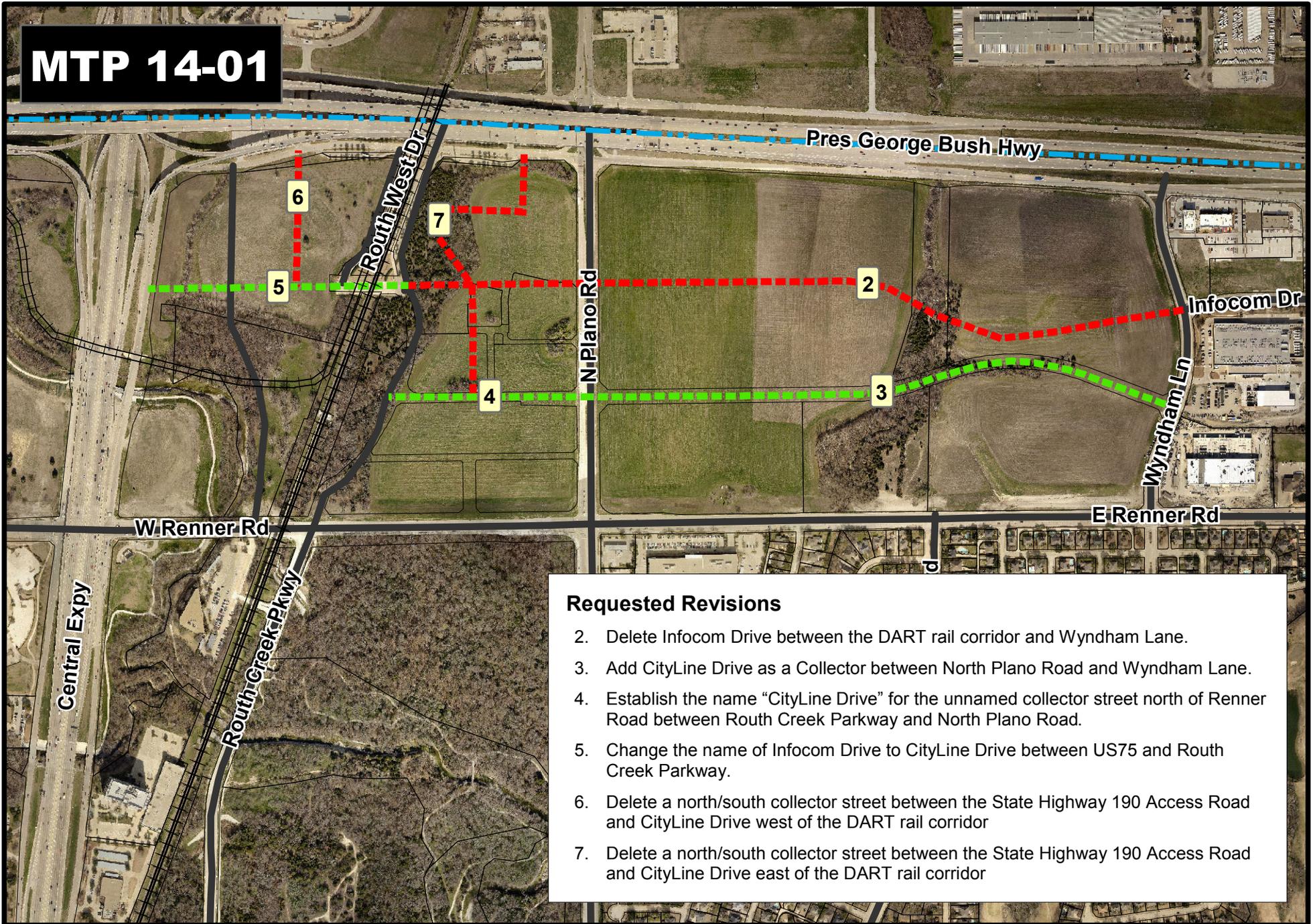


1. Add the extension of Rutford Avenue as a north/south collector street between Synergy Park Boulevard and Waterview Parkway.

MTP 14-01 Exhibit A: Requested Revisions—UTD Cotton Belt Station Area

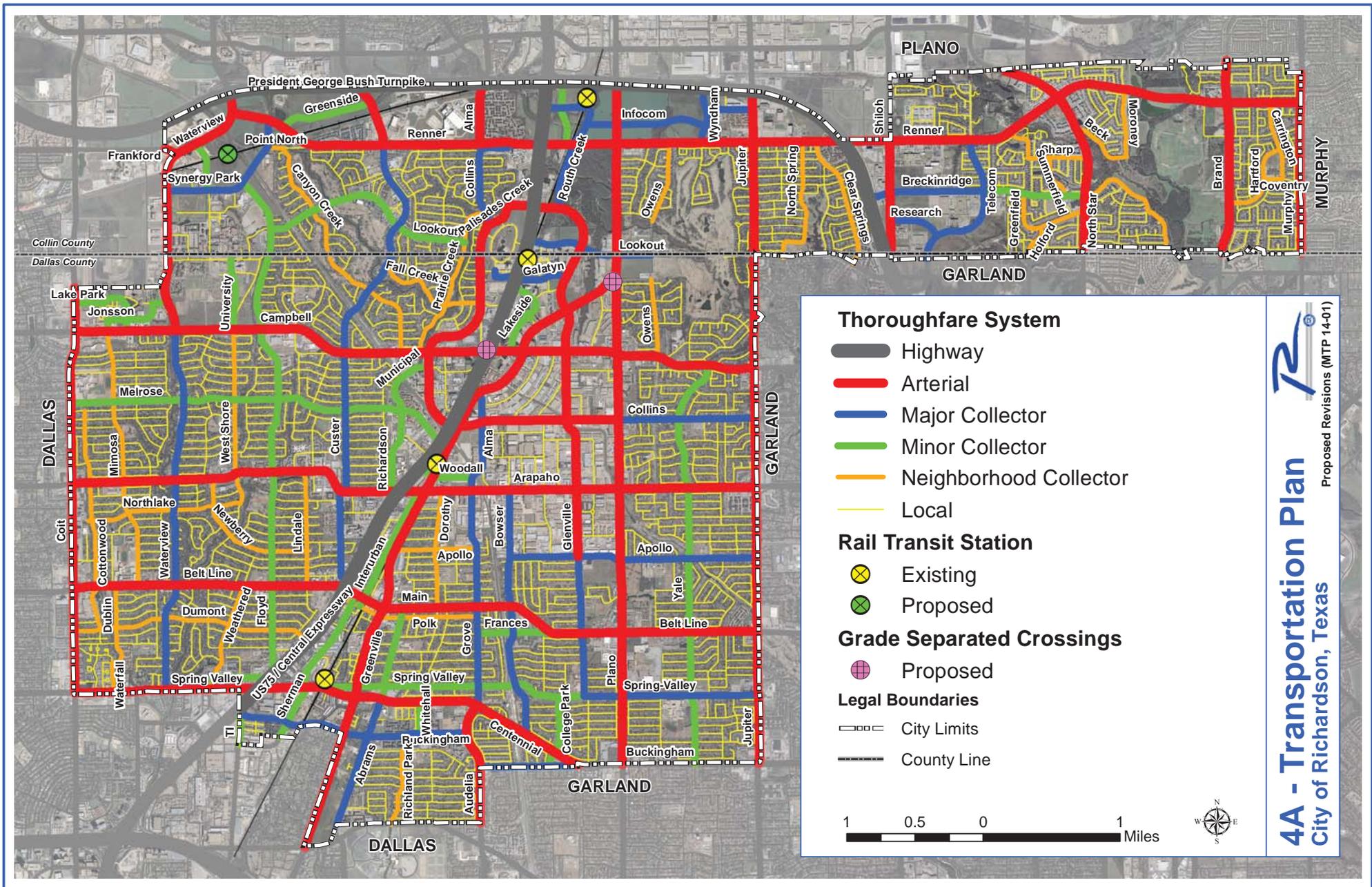


MTP 14-01



MTP 14-01 Exhibit B: Requested Revisions—Bush Turnpike Station Area





Proposed Master Transportation Plan



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: March 5, 2014
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: March 7, 2014

**City of Richardson
Public Hearing Notice
MTP File 14-01**

The Richardson City Plan Commission will conduct a public hearing at 7:00 p.m. on Tuesday, March 18, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider City-initiated amendments to the Master Transportation Plan and the Comprehensive Plan: 1) In the area of the future UTD Rail Station on the Cotton Belt Rail Corridor by adding an extension of Rutford Avenue as a north/south collector street between Synergy Park Boulevard and Waterview Parkway. 2) In the area of the Bush Turnpike Rail Station on the DART Light Rail Corridor by adjusting the alignment of Infocom Drive between the DART rail corridor and Wyndham Drive, changing the name of Infocom Drive on the Plan to CityLine Drive, and removing minor collector streets between the State Highway 190 Access Road and CityLine Drive.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to the Dept. of Development Services, City of Richardson, P.O. Box 830309, Richardson, Texas 75083-0309. For more information call 972-744-4240.

**City of Richardson
Public Hearing Notice
MTP File 14-01**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, March 24, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request:

City-initiated amendments to the Master Transportation Plan and the Comprehensive Plan: 1) In the area of the future UTD Rail Station on the Cotton Belt Rail Corridor by adding an extension of Rutford Avenue as a north/south collector street between Synergy Park Boulevard and Waterview Parkway. 2) In the area of the Bush Turnpike Rail Station on the DART Light Rail Corridor by adjusting the alignment of Infocom Drive between the DART rail corridor and Wyndham Drive, changing the name of Infocom Drive on the Plan to CityLine Drive, and removing minor collector streets between the State Highway 190 Access Road and CityLine Drive.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083-0309.

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

ORDINANCE NO. 4040

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE MASTER TRANSPORTATION PLAN, BEING A PART OF THE COMPREHENSIVE PLAN, OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING THE AREA OF THE FUTURE UTD RAIL STATION ON THE COTTON BELT RAIL CORRIDOR BY ADDING AN EXTENSION OF RUTFORD AVENUE AS A NORTH/SOUTH COLLECTOR STREET BETWEEN SYNERGY PARK BOULEVARD AND WATERVIEW PARKWAY AND THE AREA OF THE BUSH TURNPIKE RAIL STATION ON THE DART LIGHT RAIL CORRIDOR BY ADJUSTING THE ALIGNMENT OF INFOCOM DRIVE BETWEEN THE DART RAIL CORRIDOR AND WYNDHAM LANE, BY CHANGING THE NAME OF INFOCOM DRIVE ON THE MASTER TRANSPORTATION PLAN TO CITYLINE DRIVE, AND BY REMOVING MINOR COLLECTOR STREETS BETWEEN THE STATE HIGHWAY 190 ACCESS ROAD AND CITYLINE DRIVE AS SHOWN ON EXHIBITS “A” AND “B”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary that the Master Transportation Plan be amended for the preservation of public health, safety and general welfare; and

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

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

SECTION 1. That the Master Transportation Plan, being a part of the Comprehensive Plan of the City of Richardson, Texas, as heretofore amended, be, and the same is hereby, in part by: (i) amending: the area of the future UTD Rail Station on the Cotton Belt Rail Corridor by adding an extension of Rutford Avenue as a north/south collector street between Synergy Park Boulevard and Waterview Parkway; (ii) amending the area of the Bush Turnpike Rail Station on the DART Light Rail Corridor by adjusting the alignment of Infocom Drive between the DART rail corridor and Wyndham Lane; (iii) changing the name of Infocom Drive on the Plan to

CityLine Drive, and (iv) by removing minor collector streets between the State Highway 190 Access Road and CityLine Drive, all as shown on Exhibits “A” and “B” attached hereto and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect. That the Comprehensive Plan and the Master Transportation Plan shall remain in full force and effect except as amended herein

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

SECTION 4. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

DULY PASSED by the City Council of the City of Richardson, Texas, on the _____ day of March, 2014.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:3-21-14:TM 65343)

CITY SECRETARY

Exhibit A. MTP 14-01



Exhibit B. MTP 14-01





City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, March 24, 2014

Agenda Item: VAR 14-02

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 21-46(e), to allow side lot lines for single family lots not to be configured at right angles to the tangent street line.

Board/Commission Action: On February 18, 2014 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 14-02

Attachments:

1. Locator
2. Staff Report
3. Applicant's Statement
4. Variance Exhibit
5. CPC Minutes from February 18, 2014
6. Notice of Variance Request
7. Notification List
8. Notification Map
9. Correspondence



VAR 14-02

316 Ridgeview Dr. & 1 Ridgeview Cir.



**CITY COUNCIL
STAFF REPORT
March 24, 2014**

Variance 14-02

SUMMARY

Owners: Mabel and Hugh Simpson; and Daniel and Tammie Devoe

Applicant: Doug Stewart, Texas Heritage Surveying

Project Name: VAR 14-02

Location: 316 Ridgeview Drive & 1 Ridgeview Circle

Request: This is a request for approval of two variances to the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-46(e), to allow side lot lines for single family lots not to be configured at right angles to the tangent street line.

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: Staff has received one (1) letter in opposition to the request (see attached letter).

CPC Action: The City Plan Commission unanimously recommended approval of the request.

DEVELOPMENT SUMMARY

Legal Name: Lot 17, Block E of Canyon Park Estates, Second Section; and
1.27 acre tract of unplatted property

Land Area:
Lot 17 0.45 acre (19,514 sq. ft)
Unplatted Tract 1.27 acres (55,351 sq. ft)

Zoning:

Lot 17

R-1250-M and R-1500-M Residential Districts (Ordinance 288-A)

Unplatted Tract

R-1500-M Residential District (Ordinance 288-A)

BACKGROUND INFORMATION

Regulation:

Chapter 21, Article III, Section 21-46(e) of the City of Richardson *Code of Ordinances* requires that side lot lines for single family lots be configured at right angles to tangent street lines or radial to curved street lines.

Background:

In 1991, the owner of the 1.27 acre tract sold 0.065 acres by metes and bounds to the owner of Lot 17, Block E of Canyon Park Estates Addition, Second Section, which abuts this tract to the west. A plat is required for a subdivision of land within the City; however, a plat was not filed with the City at that time to reflect this subdivision.

The Simpsons, who currently own the remaining portion of the 1.27-acre tract, desire to further subdivide this tract to create two residential lots, and to formally reflect the incorporation of the 0.065 acres tract into Lot 17.

The applicant is requesting a variance to the Development and Subdivision Code to allow two (2) side lot lines not to be configured at right angles to the tangent street line. The first variance is the common lot line between the Simpsons' tract and Lot 17. The second variance is the common lot line created by the proposed subdivision of the Simpsons' tract.

In the first variance, the applicant's desire is to keep the lot line between the adjoining properties in its current location, which corresponds to the ownership boundary.

In the second variance, the applicant's request is to allow the side lot line for the proposed lot not to be at a right angle to the tangent street line to maximize the

buildable area of the new lot, while preserving the historic elements of the existing home.

Should the variance be approved, the property owners will process a plat with the City to create an additional lot on the Simpsons' tract, and legally incorporate the 0.065 acres tract into Lot 17.

There have been two similar cases. In April 2013, the City Council granted a variance to allow a side lot line for two adjoining residential lots not to be configured at a right angle with the street, which corresponded to ownership boundary. In August 2008, the City Council granted a variance to allow a non-radial side lot line for two adjoining residential lots with frontage along a cul-de-sac.

S i m p s o n L a w



February 5, 2013

City of Richardson
Development Services Department
411 W. Arapaho Road
Richardson, Texas 75080
ATTN: Mohamed Bierima

RE: Variance Request

To whom it may concern,

We are the Simpsons, and we are seeking to have the 1.2 acre single family residence divided into two separate single family lots called the "Old Hasford Farm".

1939:

The residence is the original farm house of Mr. and Mrs. Hasford, who owned the farm plus the acreage which is now known as the Canyon Creek neighborhood. The home was sold from the Hasfords to William Herbert Hunt Trust Estate and Nelson Bunker Hunt Trust Estate, and the Hunt Trusts collectively platted all the land surrounding the Simpson tract in 1967 and 1973 into Canyon Park Estates Second Section excluding the Old Hasford Farm, now known as the Simpson tract, see attached Variance Exhibit.

1978:

Sheldon and Glenda Harrison purchased the Old Hasford Farm.

1991:

The Harrisons, (Grantor to Simpsons), sold .065 acres to Jon Banniser, the owner of Lot 17, Block E of Canyon Park Estates, Second Section, see Variance Exhibit, the tract which is adjacent to the Simpson tract, on the side yard behind the windmill house. When the .065 acre tract sale occurred, there was no subdivision requested from the City, or request to add this small piece to Lot 17 Block E of Canyon Park Estates, Second Section.

All subsequent sales of Lot 17 Block E of Canyon Park Estates, Second Section, have two tracts described, Tract I, (being Lot 17 Block E) and Tract II (being the .065 acre tract description by metes and bounds).

1998:

The Simpsons purchased the Old Hasford Farm on July 31, 1998.

1755 North Collins Blvd., Suite 105 Richardson, Texas 75080
Legal 972 783 6384 Title 972 783 0079 Fax 972 783 2573

simpsonlaw.org

2014:

The Simpsons wish to subdivide the Old Hasford Farm into two adjacent tracts of land to build another single family residence. By requesting the side lot lines of the new lot not to be configured at right angles to the tangent street line, the Simpson's want to reflect the current ownership boundary and to maximize the new lot to build a house that ties into the windmill house.

The variance requested is:

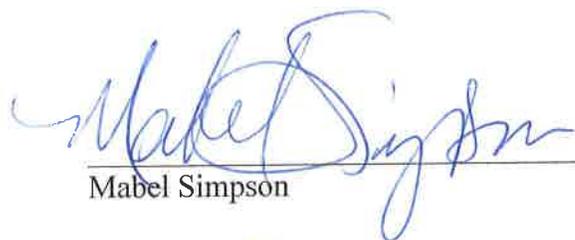
1. To allow side lot lines for single family residential lots not to be configured at right angles to tangent street lines. (Subdivision and Development Code, Article III, Sect. 21-46(e)).

The Old Hasford Farm owner's constructed the Windmill and the windmill house, and the original covered patio by the pool in 1939. It is the goal to incorporate the historic windmill of the original Old Hasford Farm into the new home anticipated on the new tract.

The boundaries anticipated are as shown on the Variance Exhibit, with the Variance indicated on the west and east boundary lines, which are not perpendicular to the street

The request for the variance for the subject tract is to subdivide the tract while preserving the historic elements of the land, with the windmill house and the improved covered patio by the pool. The windmill is a working windmill maintained by the owners which is used to irrigate the tract, and will continue to be operational. The original patio cover by the pool has been dramatically improved enhancing the original farm house, as per the original permit issued by the City when improvements were made.

The new tract as shown on the Variance Exhibit is to maximize the area of the lot eligible to construct a single family residence that ties into the windmill house and the Old Hasford Farm house's historic elements.



Mabel Simpson



Hugh Simpson

PROPERTY DESCRIPTION

Being a tract of land situated in the Richard Copeland Survey, Abstract No. 156 in the City of Richardson, Collin County, Texas, same being conveyed to Hugh D. Simpson and Mabel M. Simpson by deed recorded in Volume 4229, Page 1699, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the Northwest R.O.W. line of Ridgeview Drive (a 50' R.O.W.), said iron rod being the Southwest corner of Lot 8, Block E of Canyon Park Estates, Second Section, an addition to the City of Richardson, Texas, according to the map or plat thereof recorded in Volume 6, Page 2-A, Map Records, Collin County, Texas;

THENCE South 64 degrees 57 minutes 50 seconds West, along the said Northwest R.O.W. line of Ridgeview Drive, a distance of 313.90 feet to a 5/8 inch iron rod found for corner at the Southeast corner of a tract of land conveyed to Daniel Devoe and wife, Tammie Devoe, by Deed recorded in Instrument No. 20060511000636540, Deed Records, Collin County, Texas;

THENCE North 13 degrees 27 minutes 07 seconds West, along the most Eastern line of said Devoe tract, a distance of 78.98 feet to a 5/8 inch iron rod found stamped "DCA";

THENCE North 03 degrees 27 minutes 01 seconds West, along said Eastern line of said Devoe tract, a distance of 21.69 feet to a 5/8 inch iron rod found stamped "DCA";

THENCE South 84 degrees 04 minutes 02 seconds West, a distance of 15.73 feet to a 5/8 inch iron rod found for corner, said point being the Southeast corner of Lot 18, Block E of said Canyon Park Estates;

THENCE North 03 degrees 08 minutes 15 seconds East, along the East line of Lot 18, Block E, of said Canyon Park Estates, a distance of 15.11 feet to a 5/8 inch iron rod found for corner, said point being the beginning of a tangent curve to the right having a central angle of 18 degrees 32 minutes 17 seconds, a radius of 400.00 feet and a chord that bears North 10 degrees 56 minutes 16 seconds East, a chord distance of 128.86 feet;

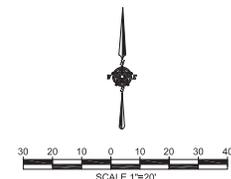
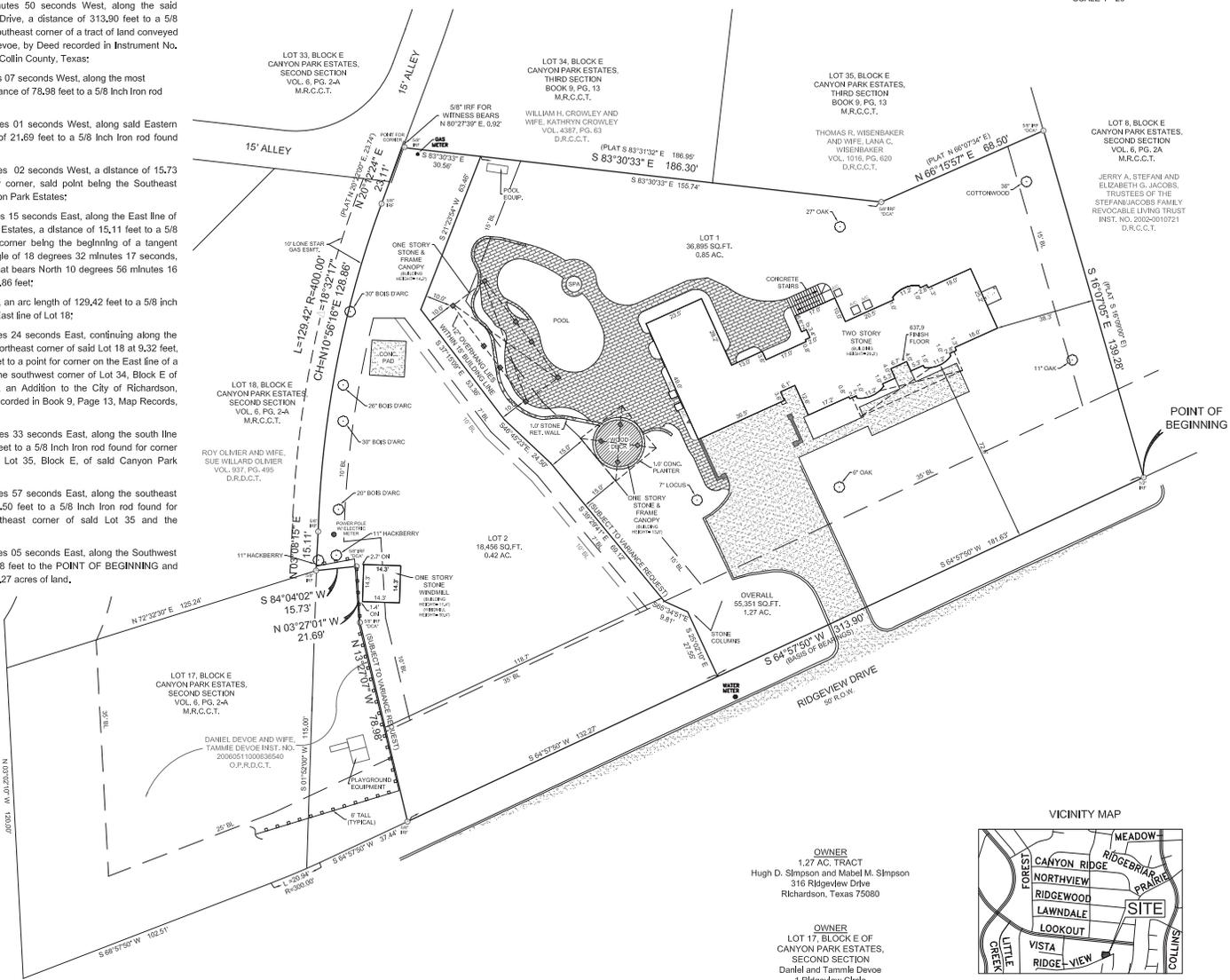
THENCE along said curve to the right, an arc length of 129.42 feet to a 5/8 inch iron rod found for corner lying in said East line of Lot 18;

THENCE North 20 degrees 12 minutes 24 seconds East, continuing along the East line of said Lot 18, passing the Northeast corner of said Lot 18 at 9.32 feet, continuing a total distance of 23.11 feet to a point for corner on the East line of a 15 foot alley, said corner also being the southwest corner of Lot 34, Block E of Canyon Park Estates, Third Section, an Addition to the City of Richardson, according to the map or plat thereof recorded in Book 9, Page 13, Map Records, Collin County, Texas;

THENCE South 83 degrees 30 minutes 33 seconds East, along the south line of said Lot 34, a distance of 186.30 feet to a 5/8 inch iron rod found for corner stamped "DCA" in the south line of Lot 35, Block E, of said Canyon Park Estates, Third Section;

THENCE North 66 degrees 15 minutes 57 seconds East, along the southeast line of said Lot 35, a distance of 68.50 feet to a 5/8 inch iron rod found for corner stamped "DCA" at the Southeast corner of said Lot 35 and the Southwest line of said Lot 8;

THENCE South 16 degrees 07 minutes 05 seconds East, along the Southwest line of said Lot 8, a distance of 139.28 feet to the POINT OF BEGINNING and CONTAINING 55,351 square feet or 1.27 acres of land.



REVISIONS		
No.	Revision/Issue	Date
1	Address client comments	01/24/14
2	Address client comments	01/27/14
3	Address client comments	02/11/14

LEGEND	
	SANITARY SEWER MANHOLE COVER
	IRON ROD FOUND
	IRON ROD SET
	IRON PIPE FOUND
	FENCE POST CORNER
	* FOUND / SET
	ASPHALT PAVING
	CHAIN LINK FENCE
	WOOD FENCE
	WIRE FENCE
	IRON FENCE
	PIPE FENCE
	COVERED PORCH, DECK OR CARPORT
	CONCRETE PAVING
	GRAVEL/ROCK ROAD OR DRIVE
	OVERHEAD ELECTRIC SERVICE
	OVERHEAD POWER LINE
	SANITARY SEWER LINE

- GENERAL NOTES**
- 1) Bearings are based on the Northwest right-of-way line of Ridgeview Drive by plat recorded as Canyon Park Estates, Second Section, recorded in Volume 6, Page 2-A, Map Records, Collin County, Texas, (S 64°57'50" W).
 - 2) This survey plat has been prepared without benefit of abstract file. Texas Heritage Surveying has not researched the land file records for the existence of easements, restrictive covenants or other encumbrances. Additional matters may be disclosed in the course of a thorough examination of the record title.
 - 3) New lot line location is chosen to allow for rear driveway entrance for Lot 2.
 - 4) The purpose of the Variance Request is to allow site lot lines that are not at right angle with the tangent street.


TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75343
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com

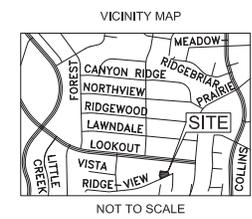
VARIANCE REQUEST
 316 RIDGEVIEW DRIVE
 RICHARDSON, TEXAS 75080
 OUT OF RICHARD COPELAND SURVEY,
 ABSTRACT NO. 156

Task No. 1400186-1
 Drawn By CHRIS
 Date 01-22-2014
 Scale 1" = 20'


 Gary E. Johnson
 Registered Professional Land Surveyor No. 5299

OWNER
 1.27 AC. TRACT
 Hugh D. Simpson and Mabel M. Simpson
 316 Ridgeview Drive
 Richardson, Texas 75080

OWNER
 LOT 17, BLOCK E OF
 CANYON PARK ESTATES,
 SECOND SECTION
 Daniel and Tammie Devoe
 1 Ridgeview Circle
 Richardson, Texas 75080



CPC Minutes from February 18, 2018:

Variance 14-02: Consider and take necessary action on a request for a variance from Chapter 21 of the Subdivision and Development Code to allow non-tangent side lot lines for two (2) proposed single family lots. The subject properties are located at 316 Ridgeview Drive and 1 Ridgeview Circle and are zoned R-1500-M and R-1250-M Residential, respectively. Applicant: Doug Stewart, Texas Heritage Surveying, Inc., representing Mabel and Hugh Simpson, and Daniel and Tammie Devoe.

Mr. Bireima stated in 1991 a 0.065-acre of the Simpsons' tract was sold to the owner of Lot 17, Block E of Canyon Park Estates Addition, which abuts the Simpsons' tract to the west and a plat was not filed with the City at that time to reflect this subdivision.

Mr. Bireima stated the applicant is requesting to allow two (2) side lot lines to be created at other than a right angle to the front property line. The first one is the common lot line between the Simpsons' tract and Lot 17 which corresponds to the existing ownership boundary; the second is the common lot line created by the proposed subdivision of the Simpsons' tract to maximize the buildable area of the proposed new lot, while preserving the historic elements of the existing home.

Mr. Bireima stated should the Commission approve the variance, the property owners will file a plat with the City that creates an additional lot on the Simpsons' tract and will legally incorporate the 0.065-acre tract into Lot 17.

Mr. Bireima stated there have been two similar cases approved in the past. The first in August 2008, the City Council granted a variance to allow a non-radial side lot line for two adjoining residential lots with frontage along a cul-de-sac and in April 2013, the City Council granted a variance to allow a side lot line for two adjoining residential lots not to be configured at a right angle with the street, which corresponded to an ownership boundary.

Ms. Mabel Simpson, 316 Ridgeview Drive, Richardson, Texas, stated their goal is to fix a lot of things that have occurred in the past in which they had no participation, such as the illegal subdivision of that small piece of property to enlarge the backyard of our neighbors. Ms. Simpson stated they initially tried to swap some land with the owners of Lot 17 and then with the assistance of the City Staff were able to organize how to bring it all into compliance and subdivide since this tract has never been subdivided. Ms. Simpson stated their goal is to build a one-story single family home on the smaller lot because today they do not need so much space. Ms. Simpson noted they want to preserve as much property as they can for the new owner by putting the fence close to the pavilions by the swimming pool.

No other comments in favor or opposition were received and Chairman Hand closed this portion of the meeting.

Chairman Hand reported one letter was received in this case from Christopher B. Miller, 308 Arborcrest Drive, Richardson, Texas. Chairman Hand added that the Commission has had the opportunity to see that letter and it is on record for the file.

Commissioner Ferrell asked if this request is recommended for approval, could someone purchase the large lot and subdivide it later.

Mr. Bireima responded yes, if all zoning district regulations were met.

Chairman Frederick voiced her approval that with the Simpsons staying on this property, it will be enhanced, the windmill will be preserved and the new home will be outstanding.

Mr. Bireima confirmed that part of the reason for the new lot line on the east side of the property is to give the middle property access to the alley and that the existing Simpson residence does not have alley service and is served from the front drive.

Mr. Bireima continued that the applicant could subdivide the property upon approval of a plat by the Commission if they chose to use a 90° line to the street.

Chairman Hand recognized his sensitivity as well as Mr. Miller's to historical issues and the desire to protect historical properties that Miller addressed in the correspondence received.

With no other comments or questions, Chairman Hand called for a motion.

Motion: Commissioner Roland made a motion to recommend approval of Variance 14-02; second by Commissioner Linn. Motion passed 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 14-02
Property Owners: Mabel and Hugh Simpson; and Daniel and Tammie Devoe
Applicant: Doug Stewart, Texas Heritage Surveying
Location: 316 Ridgeview Drive & 1 Ridgeview Circle
Request: Approval of a request for a variance from the City of Richardson Subdivision and Development Code, Article III, Section 21-46(e), to allow side lot lines for single family lots that are not at a right angle to the tangent street line.

The City Plan Commission will consider this request on:

TUESDAY, FEBRUARY 18, 2014
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://www.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: February 7, 2014

TANG ALBERT
317 W LOOKOUT DR
RICHARDSON, TX 75080-1906

CROWLEY WM H
315 W LOOKOUT DR
RICHARDSON, TX 75080-1906

WISEBAKER THOMAS R
313 W LOOKOUT DR
RICHARDSON, TX 75080-1906

STEFANI/JACOBS FAMILY REV LIV
STEFANI JERRY A & JACOBS ELIZA
314 RIDGEVIEW DR
RICHARDSON, TX 75080-1910

OLIVIER ROY & OLIVIER STEPHANIE R
2 RIDGEVIEW CIR
RICHARDSON, TX 75080-1909

CHOBANY JOHN A ETUX MARIA
2505 OVERCREEK DR
RICHARDSON, TX 75080-1914

SUMMERS KEVIN L &
TAMARA S SUMMERS
309 RIDGEVIEW DR
RICHARDSON, TX 75080-1911

HENRY GERALDINE D LIVING TRUST
311 RIDGEVIEW DR
RICHARDSON, TX 75080-1911

DORAN DAVID B ETUX
313 RIDGEVIEW DR
RICHARDSON, TX 75080-1911

WINGATE MARK J ETUX
315 RIDGEVIEW DR
RICHARDSON, TX 75080-1911

KALIVAS WILLIAM ETUX NANETTE
317 RIDGEVIEW DR
RICHARDSON, TX 75080-1911

HEDTKE KENT M & LISA R
317 RIDGEVIEW DR
RICHARDSON, TX 75080-1911

WINGATE MARK JULIAN &
LISA MCMINN
315 RIDGEVIEW DR
RICHARDSON, TX 75080-1911

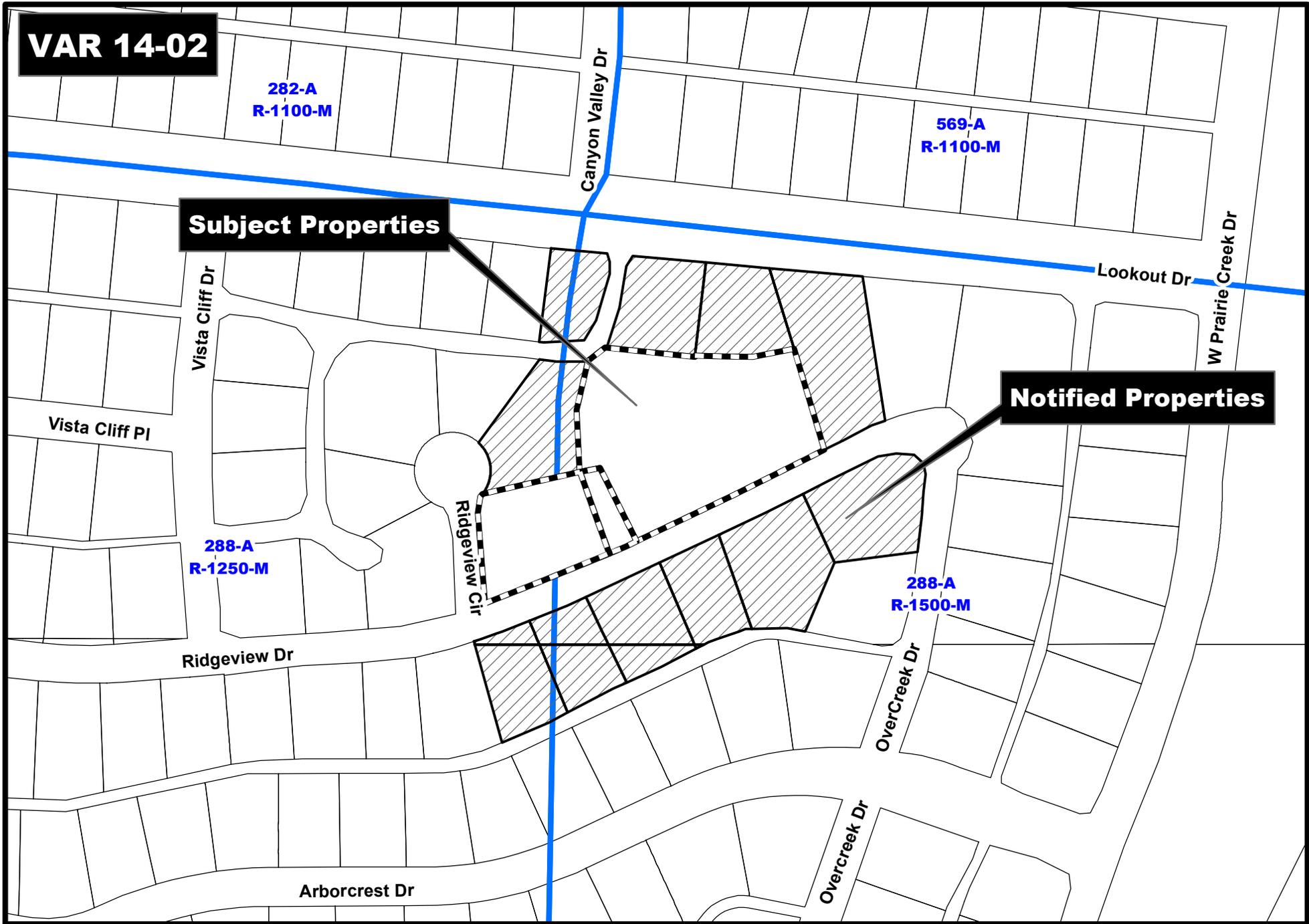
DORAN DAVID BRUCE & MILDRED B
313 RIDGEVIEW DR
RICHARDSON, TX 75080-1911

HENRY-PINCH GERALDINE D
311 RIDGEVIEW DR
RICHARDSON, TX 75080-1911

VAR 14-02

Notification List

VAR 14-02



VAR 14-02
316 Ridgeview Dr & 1 Ridgeview Circle



17 FEBRUARY 2014

TO: RICHARDSON CITY PLAN Commission

SUBJECT: VARIANCE 14-02 AND VARIANCE 14-04

I REQUEST THAT BOTH OF THE SUBJECT VARIANCES BE DENIED, REGARDING THE APPLICATIONS.

I DO SUPPORT THE REPLATING OF THE .065 ACRE ON THE WEST SIDE OF THE PROPERTY AS THIS WAS SOLD TO THE BANMISTERS/DEVOE'S. THIS CAN BE ACCOMPLISHED TO REFLECT THE PREVIOUS SALE. ALTHOUGH THIS WILL NOT ACCOMODATE A RIGHT ANGLE ON THE WESTERN SIDE OF THE PLAT; IT IS NOT PRACTICAL TO GO THROUGH THE SURVEY/NEGOTIATION/SALE PROCESS TO ACCOMODATE A RIGHT ANGLE.

AS A RESIDENT OF RICHARDSON SINCE 1981; I STRONGLY OPPOSE GRANTING A VARIANCE TO THE CITY ORDINANCE FOR RIGHT ANGLES ON THE EASTERN PORTION OF THE DESIRED SIMPSON ATTEMPT TO SUBDIVIDE THE 1.27 ACRE TRACT.

THE PLANNING COMMISSION NEEDS TO ACT AS THE MAINTAININ

of our City's Legacy and Heritage. To subdivide the "Old Hasted Farm" will eliminate forever the integrity of the original Homestead. To divide this Land will lose a historical site.

It is the City's responsibility to maintain the adherence to right angle property lines and not alter the rules to maximize a property owners windfall.

A little history is in order. When the Simpsons bought the property from the Harrisons, they told various neighbors that they were going to keep the "western portion" of the property open. ~~for~~ Within a couple of years, the existing fence went up. The fence was built to close to the street so as to maximize their useable space. A variance needed to be granted after the fact. Now we find the Simpsons wanting to subdivide the property. The proposed variance does indeed maximize the building area of the new lot but does not preserve the historic elements of the property. The open area of the western portion of the estate and the windmill are a historic element

of Canyon Creek and Richardson.

THE PLANNING Commission has Approved previous "Mou
Right Angle" property Lines but these were NOT ASSOCIATED
WITH RICHARDSON HISTORY.

I WOULD ASK YOU TO preserve our Richardson
LANDMARK ESTATE AND deny this request to ALLOW
A Mou Right Angle property Line on the EASTERN
portion of the property.

THIS / THESE VARIANCE REQUESTS ARE ALL ABOUT
MONEY AND WILL DO NOTHING TO preserve A
HISTORICAL ESTATE.

Respectfully,



CHRISTOPHER B. MILLER

308 ARBORCREST

RICHARDSON, TX 75080

ORDINANCE NO. 4041

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, ADOPTING SUPPLEMENT NO. 22 TO THE CODE OF ORDINANCES, ADOPTED OCTOBER 16, 1992; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE, EXCEPT WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW FOR SUCH OFFENSE, IN WHICH CASE THE PENALTY SHALL BE THAT FIXED BY STATE LAW, AND FOR ANY OFFENSE WHICH IS A VIOLATION OF ANY PROVISION THAT GOVERNS FIRE SAFETY, ZONING, PUBLIC HEALTH AND SANITATION OR DUMPING REFUSE, THE PENALTY SHALL BE A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Richardson, Texas, adopted a new Code of Ordinances for the City of Richardson by Ordinance No. 2912-A on October 16, 1992; and

WHEREAS, the City Council has enacted additional ordinances amending the Code of Ordinances; and

WHEREAS, it is necessary to supplement the Code of Ordinances to include those amendments within the body of the Code; NOW, THEREFORE,

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

SECTION 1. That Supplement No. 22 to the Code of Ordinances of the City of Richardson, heretofore enacted by Ordinance No. 2912-A be, and the same, is hereby adopted and shall hereafter constitute a Supplement to the Code of Ordinances.

SECTION 2. That said Code as supplemented shall be admitted in evidence without further proof, and the City Secretary shall record this Supplement adopted as amendments to said Code in the ordinance records of the City, and thereafter such Code, as amended and supplemented, shall serve as a record of the ordinances so codified, and it shall not be necessary in establishing the content of any particular ordinance so codified to go beyond said record.

SECTION 3. It is the intention of the City Council to make this Supplement and the amendments incorporated within it as part of the Code of Ordinances when printed or reprinted in

page form, distributed to and incorporated within the original Code of Ordinance books distributed by the City Secretary. A copy of such Code as supplemented hereby shall be available for all persons desiring to examine the same in the office of the City Secretary during regular business hours. Ordinances passed subsequent to the enactment of this Supplement shall be added to the body of the Code of Ordinances and incorporated within it by reference so that reference to the Code of Ordinances of the City of Richardson shall be understood and intended to include such additions and amendments.

SECTION 4. Whenever in the Code of Ordinances an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such Code the doing of any act is required or the failure to do any act is declared to be unlawful, the violation of such provision of the Code by any person, firm or corporation shall be deemed to be a misdemeanor and, upon conviction in the Municipal Court of the City of Richardson, such person, firm or corporation shall be punished by a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense, except where a different penalty has been established by state law for such offense, in which case the penalty shall be that fixed by state law, and for any offense which is a violation of any provision that governs fire safety, zoning, public health and sanitation or dumping refuse, the penalty shall be a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

SECTION 5. This ordinance shall take effect immediately after its passage as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 24th day of March, 2014.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY



MEMO

DATE: March 18, 2014
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #31-14 for the Street Rehabilitation of Nantucket Drive to The Fain Group in the amount of \$437,433.30

Proposed Date of Award: March 24, 2014

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low base bidder, The Fain Group, for the above referenced construction in the amount of \$437,433.30, as outlined in the attached memo.

Funding is provided from the 2010 G.O. Bonds and Water and Sewer C.O.'s.

The bid was advertised in *The Dallas Morning News* on February 12 & 19, 2014 and was posted on Bidsync.com. A prebid conference was held on February 27, 2014 and 9 bids were solicited and 6 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. 31-14 for the Street Rehabilitation of Nantucket Drive to The Fain Group
DATE: March 14, 2014

ACTION REQUESTED:

Council to consider award of Bid No. 31-14 for the Street Rehabilitation of Nantucket Drive to The Fain Group in the amount of \$437,433.30.

BACKGROUND INFORMATION:

On March 7, 2014, the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest base bid was submitted by The Fain Group, in the amount of \$437,433.30.

References and financials for the Fain Group were recently reviewed and found acceptable. The Fain Group is currently under contract with the city.

The project includes pavement replacement along Nantucket Drive from Old Campbell Road to Melrose Drive, as well as a water main replacement from Old Campbell to Worcester Way. The existing concrete pavement along Nantucket has an asphalt overlay. The section from Melrose to Cambridge will receive a new asphalt overlay once the failed pavement panels are replaced. The section from Cambridge to Old Campbell will be a full width concrete street replacement without an asphalt overlay, because of numerous pavement repairs and the installation of a waterline. The project also includes replacing failed sidewalk and driveways, storm drain inlets, barrier free ramps and all appurtenances as necessary for this project.

FUNDING:

Funding is provided from the 2010 G.O. Bonds and Water and Sewer C.O.'s.

SCHEDULE:

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

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

STREET REHABILITATION OF NANTUCKET DRIVE

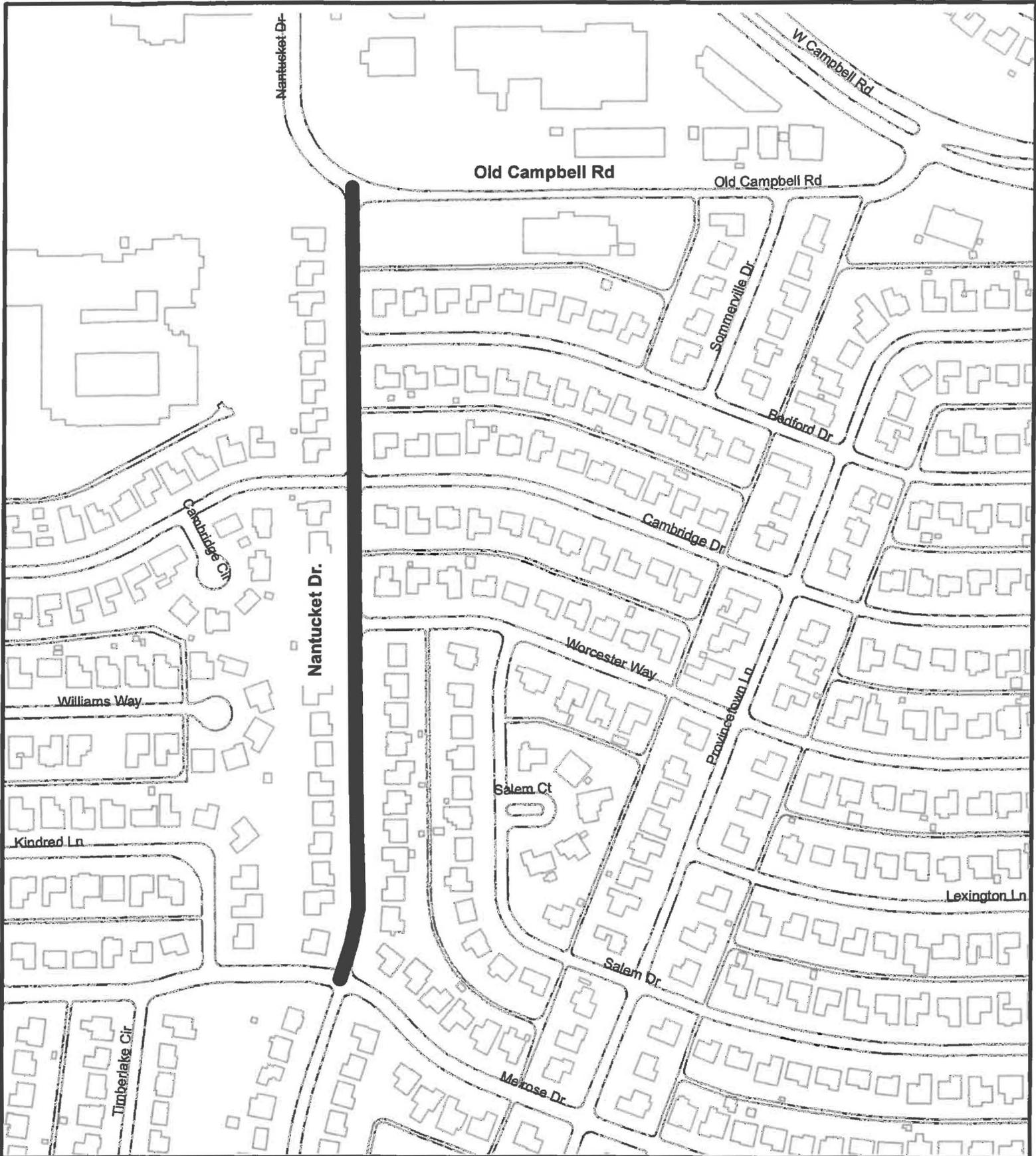
Bid # 31-14

Bid Opening: March 7, 2014

ITEM NO.	DESCRIPTION	EST QTY	UNIT	FAIN GROUP		JESKE CONSTRUCTION		CAMINO CONSTRUCTION		FLOW-LINE CONSTRUCTION		LONE STAR CIVIL		PAVECON		AVERAGE	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	\$43,000.00	\$43,000.00	\$21,000.00	\$21,000.00	\$34,838.00	\$34,838.00	\$27,000.00	\$27,000.00	\$76,000.00	\$76,000.00	\$46,733.00	\$46,733.00	\$41,428.50	\$41,428.50
2	Project Sign	2	EA	\$450.00	\$900.00	\$450.00	\$900.00	\$800.00	\$1,600.00	\$1,000.00	\$2,000.00	\$400.00	\$800.00	\$428.24	\$856.48	\$588.04	\$1,176.08
3	Construction Barricading/Signing/Traffic Control	1	LS	\$4,800.00	\$4,800.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$27,600.00	\$27,600.00	\$13,007.00	\$13,007.00	\$11,734.50	\$11,734.50
4	Unclassified Excavation	57	CY	\$34.00	\$1,938.00	\$15.00	\$855.00	\$20.00	\$1,140.00	\$50.00	\$2,850.00	\$275.00	\$15,675.00	\$65.65	\$3,742.05	\$76.61	\$4,366.68
5	Mill, Remove and Dispose Existing Asphalt Overlay	4,600	SY	\$2.20	\$10,120.00	\$2.10	\$9,660.00	\$3.00	\$13,800.00	\$3.00	\$13,800.00	\$2.00	\$9,200.00	\$2.62	\$12,052.00	\$2.49	\$11,438.67
6	Remove Existing Street, Driveway Pavement, Haul Off and Dispose	3,525	SY	\$7.50	\$26,437.50	\$8.00	\$28,200.00	\$12.00	\$42,300.00	\$7.00	\$24,675.00	\$7.00	\$24,675.00	\$20.75	\$73,143.75	\$10.38	\$36,571.88
7	Remove Existing Sidewalk, Haul Off and Dispose	120	SY	\$10.00	\$1,200.00	\$1.00	\$120.00	\$10.00	\$1,200.00	\$7.00	\$840.00	\$7.00	\$840.00	\$16.82	\$2,018.40	\$8.64	\$1,036.40
8	Remove Conc. Curb & Gutter	235	LF	\$3.00	\$705.00	\$4.00	\$940.00	\$10.00	\$2,350.00	\$8.00	\$1,880.00	\$7.00	\$1,645.00	\$7.45	\$1,750.75	\$6.58	\$1,545.13
9	Remove and Replace Existing Barrier Free Ramp	9	EA	\$1,300.00	\$11,700.00	\$1,200.00	\$10,800.00	\$1,500.00	\$13,500.00	\$2,200.00	\$19,800.00	\$1,200.00	\$10,800.00	\$1,618.70	\$14,568.30	\$1,503.12	\$13,528.05
10	Adjust Water Stacks	6	EA	\$60.00	\$360.00	\$275.00	\$1,650.00	\$150.00	\$900.00	\$300.00	\$1,800.00	\$250.00	\$1,500.00	\$348.33	\$2,089.98	\$230.56	\$1,383.33
11	6-Inch Reinf. Conc. Street Pavement with Curb and Gutter (Scarify & Compact 6-inch Subgrade)*	3,065	LF	\$40.50	\$124,132.50	\$48.00	\$147,120.00	\$48.00	\$147,120.00	\$50.00	\$153,250.00	\$47.00	\$144,055.00	\$54.88	\$168,207.20	\$48.06	\$147,314.12
12	6-Inch Reinforced Concrete Curb and Gutter (Scarify & Compact 6" Subgrade)	235	SY	\$28.00	\$6,580.00	\$22.00	\$5,170.00	\$32.00	\$7,520.00	\$19.00	\$4,465.00	\$37.00	\$8,695.00	\$31.92	\$7,501.20	\$28.32	\$6,655.20
13	5-Inch Reinforced Concrete Driveway Curbs and Pavement (Scarify & Compact 6" Subgrade)	410	LF	\$45.00	\$18,450.00	\$48.00	\$19,680.00	\$41.00	\$16,810.00	\$50.00	\$20,500.00	\$70.00	\$28,700.00	\$50.72	\$20,795.20	\$50.79	\$20,822.53
14	Microsurfacing	2,891	SY	\$10.00	\$28,910.00	\$8.10	\$23,417.10	\$9.60	\$27,753.60	\$7.00	\$20,237.00	\$8.00	\$23,128.00	\$9.14	\$26,423.74	\$8.64	\$24,978.24
15	Construct 4' Sidewalk	140	SY	\$31.00	\$4,340.00	\$45.00	\$6,300.00	\$45.00	\$6,300.00	\$41.00	\$5,740.00	\$60.00	\$8,400.00	\$53.47	\$7,485.80	\$45.91	\$6,427.63
16	8" PVC C-900 (Class 200) Waterline and fittings	1,047	SY	\$44.50	\$46,591.50	\$46.00	\$48,162.00	\$55.00	\$57,585.00	\$54.00	\$56,538.00	\$47.00	\$49,209.00	\$36.30	\$40,100.10	\$47.47	\$49,697.90
17	8" x 8" Tee	7	LF	\$1,030.00	\$7,210.00	\$805.00	\$5,635.00	\$600.00	\$4,200.00	\$1,100.00	\$7,700.00	\$700.00	\$4,900.00	\$610.50	\$4,273.50	\$774.25	\$5,419.75
18	8" Gate Valve	5	EA	\$1,250.00	\$6,250.00	\$1,210.00	\$6,050.00	\$1,600.00	\$8,000.00	\$1,600.00	\$8,000.00	\$1,400.00	\$7,000.00	\$1,387.50	\$6,937.50	\$1,407.92	\$7,039.58
19	16" Steel Encasement (Sand/GROUT Filled, Capped Ends)	60	EA	\$104.00	\$6,240.00	\$66.00	\$3,960.00	\$80.00	\$4,800.00	\$180.00	\$10,800.00	\$88.00	\$5,280.00	\$109.89	\$6,593.40	\$104.65	\$6,278.90
20	Cement Stabilized Flowable Fill	11	CY	\$101.00	\$1,111.00	\$121.00	\$1,331.00	\$140.00	\$1,540.00	\$170.00	\$1,870.00	\$100.00	\$1,100.00	\$172.05	\$1,892.55	\$134.01	\$1,474.09
21	Connect to existing waterline	7	EA	\$1,400.00	\$9,800.00	\$1,650.00	\$11,550.00	\$1,400.00	\$9,800.00	\$3,500.00	\$24,500.00	\$1,400.00	\$9,800.00	\$1,332.00	\$9,324.00	\$1,780.53	\$12,462.33
22	Connect short 1" PE water services	12	EA	\$802.00	\$9,624.00	\$825.00	\$9,900.00	\$700.00	\$8,400.00	\$700.00	\$8,400.00	\$700.00	\$8,400.00	\$654.90	\$7,858.80	\$730.32	\$8,763.80
23	Connect long 1" PE water services	12	EA	\$1,100.00	\$13,200.00	\$825.00	\$9,900.00	\$800.00	\$9,600.00	\$1,400.00	\$16,800.00	\$950.00	\$11,400.00	\$937.95	\$11,255.40	\$1,002.16	\$12,025.90
24	Bermuda or St. Augustine Block Sodding	400	SY	\$5.00	\$2,000.00	\$5.00	\$2,000.00	\$8.00	\$2,400.00	\$8.00	\$3,200.00	\$7.00	\$2,800.00	\$9.44	\$3,776.00	\$6.74	\$2,696.00
25	Topsoil, 4-inch	400	SY	\$7.00	\$2,800.00	\$2.00	\$800.00	\$4.00	\$1,600.00	\$8.00	\$3,200.00	\$10.00	\$4,000.00	\$4.44	\$1,776.00	\$5.91	\$2,362.67
26	Remove Existing Drainage Pipe	24	LF	\$7.00	\$168.00	\$25.00	\$600.00	\$10.00	\$240.00	\$70.00	\$1,680.00	\$30.00	\$720.00	\$16.65	\$399.60	\$26.44	\$634.60
27	Remove Existing 8" Curb Inlet	2	EA	\$625.00	\$1,250.00	\$600.00	\$1,200.00	\$600.00	\$1,200.00	\$1,000.00	\$2,000.00	\$500.00	\$1,000.00	\$943.50	\$1,887.00	\$711.42	\$1,422.83
28	24-Inch RCP Class III, Incl. Embedment	45	LF	\$65.00	\$2,925.00	\$80.00	\$3,600.00	\$105.00	\$4,725.00	\$140.00	\$6,300.00	\$70.00	\$3,150.00	\$59.94	\$2,697.30	\$83.32	\$3,749.55
29	10" Curb Inlet	1	EA	\$2,800.00	\$2,800.00	\$4,620.00	\$4,620.00	\$4,300.00	\$4,300.00	\$3,800.00	\$3,800.00	\$4,000.00	\$4,000.00	\$3,163.50	\$3,163.50	\$3,780.58	\$3,780.58
30	16" Curb Inlet	2	EA	\$3,500.00	\$7,000.00	\$5,280.00	\$10,560.00	\$5,400.00	\$10,800.00	\$5,400.00	\$10,800.00	\$4,750.00	\$9,500.00	\$4,040.40	\$8,080.80	\$4,728.40	\$9,456.80
31	Trench Safety System Implementation (Waterline)	1,047	LF	\$2.40	\$2,512.80	\$2.00	\$2,094.00	\$0.50	\$523.50	\$2.00	\$2,094.00	\$3.00	\$3,141.00	\$1.11	\$1,162.17	\$1.84	\$1,921.25
32	Erosion Control Stormwater Pollution Prevention Plan & Implement	1	LS	\$900.00	\$900.00	\$4,600.00	\$4,600.00	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$6,050.50	\$6,050.50	\$3,591.75	\$3,591.75
33	Remove & Replace Existing Inlet Top (Same Length)	1	EA	\$1,500.00	\$1,500.00	\$1,100.00	\$1,100.00	\$4,100.00	\$4,100.00	\$3,800.00	\$3,800.00	\$3,000.00	\$3,000.00	\$2,331.00	\$2,331.00	\$2,638.50	\$2,638.50
34	Painting House Number on Driveway Curb Returns	48	EA	\$26.00	\$1,248.00	\$35.00	\$1,680.00	\$25.00	\$1,200.00	\$17.00	\$816.00	\$50.00	\$2,400.00	\$44.40	\$2,131.20	\$32.90	\$1,579.20
35	Adjust Water Meter Boxes to Finished Grade	33	EA	\$60.00	\$1,980.00	\$132.00	\$4,356.00	\$200.00	\$6,600.00	\$60.00	\$1,980.00	\$200.00	\$6,600.00	\$138.75	\$4,578.75	\$131.79	\$4,349.13
36	Replace Broken Water Meter Boxes and Match Finished Grade	5	EA	\$120.00	\$600.00	\$200.00	\$1,000.00	\$160.00	\$800.00	\$40.00	\$200.00	\$300.00	\$1,500.00	\$233.10	\$1,165.50	\$175.52	\$877.58
37	Sanitary Sewer and Water Service Repair Full Width/Half Width Redwood Expansion Joint with Dowel Basket	2	EA	\$420.00	\$840.00	\$935.00	\$1,870.00	\$800.00	\$1,600.00	\$1,100.00	\$2,200.00	\$2,000.00	\$4,000.00	\$1,093.35	\$2,186.70	\$1,058.06	\$2,116.12
38	Sidewalk Grinding	235	LF	\$18.00	\$4,230.00	\$43.00	\$10,105.00	\$20.00	\$4,700.00	\$100.00	\$23,500.00	\$0.50	\$117.50	\$78.05	\$18,341.75	\$43.26	\$10,165.71
39	Sidewalk Grinding	6	EA	\$180.00	\$1,080.00	\$80.00	\$480.00	\$100.00	\$600.00	\$500.00	\$3,500.00	\$200.00	\$1,200.00	\$309.07	\$1,854.42	\$228.18	\$1,368.07
40	Construction Contingency	1	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
BASE BID CONTRACTOR'S BID					\$437,433.30		\$445,665.10		\$499,445.10		\$537,015.00		\$548,930.50		\$568,192.29		\$506,280.22
ALTERNATE BID ITEMS																	
41A	2" TYPE 'D' HMAC Pavement	319	TON	\$103.00	\$32,857.00	\$98.00	\$31,262.00	\$132.00	\$42,108.00	\$90.00	\$28,710.00	\$100.00	\$31,900.00	\$105.52	\$33,660.88	\$104.75	\$33,416.31
42A	Milled Wedge Milling (6' Wide)	1,420	LF	\$6.00	\$8,520.00	\$5.00	\$7,100.00	\$10.00	\$14,200.00	\$9.00	\$12,780.00	\$5.76	\$8,179.20	\$8.05	\$11,431.00	\$7.30	\$10,368.37
ALTERNATE BID CONTRACTOR'S BID					\$41,377.00		\$38,362.00		\$56,306.00		\$41,490.00		\$40,079.20		\$45,091.88		\$43,784.68
TOTAL BASE+ ALTERNATE BID CONTRACTOR'S BID					\$478,810.30		\$484,027.10		\$555,751.10		\$578,505.00		\$588,009.70		\$614,284.17		\$560,064.90

ENGINEER'S ESTIMATE FOR BASE BID:
\$400,000

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



Nantucket Drive Project





MEMO

DATE: March 20, 2014
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #38-14 for the Fire Training Center Fire Prop to BullEx, Inc. in the amount of \$59,980

Proposed Date of Award: March 24, 2014

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the bidder providing the best value, BullEx, Inc., in the amount of \$59,980, as outlined in the attached memo.

Funding is provided from the 2010 G.O. Bonds and remaining Fire Training Center Funds.

The bid was advertised in *The Dallas Morning News* on February 12 & 19, 2014 and was posted on Bidsync.com. A prebid conference was held on February 20, 2014 and 3 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 
FROM: Steve Spanos, P.E., Director of Engineering 
SUBJECT: Award of Bid No. 38-14 for the Fire Training Center Car Fire Prop to BullEx, Inc.
DATE: March 14, 2014

ACTION REQUESTED:

Council to consider award of Bid No. 38-14 for the Fire Training Center Car Fire Prop to BullEx, Inc., in the amount of \$59,980.00.

BACKGROUND INFORMATION:

On February 27, 2014, the Capital Projects Department opened bid proposals for a live fire vehicle prop and trailer. The best value bid was submitted by BullEx, Inc., in the amount of \$59,980.00.

Staff, considered price, specifications, qualifications, experience and references to score all bid proposals received and recommend awarding the Fire Training Center Car Fire Prop to BullEx, Inc., in the amount of \$59,980.00.

The Fire Training Center project scope and budget included a car fire prop, however in the abundance of caution, the funds for this prop were held in reserve to cover possible budget overruns late in the project. The funds to purchase this prop remained intact and we are now purchasing the car fire prop. The structural live fire car training prop is designed to operate in an open space from a portable trailer capable of storing the prop and housing all support equipment for exterior operation and activation including all controls required by NFPA and power supply.

FUNDING:

Funding is provided from 2010 GO Bonds and remaining Fire Training Center Funds

SCHEDULE:

Capital Projects plans for this prop to be delivered by June 2014.

Cc: Jim Dulac, P.E., Assistant City Engineer 

FIRE TRAINING CENTER CAR FIRE PROP
Bid NO. 38-14
BID OPENING: THURSDAY, FEBRUARY 27, 2014

Project Manager: Jim Dulac
Engineer's Estimate: \$80,000.00

CONTRACTOR	Add. #1 	Add. #2 	BASE BID CALENDAR DAYS	BASE BID TOTAL	ALTERNATE CALENDAR DAYS	ALTERNATE BID TOTAL
1. <u>BullEx, Inc.</u>	X	X	60 Days	\$59,980.00	N/A	N/A
2. <u>Fireblast 451, Inc.</u>	X	X	60 Days	\$64,543.00	90-120 Days	\$111,533.00
3. <u>Draeger Safety, Inc.</u>	X	X	60 Days	\$78,510.00	N/A	N/A



MEMO

DATE: March 17, 2014

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #42-14 for emergency repair of a 20” transfer main waterline at 3000 N. Waterview Drive to Tri-Con Services, Inc. for a total amount of \$86,293.62 pursuant to Local Government Code, Chapter 252.022(a)(1)(3) due to a public calamity that requires immediate action to protect the public health and safety of our citizens and to repair the unforeseen damage of public property

Proposed Date of Award: March 24, 2014

I concur with the recommendation of Hunter Stephens, Interim Superintendent of Utilities, and request council approval of the emergency repair of a 20” transfer main waterline on January 31, 2014 to Tri-Con Services, Inc. for a total amount of \$86,293.62, as outlined in the attached memo.

An emergency purchase procedure was authorized, as per Local Government Code, Chapter 252.022(a)(1)(3), to protect the public health and safety of citizens and to repair the unforeseen damage of public property, as outlined in Mr. Stephen’s attached memo.

Funding is provided as follows:

511-5220-503-4358	\$40,578.12
511-5521-503-3499	28,715.50
511-5211-503-4531	<u>17,000.00</u>
	\$86,293.62

Concur:

Kent Pfeil

Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Hunter Stephens, Interim Superintendent of Utilities 

DATE: 3/14/2014

SUBJECT: 3000 N. Waterview Dr. 20" Transfer Main Repair / Invoice M-10753

The City of Richardson maintains a 20" transfer line that moves water from our Northside Pump Station to our Westside ground storage tanks. The transfer line is critical infrastructure and is essential for water operations in the southwestern zone of the distribution system serving approximately 5,100 service connections. During the investigation, conduit relocation and repairs we operated for 20 days under emergency pumping procedures to minimize the stress on the pipeline and to protect the system infrastructure from further damage.

The 20" transfer line leak was discovered on 1/30/2014 when a contractor was excavating near the transfer line. During the investigation by City Utilities staff, we discovered multiple issues:

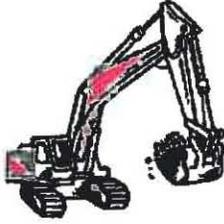
- A bank of communication conduits were sitting directly on top of the 20" line.
- A 12" distribution main was running parallel and directly below the 20" line.
- The leak on the 20" would require a larger repair than anticipated.
- Multiple Communication, Gas and Electric lines were within the excavation area.

The conduits were relocated by AT&T; this allowed the pipeline to be fully exposed for repair. The damaged area was severe enough to prevent us from being able to reliably transfer water and required Utilities staff to initiate emergency mobilization of a utility contractor equipped to perform the work immediately.

Tri-Con Services Inc. responded and repaired the pipeline. In addition to repairing the 20" pipeline, the 12" distribution main directly below the 20" transfer line was relocated in order to adequately access the 20" transfer for repairs. The City of Richardson was billed for repairs by Tri-Con with invoice M-10753 dated February 21, 2014 for \$86,293.62.

Thank you,

Hunter Stephens
Interim Superintendent of Utilities



TRI-CON

SERVICES, INC.

GENERAL CONSTRUCTION

P. O. BOX 472887 - GARLAND, TEXAS 75047-2887
 3010 W. MAIN ST., ROWLETT, TEXAS 75088
 Office (972) 476-6207 — FAX (972) 476-7416



February 21, 2014

City of Richardson
 1260 Columbia Dr.
 Richardson, TX
 PH (972) 744-4415
 Cel (214) 708-1582

Attn: Mr. Hunter Stevens
Mr. Steve Anderson

Invoice M-10753

Re: Invoice- Emergency Repair waterline at 3000 N. Waterview Parkway

Mr. Stevens,

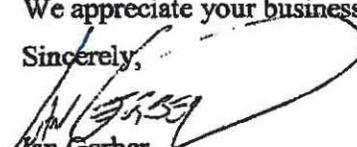
The following is a bill for repairs to an existing 20 inch diameter waterline at the location mentioned above. The waterline was isolated safely with shoring equipment before an existing 12 inch diameter waterline was removed and relocated around to accommodate welding repairs needed on the 20 inch waterline. After welding repairs the 12 inch waterline was replaced new with concrete blocking at bends. The area was partially backfilled with gravel after repairs:

Mobilization (Rowlett to Richardson)	QTY	Unit	Price / Unit	Total
LG Excavator (CAT345)	1	ea	8,989.00	8,989.00
Med Excavator (John Deer)	1	ea	1,489.00	1,489.00
LG rubber tire loader	1	ea	8,511.00	8,511.00
TXDOT transport permit (Excavator only - In/out)	1	ea	981.00	981.00
Trench Safety equipment	1	LS	1,589.00	1,589.00
	QTY	Unit	Price / Unit	
Labor				
Skilled Foremen & 5 man Crew w/ hand tools	44	Reg. hrs	415.00	18,280.00
Additional pipe crew member or Labor (if needed)		Reg. hrs	40.00	0.00
Superintendent	35	Reg. hrs	96.00	3,360.00
Equipment				
Excavator (345 Caterpillar)	23	Reg. hrs	285.00	6,095.00
Med Excavator (John Deer)	41	Reg. hrs	185.00	7,585.00
Large rubber tire loader	41	Reg. hrs	181.00	7,421.00
3" water pump w/ hoses	8	Reg. hrs	30.00	240.00
Air Compressor	1	LS	489.00	489.00
Import / Haul off / Stand By OR Concrete (Trucking)	6	Reg. hrs / ea	155.00	930.00
Trench Safety Equipment	30	Reg. hrs	135.00	4,050.00
Material				
Concrete Blocking (@12" bends)	8	CY	93.00	744.00
Cement Pipe patch	10	bags	18.40	184.00
Gravel (Crushed conc.)	82	Tons	13.00	806.00
12" pipe, 4-45 bands, 1-sleeve, megalugs	1	LS	3,489.00	3,489.00
Henson Welding & parts	1	LS	2,530.00	2,530.00
Overhead & profit	1	LS	8,551.62	8,551.62

Total due.... \$ 86,293.62

We appreciate your business; please contact us with any questions.

Sincerely,


 Ian Gerber
 Project Engineer



MEMO

DATE: March 18, 2014
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #43-14 for a cooperative annual contract for Print Materials and Multimedia (Electronic and Recorded) for the Richardson Public Library in the estimated amounts to Baker & Taylor, Inc. (\$175,000), Baker & Taylor Entertainment (\$9,000), Baker & Taylor Continuations (\$9,000), Brodart Inc. (\$50,000), Brodart Continuations (\$9,000), Ingram Library Services, Inc. (\$90,000), Midwest Tape, L.L.C. (\$80,000), and Central Programs, Inc. dba Gumdrop Books (\$9,000) through the State of Texas Procurement and Support Services Contract #715-N1 pursuant to percentages of discount from list prices

Proposed Date of Award: March 24, 2014

I concur with the recommendation of Steve Benson – Director of Library Services and request permission to issue annual contract purchase orders for the above referenced print materials and multimedia for the Richardson Public Library, for a total estimated amount of \$431,000.

The State of Texas Procurement and Support Services competitively bids and negotiates discounts from list price from various resellers of library materials such as hardcover and softcover printed books, digital audio books, audio compact discs and tapes, as well as, binding and cataloging services. Attached is a list of the resellers who have been awarded a contract with the State and the discount matrix by category for your information. Our Library uses most of the resellers on the state contracts and we are requesting to issue annual contracts to the following vendors in the *estimated amounts*.

Baker & Taylor, Inc.	\$175,000
Baker & Taylor Entertainment	9,000
Baker & Taylor Continuations	9,000
Brodart, Inc.	50,000
Brodart Continuations	9,000
Ingram Library Services, Inc.	90,000
Midwest Tape L.L.C.	80,000
Central Programs, Inc. dba Gumdrop Books	9,000

Estimated Total Award **\$431,000**

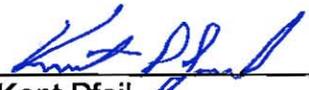
It is difficult to determine the exact expenditure for each vendor as the amount of purchases per vendor will depend on what books/media materials are available at the time of order. Consequently, it is our intention to have the flexibility to purchase the largest amount of materials, utilizing the state contract pricing, while staying within the annual budgeted amounts for any given fiscal year.

The award of this contract allows the city to purchase library materials 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 library materials, payment will be rendered pursuant to the percent of discount allowed per vendor.

The term of the exiting contract expires on May 31, 2014; however, the State is in the process of rebidding the contract at this time. The State Contract Manager has assured us that new contracts will be awarded to all of our required vendors and possibly additional vendors will be added. The State Contract Manager stated that the new contract will be for a twelve month period with options to renew for at least four additional one-year periods.

The City of Richardson is a member of the State of Texas Procurement and Support Services Cooperative Purchasing 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.

Concur:



Kent Pfeil

Attachments

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



MEMO

To: Pam Kirkland – Purchasing Manager

From: Steve Benson – Director of Library Services

/ Steve Benson

Date: March 19, 2014

Subject: Estimated Annual Contract Amounts for Library Materials

I've attached a table with estimated expenditures during FY2013-14 for print materials and multimedia. The Library will be utilizing vendors with state contracts. These contracts specify potential discounts from list price that vary dependent upon each particular item and the discount that the vendor receives from the publisher of that item.

These purchases are made from the following FY13-14 accounts:

234-4010-581-7491 (books and multimedia)	\$346,750
011-4010-561-6401 (subscriptions)	78,250
011-4010-561-6402 (donations for books and multimedia)	<u>6,642</u>
	\$431,642

2013 - 2014 ESTIMATED BLANKET PURCHASE ORDERS

VENDOR	VENDOR #	AMOUNT OF PO
Baker & Taylor, Inc.	252	\$175,000
Baker & Taylor Entertainment	17065	9,000
Baker & Taylor Continuations	17062	9,000
Brodart, Inc.	360	50,000
Brodart Continuations	10795	9,000
Ingram Library Services, Inc.	3237	90,000
Midwest Tape L.L.C.	15741	80,000
Gumdrop Books	22104	9,000
Estimated total expenditures of		\$431,000

Term Contract - Contractor List

Page 1 of 1

Contract: 715-N1

Contractor VID	Contractor Name	HUB	Ethnicity/ Gender	Contact Name	Address	Phone	Extension	Fax	E-mail
10612263532	SCHOLASTIC LIBRARY PUBLISHING	N		KATHY BROWN	90 OLD SHERMAN TURNPIKE USA DANBURY CT 06816	203/797-6951		203-797-3478	kbrown@scholasticlibrary.com
12020140351	AMERGREEN, INC.	N		PRESIDENT / CHERYL BROWN	262 W. AVENIDA DE LAS FLORES USA THOUSAND OAKS CA 91380	805/557-0620		805-494-0870	info@amergreen.com
12322487583	BRODART CO., BY NUBRO INC., GENERAL PART	N		LINDA ECKMAN	500 ARCH STREET USA WILLIAMSPORT PA 17701	570/328-2461		570-328-1479	LINDA.ECKMAN@BRODART.COM
13704390106	BOUND TO STAY BOUND BOOKS, INC.	N		LINDA PRICE	1880 WEST MORTON AVE USA JACKSONVILLE IL 62650	800/637-8586		800-747-2872	lprice@btsb.com
13710017263	PERMA-BOUND HERTZBERG-NEW METH	N		TRACY SAVAGE	617 E VANDALIA RD USA JACKSONVILLE IL 62650	217/243-5451		217-243-3422	TRACYS@PERMA-BOUND.COM
13714996868	MIDWEST TAPE, L.L.C.	N		JUDY SUMNER	PO Box 820 Holland OH 43528				judys@midwesttapes.com
14310578787	CENTRAL PROGRAMS INC D/B/A GUMDROP BOOKS	N		NANCY CROVETTI, BID COORDINATOR	P.O. BOX 505 BETHANY MO 64424-0505	800/821-7199		866-321-7199	wecare@gumdropbooks.com
15617817293	BAKER AND TAYLOR, INC.	N		SUSAN GURLEY	501 S GLADIOLUS MOMENCE IL 60954-1799	800/775-2300		800-775-3500	SUSAN.GURLEY@BTOL.COM
16210762965	DAVIDSON TITLES, INC.	N		SUSAN PERRY	PO BOX 3538 USA JACKSON TN 38303	800/433-3903		800-787-7935	SUSAN@DAVIDSONTITLES.COM
16217466966	INGRAM LIBRARY SERVICES INC	N		FLORENCE CLINE	ONE INGRAM BLVD ATTN BIDS AND CONTRACTS DEPARTMENT USA LA VERGNE TN 37086	800/937-5300		615-213-5196	FLORENCE.CLINE@INGRAMBOOK.COM
17428522449	COMPLETE BOOK & MEDIA SUPPLY, INC.	Y	AS M	KENDALL MONTIEGEL	1200 TORO GRANDE DR SUITE 200 USA CEDAR PARK TX 78613	512/616-0400		512-616-0410	kendall@completebook.com

Term Contract - Contractor List

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

Category 1: Music/Audio: Cassette Tapes Prerecorded**
Category 2: Music/Audio: Compact Discs (CD) Prerecorded**
Category 3: Spoken Word/Audio: Cassette Tape-Abridged Prerecorded**
Category 4: Spoken Word/Audio: Cassette Tape-Unabridged Prerecorded**
Category 5: Spoken Word Audio Compact Discs (CD) - Abridged Prerecorded**
Category 6: Spoken Word Audio Compact Discs (CD) - Unabridged Prerecorded**
Category 7: Spoken Word Audio Compact Discs (CD) - in MP3 Format - Unabridged Prerecorded**
Category 8: Digital Audio Books
Category 9: Adult Trade Hardcover; Non-Fiction
Category 10: Adult Trade Hardcover; Fiction
Category 11: Juvenile Trade - Hardcover; Non-Fiction
Category 12: Juvenile Trade - Hardcover; Fiction
Category 13: Adult - Library Binding; Fiction
Category 14: Adult - Library Binding; Non-Fiction
Category 15: Juvenile -Library Binding; Fiction
Category 16: Juvenile - Library Binding; Non-Fiction
Category 17: Juvenile - Reinforced Binding; Non-Fiction
Category 18: Juvenile - Reinforced Binding; Fiction
Category 19: Adult Trade Paperback
Category 20: Juvenile Trade Paperback
Category 21: Mass Market Paperback; Rack Paperbacks
Category 22: University Press
Category 23: Small Press
Category 24: Health and Science Publications
Category 25: Pre-Bound Paperback
Category 26: Electronic Books
Category 27: Legal Publications; Trade Type Law Related Publications
Category 28: Audiovisual - Video Cassettes - VHS Format Prerecorded**
Category 29: Audiovisual - DVD Non-Feature Film Prerecorded**
Category 30: Audiovisual - DVD Feature Film Prerecorded**

** Commercially Produced for General Audiences

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

SAMPLE

Category: items are divided into various categories on the contract. EX: CATEGORY 1	General Description of the Category. EX: MUSIC /AUDIO: CASSETTES TAPES PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES								
	NIGP Code Must Be Included on Purchase Order. The NIGP Code varies by category. EX: 715-05-30								
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	0	.67	2.14	2.62	0.10				

Begin Category Discounts

CATEGORY 1	MUSIC /AUDIO: CASSETTES TAPES PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES								
	NIGP Code Must Be Included on Purchase Order: 715-05-30								
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	0	.67	2.14	2.62	0.10				

CATEGORY 2	MUSIC /AUDIO: COMPACT DISCS (CD) PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES								
	NIGP Code Must Be Included on Purchase Order: 715-05-31								
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BAKER & TAYLOR	25	.60	1.89	1.89	.75				
SLIM GOODBODY	20				3.00				
MIDWEST TAPE	20		2.65				.25/949	1.20/TITL	
AMERGREEN, INC	7-25								
INGRAM LIBRARY SRV	0	.67	2.14	2.62	0.10				

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 3		SPOKEN WORD /AUDIO: CASSETTE TAPE-ABRIDGED PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES							
		NIGP Code Must Be Included on Purchase Order:				715-05-40			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	45.5	.67	4.14	4.62	0.10	0	1.20	1.85	9.95
BRODART CO.	40	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	34.0	1.25	2.10	1.89	.45				
PERMA-BOUND	0	.99	.89	.83					

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 4		SPOKEN WORD /AUDIO: CASSETTE TAPE-UNABRIDGED PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES							
		NIGP Code Must Be Included on Purchase Order:				715-05-41			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BRODART CO.	40	.60	*	*	*	0.00	1.50	2.00-6.00	2.00-6.00
INGRAM LIBRARY SRV	20.5	.67	4.14	4.62	0.10	0	1.20	1.85	9.95
AMERGREEN, INC	0								
PERMA-BOUND	0	.99	.89	.83					
BAKER & TAYLOR	34.0	1.25	2.10	1.89	.45				

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 5	SPOKEN WORD AUDIO COMPACT DISCS (CD) - ABRIDGED PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES								
	NIGP Code Must Be Included on Purchase Order: 715-05-42								
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	45.5	.67	4.14	4.62	0.10	0	1.20	1.85	9.95
BAKER & TAYLOR	34.0	1.25	2.10	1.89	.45				
BRODART CO.	40	.60	*	*	*	0.0	1.50	2.00-6.00	2.00-6.00
DAVIDSON TITLES	10		.50	.50		0.0			
COMPLETE BOOK	8-35								
AMERGREEN, INC	7								
PERMA-BOUND	0	.99	.89	.83					
SCHOLASTIC	0								

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 6	SPOKEN WORD AUDIO COMPACT DISCS (CD) - UNABRIDGED PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES								
	NIGP Code Must Be Included on Purchase Order: 715-05-43								
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BRODART CO.	40	.60	*	*	*	0	1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	34	1.25	2.10	1.89	.45				
INGRAM LIBRARY SRV	20.5	.67	4.14	4.62	0.10	0	1.20	1.85	9.95
DAVIDSON TITLES	10		.50	.50		0.0			
COMPLETE BOOK	8-35								
AMERGREEN, INC	7								
PERMA-BOUND	0	.99	.89	.83					
SCHOLASTIC	0								

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 7	SPOKEN WORD AUDIO COMPACT DISCS (CD) - IN MP3 FORMAT - UNABRIDGED PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES								
	NIGP Code Must Be Included on Purchase Order:				715-05-44				
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BRODART CO.	40	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	34.0	1.25	2.10	1.89	.45				
INGRAM LIBRARY SRV	20.5	.67	4.14	4.62	0.10	0	1.20	1.85	9.95
COMPLETE BOOK	8-35								

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 8	DIGITAL AUDIO BOOKS								
	NIGP Code Must Be Included on Purchase Order:				715-10-70				
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
SCHOLASTIC	0								

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 9	ADULT TRADE HARDCOVER; NON-FICTION								
	NIGP Code Must Be Included on Purchase Order:					715-10-71			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	46.9	.67	1.19	1.67	0.10	0.0	1.20	1.85	9.95
BRODART CO.	46	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	40	1.25	2.39	1.55	.45				
DAVIDSON TITLES	25		.50	.50		0.0			
BLACKWELL BOOK	17								
COMPLETE BOOK	8-35								
AMERGREEN, INC	7								
GUMDROP BOOKS	0-70	.99							
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.0	0.07	0.07	0.07
PERMA-BOUND	0	.99	.89	.83					

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 10	ADULT TRADE HARDCOVER; FICTION								
	NIGP Code Must Be Included on Purchase Order:					715-10-72			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	46.9	.67	1.19	1.67	0.10		1.20	1.85	9.95
BRODART CO.	46	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	40	1.25	2.39	1.55	.45				
BLACKWELL BOOK	17								
DAVIDSON TITLES	10		.50	.50					
COMPLETE BOOK	8-35								
AMERGREEN, INC	7								
GUMDROP BOOKS	0-70	.99							
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07
PERMA-BOUND	0	.99	.89	.83					

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 11	JUVENILE TRADE - HARDCOVER; NON-FICTION								
	NIGP Code Must Be Included on Purchase Order:					715-10-73			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	46.9	.67	1.19	1.67	0.10	0.00	1.20	1.85	9.95
BRODART CO.	46	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	40	1.25	2.39	1.55	.45				
BLACKWELL BOOK SVCS	17								
DAVIDSON TITLES	25		.50	.50		0			
COMPLETE BOOK	8-35								
GUMDROP BOOKS	0-70	.99							
SCHOLASTIC	40								
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.0	0.07	0.07	0.07
PERMA-BOUND	0	.99	.89	.83					

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 12	JUVENILE TRADE - HARDCOVER; FICTION								
	NIGP Code Must Be Included on Purchase Order:					715-10-74			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	46.9	.67	1.19	1.67	0.10	0.00	1.20	1.85	9.95
BRODART CO.	46	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	40	1.25	2.39	1.55	.45				
DAVIDSON TITLES	25		.50	.50		0.00			
COMPLETE BOOK	8-35								
GUMDROP BOOKS	0-70	.99							
PERMA-BOUND	0	.99	.89	.83					
SCHOLASTIC	40								
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 13	ADULT - LIBRARY BINDING; FICTION								
	NIGP Code Must Be Included on Purchase Order:					715-10-75			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BRODART CO.	23	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	20	1.25	2.39	1.55	.45				
INGRAM LIBRARY SRV	15.5	.67	1.19	1.67	0.10	0.00	1.20	1.85	9.95
DAVIDSON TITLES	15		.50	.50		0.00			
COMPLETE BOOK	8-35								
GUMDROP BOOKS	0-70	.99							
PERMA-BOUND	0	.99	.89	.83					
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 14	ADULT - LIBRARY BINDING; NON-FICTION								
	NIGP Code Must Be Included on Purchase Order:					715-10-76			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BRODART CO.	23	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	20	1.25	2.39	1.55	.45				
INGRAM LIBRARY SRV	15.5	.67	1.19	1.67	0.10	0.00	1.20	1.85	9.95
DAVIDSON TITLES	15		.50	.50					
COMPLETE BOOK	8-35								
GUMDROP BOOKS	0-70	.99							
PERMA-BOUND	0	.99	.89	.83					
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 15	JUVENILE - LIBRARY BINDING; FICTION								
	NIGP Code Must Be Included on Purchase Order:					715-10-77			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BOUND TO STAY	30	.74	1.25	.65	10.00				
BRODART CO.	23	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	20	1.25	2.39	1.55	.45				
DAVIDSON TITLES	17		.50	.50		0.00			
INGRAM LIBRARY SRV	15.5	.67	1.19	1.67	0.10	0.00	1.20	1.85	9.95
COMPLETE BOOK	8-35								
GUMDROP BOOKS	0-70	.99							
PERMA-BOUND	22-30	.99	.89	.83					
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 16	JUVENILE - LIBRARY BINDING; NON-FICTION								
	NIGP Code Must Be Included on Purchase Order:					715-10-78			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BOUND TO STAY	30	.74	1.25	.65	10.00				
BRODART CO.	23	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
DAVIDSON TITLES	22		.50	.50		0.00			
BAKER & TAYLOR	20	1.25	2.39	1.55	.45				
INGRAM LIBRARY SRV	15.5	.67	1.19	1.67	0.10	0.00	1.20	1.85	9.95
COMPLETE BOOK	8-35								
GUMDROP BOOKS	0-70	.99							
PERMA-BOUND	22-30	.99	.89	.83					
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

715-N1 Discount Matrix by Category

View complete contract at:
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CATEGORY 17	JUVENILE - REINFORCED BINDING; NON-FICTION								
	NIGP Code Must Be Included on Purchase Order:					715-10-77			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	46.9	.67	1.19	1.67	0.10	0.00	1.20	1.85	9.95
BRODART CO.	40	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
DAVIDSON TITLES	22		.50	.50		0.00			
BAKER & TAYLOR	20	1.25	2.39	1.55	.45				
PERMA-BOUND	22-30	.99	.89	.83					
SCHOLASTIC	35								
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 18	JUVENILE - REINFORCED BINDING; FICTION								
	NIGP Code Must Be Included on Purchase Order:					715-10-78			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	46.9	.67	1.19	1.67	0.10	0.00	1.20	1.85	9.95
BRODART CO.	40	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BAKER & TAYLOR	20	1.25	2.39	1.55	.45				
DAVIDSON TITLES	17		.50	.50					
PERMA-BOUND	22-30	.99	.89	.83					
SCHOLASTIC	35								
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

715-N1 Discount Matrix by Category

View complete contract at:
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CATEGORY 19	ADULT TRADE PAPERBACK								
	NIGP Code Must Be Included on Purchase Order:					715-10-81			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	40.5	.67	2.63	3.11	0.10	0.00	1.20	1.85	9.95
BRODART CO.	40	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
DAVIDSON TITLES	25		.50/2.50	.50/2.50					
BAKER & TAYLOR	20	1.25	3.53	2.69	.45				
BLACKWELL BOOK	17								
COMPLETE BOOK	8-35								
AMERGREEN, INC	7								
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 20	JUVENILE TRADE PAPERBACK								
	NIGP Code Must Be Included on Purchase Order:					715-10-82			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	40.5	.67	2.63	3.11	0.10	0.00	1.20	1.85	9.95
BRODART CO.	40	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
DAVIDSON TITLES	25		.50/2.50	.50/2.50					
BAKER & TAYLOR	20	1.25	3.53	2.69	.45				
BLACKWELL BOOK	17								
COMPLETE BOOK	8-35								
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07
PERMA-BOUND	30	.99	.89	.83					
SCHOLASTIC	35								

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

715-N1 Discount Matrix by Category

View complete contract at:
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CATEGORY 21	MASS MARKET PAPERBACK; RACK PAPERBACKS								
	NIGP Code Must Be Included on Purchase Order:					715-35-90			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	40.5	.67	2.63	3.11	0.10	0.00	1.20	1.85	9.95
BRODART CO.	40	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
DAVIDSON TITLES	30		.50/2.50	.50/2.50		0.00			
BAKER & TAYLOR	20	1.25	3.53	2.69	.45				
COMPLETE BOOK	8-35								
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 22	UNIVERSITY PRESS								
	NIGP Code Must Be Included on Purchase Order:					715-46-27			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BAKER & TAYLOR	20	1.25	3.53/2.39	1.55/2.69	.45				
BLACKWELL BOOK	17								
DAVIDSON TITLES	15		.50/2.50	.50/2.50		0.00			
BRODART CO.	12	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
INGRAM LIBRARY SRV	10.1	.67	VARIES	VARIES	0.10	0.00	1.20	1.85	9.95
COMPLETE BOOK	8-35								
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 23	SMALL PRESS								
	NIGP Code Must Be Included on Purchase Order:					715-90-10			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
DAVIDSON TITLES	22		.50/2.50	.50/2.50		0.00			
BAKER & TAYLOR	20	1.25	3.53/2.39	1.55/2.69	.45				
BLACKWELL BOOK	17								
BRODART CO.	12	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
INGRAM LIBRARY SRV	10.1	.67	VARIABLES	VARIABLES	0.10	0.00	1.20	1.85	9.95
COMPLETE BOOK	8-35								
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 24	HEALTH AND SCIENCE PUBLICATIONS								
	NIGP Code Must Be Included on Purchase Order:					715-90-11			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BAKER & TAYLOR	20	1.25	3.53/2.39	1.55/2.69	.45				
BLACKWELL BOOK	17								
BRODART CO.	12	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
COMPLETE BOOK	8-35								
INGRAM LIBRARY SRV	10.1	.67	VARIABLES	VARIABLES	0.10	0.00	1.20	1.85	9.95
DAVIDSON TITLES	0		.50/2.50	.50/2.50		0.00			
AMERGREEN, INC	0								

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 25	PRE-BOUND PAPERBACK								
	NIGP Code Must Be Included on Purchase Order:					715-90-12			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	40.5	.67	.64	1.12	0.10	0.00	1.20	1.85	9.95
DAVIDSON TITLES	30		.50	.50		0.00			
BAKER & TAYLOR	25	1.25	1.54	.70	.45				
BRODART CO.	23	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
BLACKWELL BOOK	17								
COMPLETE BOOK	8-35								
AMERGREEN, INC	0								
PERMA-BOUND	22-30	.99	.89	.83					
TANDEM LIBRARY	45	1.01	1.18	1.19	0.07	0.00	0.07	0.07	0.07

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 26	ELECTRONIC BOOKS								
	NIGP Code Must Be Included on Purchase Order:					715-90-13			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	5.0								
BLACKWELL BOOK	0								
SCHOLASTIC	0								

715-N1 Discount Matrix by Category

View complete contract at:
http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 27	LEGAL PUBLICATIONS; TRADE TYPE LAW RELATED PUBLICATIONS								
	NIGP Code Must Be Included on Purchase Order:					715-90-15			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
BAKER & TAYLOR	20	1.25	2.39/3.53	1.55/2.69	.45				
BLACKWELL BOOK	17								
INGRAM LIBRARY SRV	15.5	.67	VARIES	VARIES	0.10	0.00	1.20	1.85	9.95
BRODART CO.	12	.60	*	*	*		1.50	2.00-6.00	2.00-6.00
COMPLETE BOOK	8-35								

* see Brodart Cataloging Fees http://www.window.state.tx.us/procurement/tools/715_N1_BRODART_CATALOGING_SERV.pdf

CATEGORY 28	AUDIOVISUAL - VIDEO CASSETTES - VHS FORMAT PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES								
	NIGP Code Must Be Included on Purchase Order:					715-90-15			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	29.00	.67	2.14	2.62	0.10	0.00			
COMPLETE BOOK	8-35								
AMERGREEN, INC	7								
SCHOLASTIC	0								
PERMA-BOUND	0	.99	.89	.83					

715-N1 Discount Matrix by Category

View complete contract at:

http://www2.cpa.state.tx.us/cat_page/cat_715_n1_0709.html

CATEGORY 29	AUDIOVISUAL - DVD NON-FEATURE FILM PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES								
	NIGP Code Must Be Included on Purchase Order:					715-90-16			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	31.5	.67	2.14	2.62	0.10	0.00			
BAKER & TAYLOR	28	.60	1.89	1.89	.75				
SLIM GOODBODY	20				3.00				
MIDWEST TAPE	20		2.65			0.00	.25/949	1.20/TITL	
DAVIDSON TITLES	8		.50	.50		0.00			
AMERGREEN, INC	7								
PERMA-BOUND	0	.99	.89	.83					
SCHOLASTIC	0								
COMPLETE BOOK	0								

CATEGORY 30	AUDIOVISUAL - DVD FEATURE FILM PRERECORDED, COMMERCIALY PRODUCED FOR GENERAL AUDIENCES								
	NIGP Code Must Be Included on Purchase Order:					715-90-16			
VENDOR	Discount %	Cataloging Service				With Cataloging			
		Traditional	Contem.	Trend	Min	Level 1	Level 2	Level 3	Level 4
INGRAM LIBRARY SRV	31.5	.67	2.14	2.62	0.10	0.00			
BAKER & TAYLOR	28	.60	1.89	1.89	.75				
DAVIDSON TITLES	20		.50	.50		0.00			
MIDWEST TAPE	20		2.65			0.00	.25/949	1.20/TITL	
PERMA-BOUND	0	.99	.89	.83					
COMPLETE BOOK	0								



MEMO

DATE: March 17, 2014

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager

SUBJECT: Award of Bid #44-14 for the cooperative purchase of a sixteen (16) passenger shuttle bus for the Senior Center to Alliance Bus Group, Inc. in the amount of \$65,077 through the Houston-Galveston Area Council of Governments Contract #BT01-14

Proposed Date of Award: March 24, 2014

I concur with the recommendations of Ernest Ramos – Fleet and Materials Manager and Beth Owens – Senior Center Manager and request permission to issue a purchase order for a sixteen (16) passenger shuttle bus, as specified in the attached quotation to Alliance Bus Group, in the amount of \$65,077.

The above referenced equipment has been bid through the Houston-Galveston Area Council of Governments (HGAC) Contract #BT01-14. 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 234-3204-581-7421, Project #PO1401 for this expenditure.

Concur:

Kent Pfeil

ATTACHMENTS

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



MEMO

DATE: March 3, 2014
TO: Pam Kirkland, Purchasing Manager
FROM: Ernie Ramos, Fleet & Materials Manager *E.R.*
RE: Capital Equipment Purchase, 16-Passenger Shuttle Bus via HGAC Contract BT01-14, Product Code JBH

I have reviewed the existing contract referenced above and recommend purchasing one (1) 16-passenger Shuttle Bus w/2-Wheel Chair spaces from Alliance Bus Group, Inc. for an amount of \$65,077.00. I have reviewed and approved the quote with option from Alliance Bus Group, Inc.

The funding for this purchase is funded from account # 234-3024-581-7421, Project # PO1401. The contact at Alliance Bus Group, Inc. is Mr. Jason Roy, and he can be reached at (800) 880-5620, ext. 6642 or E-mail: jasonroy@alliancebusgroup.com, or fax (201) 636-8428. Please order the unit as specified on the HGAC Contract Pricing Worksheet. The total reflects the unit, options and contract fee.

Attachment/s: HGAC Contract Pricing Worksheet (1-page)
HGAC Contract (18-pages)
Shuttle Bus Specifications & Approved Drawing (6-pages)

CC: Tara Zavala, Older Adult Coordinator
Beth Owens, Senior Center & Program Manager
Spencer Doyle, Superintendent of Recreation & Older Adults
Michael Massey, Director of Parks and Recreation
Kent Pfeil, Director of Finance



MEMO

DATE: March 5, 2014

TO: Pam Kirkland, Purchasing Manager

FROM: Beth Owens, Senior Center Manager

RE: Capital Equipment Purchase, 16-Passenger Shuttle Bus via HGAC
Contract BT01-14, Product Code JBH

I have reviewed the contract BT01-14, Product Code JBH sent to me from Ernie Ramos and approve the purchase and options of one (1) 16-passenger Shuttle Bus w/2-Wheel Chair spaces from Alliance Bus Group, Inc. for an amount of \$65,077.00.

The funding for this purchase is funded from account # 234-3024-581-7421, Project # PO1401. The contact at Alliance Bus Group, Inc. is Mr. Jason Roy, and he can be reached at (800) 880-5620, ext. 6642 or E-mail: jasonroy@alliancebusgroup.com, or fax (201) 636-8428.

CC: Tara Zavala, Older Adult Coordinator
Spencer Doyle, Superintendent of Recreation & Older Adults
Ernie Ramos, Fleet and Materials Manager

✓

Alliance Bus Group - HGAC BT01-14
Type 3 Transit Bus - Product Code JBH
VIP 2500 16 Ambulatory & 2 Wheelchair Passengers

STANDARD EQUIPMENT

CHASSIS

Ford E-450 Cutaway Chassis, 176" wheelbase, 14,500 GVWR
6.8 liter, V10 gasoline engine, 245 horsepower @ 4500 RPMs
TorqShift, 5 speed automatic transmission w/ overdrive & external cooler
Tilt steering column
Steel belted radial tires (LT225/75R16)
Dual batteries
Four (4) wheel disc brakes
40 gallon fuel tank
In dash a/c & heat
Black rubber flooring in cab area

VIP 2500 BODY:

24" x 36" tinted T-slide passenger windows positioned at each row
Emergency exit window buzzers on all egress windows
32" manual entry door
Left hand entry hand rail in step well, stanchions & modesty panel
White step safety nosing
Color, number & function coded computer tested electrical wiring
Interior central power panel
Easy access driver control console, located for safety
Trac-Lock, adjustable track seating
Black RCA transit grade floor rubber w/ ribbed aisle
Exterior driver mirrors w/ convex
Interior courtesy lights
Exterior D.O.T. clearance lights
Durable fiberglass head liner and sidewall panels
Impact resistant, non corrosive composite body
Bright white exterior finish w/ durable fiberglass exterior finish
3/4" sealed & undercoated FRP floor
Structural steel floor under structure
Two stage undercoating process for undercarriage corrosion protection.

Climate Control

Rear Air Conditioning system rated at 68,000 BTU's with:

- Dual compressors, chassis supplied plus an auxiliary dedicated to rear system
- Three fan skirt mounted condenser unit rated at 78,000 BTU's/2,775 CFM's
- Rear evaporator unit rated at 55,000 BTU's/1,600 CFM's

GENERAL & SAFETY FEATURES:

- Exterior entry door light
- Auxiliary high idle control
- Reverse alarm
- Overhead handrail
- Driver's passenger view mirror
- First aid kit, fire extinguisher, & reflector kit

SEATING:

Freedman mid back passenger seats with:

- Commercial grade fabric or vinyl upholstery
- Freedman high back reclining driver's seat w/ armrests

PARATRANSIT:

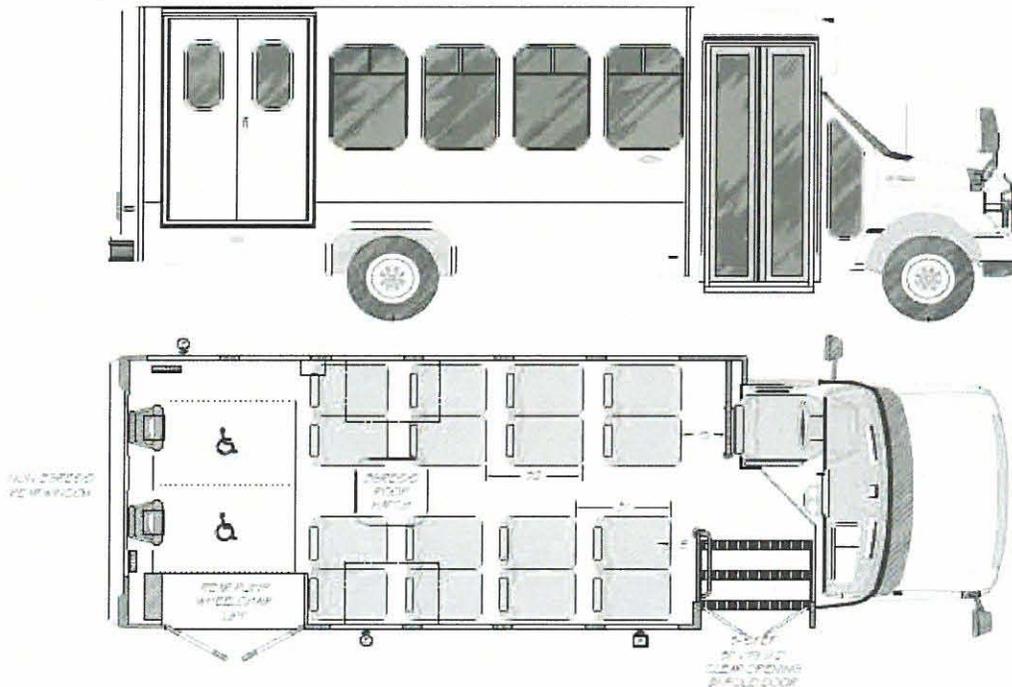
ADA compliance features with:

- Double outward opening wheelchair lift door
- Fully automatic wheelchair lift
- Transmission interlock
- Interior and exterior lights in the lift area
- Retractable (4) point wheelchair securement tie downs
- Priority seating decals
- Freedman flip seats over the wheelchair positions w/seatbelt

EXTERIOR

Bright white FRP exterior

INTERIOR LAYOUT:



PRICING

Base Contract Price Is \$ 56,862

Base selling price is F.O.B. Oswego, Kansas

MANUFACTURER'S PUBLISHED OPTIONS

1	*SPECIAL	Owners Manual	\$45.00	\$45.00
1	810000	Fuel Sending Unit Access Plate	\$112.50	\$112.50
1	150905V	Bumper Option, Rear Help	\$702.50	\$702.50
1	250125	Exterior Entry Door Key Lock	\$93.75	\$93.75
1	std.	36" Electric Entry Door in lieu of 30" Manual Door	\$175.00	\$175.00
1	50204GACT	ACT 50 in lieu of Carrier Max system	\$0.00	\$0.00
1	50110G-3	45,000 BTU Proair Rear Heater	\$463.75	\$463.75
1	150420	Electrical Body Disconnect	\$62.50	\$62.50
1	720801	Freedman Shield 2011 Driver's Seat	\$368.75	\$368.75
14	705010	Freedman USR Retractable Seat Belts	\$31.25	\$437.50
18	720004	Level 4 Icon Upholsterey	\$46.25	\$832.50
4	STD.	Non-Retractable Seatbelts	\$0.00	\$0.00
7	720021	Padded Grab Handle	\$31.25	\$218.75
1	100216	3/4" Marine Grade Plywood Floor	\$281.25	\$281.25
1	400505	Additional Overhead Handrail	\$156.25	\$156.25
1	151525	Heated & Remote Controlled Exterior Driver Mirrors	\$568.75	\$568.75
1	502038	LED Exterior Light Package	\$237.50	\$237.50
1	500310	LED Armored Side Mount Turn Signals	\$75.00	\$75.00
1	250215	Rear Door Ajar Buzzer	\$37.50	\$37.50
4	250225	Emergency Exit Window Buzzer	\$50.00	\$200.00
1	STD.	AM/FM Radio w/ CD Player	\$0.00	\$0.00
1	750210	PA w/ Handheld Mic w/ 4 Speakers	\$250.00	\$250.00
1	*SPECIAL	Ground Plane Option. Package, W/O Antenna	\$87.50	\$87.50
1	750425	Two-Way Radio Prep (Wire Only)	\$50.00	\$50.00
1	800511	Spare Tire Ship Loose	\$411.25	\$411.25
1	400311	Modesty Panel, Drivers Option	\$37.50	\$37.50
9	500410	Lights, Dual Reading	\$52.50	\$472.50
-2	720500	Freedman Handiflip 17" Single Flip Seat	\$437.50	(\$875.00)
2	720400	Freedman Forward Facing Double Foldaway Passenger Seat	\$700.00	\$1,400.00
1	400613	Decals, Safety Bi Lingual	\$12.50	\$12.50

Total Cost of Manufacturer's Published Options**\$6,915.00****UNPUBLISHED OPTIONS****Total Cost of Unpublished Optional Equipment****NON-EQUIPMENT CHARGES**

1	Freight	Delivery from manufacturing plant	\$550.00
1	PDI & MR	Pre-Delivery Inspection & Make Ready	\$750.00

Total Cost of Non-equipment Charges**\$1,300.00**