

**RICHARDSON CITY COUNCIL
MONDAY, APRIL 14, 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, April 14, 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. INFORMAL REMARKS BY REPRESENTATIVE VAN TAYLOR

B. 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.

C. REVIEW AND DISCUSS THE 2014 TRASH BASH

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 – STEVE MITCHELL

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL

3. MINUTES OF THE MARCH 24, 2014 MEETING (ADVISORY BOARDS AND COMMISSIONS MEETING), MARCH 24, 2014, AND APRIL 7, 2014 MEETINGS

4. VISITORS

The City Council invites citizens to address the Council on any topic not already scheduled for Public Hearing. Citizens wishing to speak should complete a “City Council Appearance Card” and present it to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However, your concerns will be addressed by City Staff, may be placed on a future agenda, or by some other course of response.

5. CONSIDER APPOINTMENTS/REAPPOINTMENTS TO THE ANIMAL SERVICES ADVISORY COMMISSION, ENVIRONMENTAL ADVISORY COMMISSION, NORTH TEXAS MUNICIPAL WATER DISTRICT BOARD, TAX INCREMENT FINANCE BOARDS NO. 1-3, AND THE ZONING BOARD OF ADJUSTMENTS/BUILDING AND STANDARDS COMMISSION.

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 14-04: A REQUEST BY DAVE LARSEN, REPRESENTING LARSEN & ASSOCIATES ARCHITECTS, TO REVOKE ORDINANCE 3156-A, A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE AND APPROVAL OF A NEW SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE AT 105 S. COIT ROAD (SOUTHEAST CORNER OF COIT ROAD AND BELT LINE ROAD). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.
7. PUBLIC HEARING, ZONING FILE 14-06: A REQUEST BY JON VAN DE VOORDE, REPRESENTING WPC ACQUISITIONS, INC., FOR A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL AND TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A 140-HOME PATIO HOME COMMUNITY ON APPROXIMATELY 26.3 ACRES. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF PLANO ROAD AND APOLLO ROAD AND IS CURRENTLY ZONED I-M(1) INDUSTRIAL AND TO-M TECHNICAL OFFICE.
8. PUBLIC HEARING, ZONING FILE 14-09: A REQUEST BY NEIL SANDER, DYNAMIC ENGINEERING, FOR A SPECIAL PERMIT FOR A MOTOR VEHICLE STORAGE LOT TO BE LOCATED AT 1320 INTERNATIONAL PARKWAY. THE PROPERTY IS CURRENTLY ZONED I-FP(2) INDUSTRIAL.

ACTION ITEMS:

9. VARIANCE 14-03: A REQUEST BY JOHNNY LEE, REPRESENTING TERRACE SHOPPING CENTER LTD., FOR APPROVAL OF A VARIANCE FROM CHAPTER 21, THE SUBDIVISION AND DEVELOPMENT CODE, TO ALLOW A REDUCTION IN REQUIRED PARKING. THE SUBJECT PROPERTY IS LOCATED AT 400 N. GREENVILLE AVENUE AND IS ZONED C-M COMMERCIAL.

10. 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. ADOPTION OF ORDINANCE NO. 4043, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 23, ARTICLE V-I WATER CONSERVATION AND EMERGENCY WATER MANAGEMENT PLAN; BY ADOPTING THE MAY 2014 WATER CONSERVATION PLAN AND THE MAY 2014 WATER RESOURCE MANAGEMENT PLAN; AND PROVIDING FOR THE DELAYED EFFECTIVE DATE FOR THE MAY 2014 WATER CONSERVATION AND WATER RESOURCE MANAGEMENT PLANS.
- B. CONSIDER THE FOLLOWING RESOLUTIONS:
 1. RESOLUTION NO. 14-07, AUTHORIZING EXECUTION OF A FOURTH AMENDED AND RESTATED POLICE TRAINING CENTER OPERATING AGREEMENT BY AND BETWEEN THE CITY OF PLANO, TEXAS, AND THE CITY OF RICHARDSON, TEXAS, FOR THE JOINT OPERATION AND MAINTENANCE OF THE PLANO/RICHARDSON POLICE TRAINING CENTER, AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.
 2. RESOLUTION NO. 14-08, APPROVING THE TERMS AND CONDITIONS OF AMENDMENT #1 TO THE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT FOR AN INCREASE OF THE AUTHORIZED PROJECT FUNDING FOR THE GALATYN PARKWAY PROJECT, BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION; AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #21-14 – WE RECOMMEND THE AWARD TO LDM DESIGN AND CONSTRUCTION FOR THE 2014 BRIDGE RAIL MAINTENANCE PURSUANT TO THE ATTACHED UNIT PRICES.
 2. BID #39-14 – WE RECOMMEND THE AWARD TO JOHNSON EQUIPMENT COMPANY FOR THE OVERHEAD DOOR REPLACEMENT AT FIRE STATIONS 5 & 6 IN THE AMOUNT OF \$85,054.
 3. BID #46-14 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO RESTROOM FACILITIES LTD. FOR A PRE-FABRICATED RESTROOM FACILITY FOR THE DOG PARK THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #423-13 IN THE AMOUNT OF \$125,423.
 4. BID #47-14 – WE REQUEST AUTHORIZATION TO ISSUE COOPERATIVE ANNUAL REQUIREMENTS CONTRACTS FOR REGULAR UNLEADED AND TXLED DIESEL FUEL WITH MARTIN EAGLE OIL COMPANY (PRIMARY); TAC ENERGY (SECONDARY) AND FOR B20 BIODIESEL FUEL WITH DOUGLASS DISTRIBUTING COMPANY (PRIMARY) AND MARTIN EAGLE OIL COMPANY (SECONDARY) PURSUANT TO PLUS OR MINUS DISCOUNTS FROM THE OIL PRICE INFORMATION SERVICE INDEX THROUGH TARRANT COUNTY BID #2014-063.
11. RECEIVE THE APRIL 9, 2014 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE 14-04, SAINT PAUL CHURCH, AND SCB CASE 14-05, TEN 50 BBQ.

EXECUTIVE SESSION

In compliance with Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Personnel
 - Municipal Court Judge

RECONVENE INTO REGULAR SESSION

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

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, APRIL 11, 2014, BY 5:00 P.M.

AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING SUSAN MATISON, ADA COORDINATOR, VIA PHONE AT 972 744-0809, VIA EMAIL AT ADACoordinator@cor.gov, OR BY APPOINTMENT AT 1621 E. LOOKOUT DRIVE, RICHARDSON, TX 75082.



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, April 14, 2014

Agenda Item: Informal Remarks by Representative Van Taylor

Staff Resource: David Morgan, Deputy City Manager

Summary: Van Taylor, House District 66 State Representative and the nominee for State Senate, will be in attendance at the City Council Work Session to hold an informal meet and greet with the City Council to discuss issues important to Richardson.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, April 14, 2014

Agenda Item: Trash Bash

Staff Resource: Bill Alsup, Director of Health

Summary: Summary of Trash Bash 2014. Trash Bash is a city sponsored community event encouraging litter clean-up, recycling, community volunteerism, and Earth friendly educational opportunities and activities.

Board/Commission Action: N/A

Action Proposed: N/A





City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, April 14, 2014

Agenda Item: Review and Discuss Credit Access Businesses

Staff Resource: Don Magner, Assistant City Manager

Summary: Staff will present various considerations related to the possibility adopting a local process for reporting violations of the Texas Finance Code.

Board/Commission Action: N/A

Action Proposed: N/A

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND SPECIAL CALLED MEETING
MARCH 24, 2014

WORK SESSION/MEETING – 4:30 PM, LARGE CONFERENCE ROOM

• **Call to Order**

Mayor Maczka called the meeting to order at 4:35 p.m. with the following Council members present:

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

The following staff members were also present:

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

1. REVIEW AND DISCUSS APPOINTMENTS/REAPPOINTMENTS TO THE ANIMAL SERVICES ADVISORY COMMISSION, ENVIRONMENTAL ADVISORY COMMISSION, NORTH TEXAS MUNICIPAL WATER DISTRICT BOARD, TAX INCREMENT FINANCE BOARDS NO. 1-3, AND THE ZONING BOARD OF ADJUSTMENTS/BUILDING AND STANDARDS COMMISSION.

Council Discussion

Council discussed the current membership and vacancies of the above listed boards and directed Mr. Johnson to schedule appointments for the April 14, 2014 agenda.

ADJOURNMENT

With no further business, the meeting was adjourned at 5:05 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
MARCH 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

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

Guests in attendance:

Jim Parks, North Texas Municipal Water District (NTMWD)
John Murphy, NTMWD Board
John Sweeden, NTMWD Board

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

Michael Spicer, Director of Development Services, reviewed Zoning File 14-02, 14-08, and Variance Request 14-02. Dave Carter, Assistant Director of Development Services, reviewed Master Transportation Plan amendment 14-01.

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

Jim Parks, NTMWD Executive Director, updated Council on the water supply overview including reservoir elevations and history, Texoma Pipeline extension, water treatment plant connection and blending, Oklahoma/Texas boundary issues, potential for Stage 4 water restrictions, long range planning, and Water Resource Management and Conservation Plan updates.

Council Action

The Work Session was recessed at 7:26 p.m. and reconvened at 8:26 p.m. following the regular Council Meeting.

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

Mr. Don Magner, Assistant City Manager, reviewed this item for Council explaining that every five years, public water suppliers must submit a Water Conservation Plan and a Water Resource Management Plan (formerly called a Drought Contingency Plan) to the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Development Board (TWDB). He further explained that the North Texas Municipal Water District (NTMWD) and its member cities must submit their respective Water Conservation and Water Resource Management Plans by May 1, 2014. Mr. Magner explained the objectives and components of the 2014 Water Conservation Plan, the 2014 Water Resource Management Plan, and Modified Stage 3 Water Restrictions.

D. REVIEW AND DISCUSS CREDIT ACCESS BUSINESSES

Mr. Don Magner, Assistant City Manager, reviewed this item for Council explaining the categories of credit access businesses, current Regulations in Richardson, the 16 business locations in Richardson, and state and federal regulations. Mr. Magner also reviewed local cities regulations, recent and current litigation, and legislative history. He explained the suggested Richardson Work Plan as follows:

1. City Council pass a resolution in support of additional regulations being adopted by the State of Texas in the 2015 Legislative Session
2. The City develops a process to report violations of the Texas Finance Code to the Texas Finance Commission
3. Continue to sustain the Special Permit requirement so that any proposed credit access business in the future is reviewed on a case by case basis
4. Continue to review active litigation related to CABs

Council discussed the four recommendations and there was a consensus in favor of number 3 and 4. Council requested additional clarification on wording, process, and samples for number 1 and 2. Staff will report back to Council at a future meeting.

E. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Solomon commended the Police Department, Community Services Division, for the successful Faith Based Crime Prevention Conference. He thanked Sergeant Frank Bradford and Mayor Pro Tem Townsend for their work with the program.

City Manager Johnson informed Council that former Councilmember Bob Nusser's wife Carol lost her battle with cancer and gave condolences to the family.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

Mayor Maczka convened the Council Meeting at 7:32 p.m.

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

Council Action

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

4. VISITORS

Ms. Joanne Groshardt and Ms. Latisha Downing addressed Council with concerns regarding payday loan establishments; specifically, the high interest rates charged for loans.

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.

Public Hearing

Prior to the Public Hearing, applicants Andrew Smeeton and Jeff Douglas addressed Council to explain their request to allow a microbrewery. The Public Hearing was opened at 7:53 p.m. Ms. Mary Bedosky and Mr. Jerry Harkins spoke in favor of the request. With no further comments, Councilmember Solomon moved to close the Public Hearing at 7:55 p.m., seconded by Councilmember Dunn, and approved unanimously.

Council Action

Mayor Pro Tem Townsend moved to approve the special permit and Ordinance No. 4038 with the special conditions as presented. Councilmember Solomon seconded the motion. A vote was taken and passed 7-0.

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.

Public Hearing

The Public Hearing was opened at 8:02 p.m. There were no public comments submitted. The Public Hearing was closed at 8:02 p.m. with a motion by Councilmember Solomon, seconded by Councilmember Dunn, and approved unanimously.

Council Action

Councilmember Mitchell moved to approve Zoning File 14-08 and Ordinance No. 4039 as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

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 RAIL 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.**

Public Hearing

The Public Hearing was opened at 8:13 p.m. There were no public comments submitted. The Public Hearing was closed at 8:13 p.m. with a motion by Councilmember Solomon, seconded by Councilmember Dunn, and approved unanimously.

Council Action

Councilmember Mitchell moved to approve MTP File 14-01 and Ordinance No. 4040 as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

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.**

Council Action

Councilmember Dunn moved to approve Variance 14-02 as presented. Mayor Pro Tem Townsend seconded the motion. A vote was taken and passed, 7-0.

9. CONSENT AGENDA:

- 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.**

Council Action

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

ADJOURNMENT

With no further business, the meeting was adjourned at 10:28 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND REGULAR MEETING
APRIL 7, 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

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
Mick Massey	Director of Parks and Recreation
Roger Scott	Assistant Director of Parks and Planning
Chris Cottone	Supt. of Athletics and Aquatics
Megan Fenton	Gymnastics Center Manager
Kent Pfeil	Director of Finance

Also in attendance:

Bob Dransfield, Bond Counsel
Nick Bulaich, First Southwest
George Williford, First Southwest

A. VISITORS

Ms. Joanne Groshardt addressed Council and introduced a guest to speak about personal payday loan experiences. Ms. Rosetta Simbi addressed Council and explained her experience with payday loan establishments.

B. REVIEW AND DISCUSS UPDATE ON THE GYMNASTICS CENTER

Mr. Chris Cottone, Supt. of Athletics and Aquatics, gave a review of the first year of the new gymnastics center. Megan Fenton, Gymnastics Center Manager, recognized two seniors from the program who are both attending college on gymnastic scholarships in the fall.

C. REVIEW AND DISCUSS UPDATE ON THE HISTORICAL MARKER FOR MCKAMY SPRINGS PARKS

Mick Massey, Director of Parks and Recreation gave a history of McKamy Springs and reviewed reasons for seeking a historical marker designation from the Texas Historical Commission.

D. REVIEW AND DISCUSS UPDATE ON THE DOG PARK

Mick Massey, Director of Parks and Recreation, reviewed the status of the Dog Park:

April – May 2014

- Input from City Council and Park and Recreation Commission
- Secure inter-local agreement with TxDOT
- Dog Park naming
 - Recommendation from Park and Recreation Commission followed by City Council consideration and ultimately authorization of dog park name
- Purchase pre-fabricated restroom building (April 14)

May –June 2014

- Complete construction documents
- Bid Dog Park Project
- July – August 2014
- Evaluate bids and select contractor
- Construction begins

November – December 2014

- Complete construction
- Dedicate Richardson Dog Park with project partners

E. REVIEW AND DISCUSS UPDATE ON THE DEVELOPMENT OF A NEIGHBORHOOD PARK IN THE NORTHRICH NEIGHBORHOOD

Mick Massey, Director of Parks and Recreation, reviewed the status of a neighborhood park in the Northrich neighborhood:

APRIL 2014

- Schematic Design based on public input and shaped by the project budget
- City Council & Park and Recreation Commission input
- RISD input on schematic design refinement

MAY/ JUNE 2014

- Design Documents complete
- City Council final authority on project advancement
- Construction Documents Complete

JULY 2014

- Bid Project

LATE SUMMER 2014

- Start Construction

Fall 2014

- Complete Construction

F. REVIEW AND DISCUSS THE SERIES 2014 COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION SALE

Bob Dransfield, Bond Counsel, reviewed the sale of the 2014 Combination Tax and Revenue Certificates of Obligation noting the true interest cost of 1.019969%.

G. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Maczka thanked Deputy City Manager David Morgan for conducting the meeting and noted that Mr. Johnson was in Austin teaching classes in City Management.

Councilmember Solomon congratulated Rev. Clayton Oliphint on being named citizen of the year at the Richardson Chamber of Commerce annual meeting.

COUNCIL MEETING – 7:30 PM

Mayor Maczka called to order at 7:34 p.m.

ACTION ITEMS:

- 1. CONSIDER ORDINANCE NO. 4042, AUTHORIZING THE ISSUANCE OF CITY OF RICHARDSON, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2014 AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

Council Action

Councilmember Mitchell moved to approve Ordinance No. 4042 as presented. Mayor Pro Tem Townsend seconded the motion. A vote was taken and passed, 7-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:35 p.m.

MAYOR

ATTEST:

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date:

Monday, April 14, 2014

Agenda Item:

Consider appointments/reappointments to the Animal Services Advisory Commission, Environmental Advisory Commission, North Texas Municipal Water District Board, Tax Increment Finance Boards No. 1-3, and the Zoning Board of Adjustment.

Staff Resource:

Dan Johnson, City Manager

Board/Commission Action:

NA

Action Proposed:

Take action making appointments to the various boards and commissions.



MEMO

DATE: April 10, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 14-04 – McDonald’s Revised Elevations – 105 S. Coit Road

REQUEST

David Larsen, representing Larsen & Associates Architects, is requesting to revoke Ordinance Number 3156-A, a Special Permit for a restaurant with drive-through service, and approval of a new Special Permit for a restaurant with drive-through service for the existing McDonald’s located at 105 S. Coit Road. The new Special Permit is being requested to accommodate revised building elevations and minor site modifications for the existing 3,900-square foot restaurant with drive-through service.

BACKGROUND

The existing McDonald’s drive-through restaurant was constructed in 1998 in conformance with the concept plan attached to Ordinance Number 3156-A. The ordinance also required the building elevations to be architecturally compatible as to color and building/roofing materials with the surrounding retail center (Dal-Rich S.C). The applicant contacted staff to discuss updates to the site and building facades. Although the site modifications were minor and would be in substantial conformance with the approved concept plan, the building elevations were not architecturally compatible with the shopping center; therefore requiring a new Special Permit.

The proposed site modifications include changes to the drive-through window location, demolition of the outdoor play area for outdoor seating, landscaping upgrades and ADA accessibility upgrades. The façade changes are being proposed to create a building that is more in line McDonald’s current branding concept. Stucco and a brick wainscot will continue to be utilized; however, façade changes that deviate from the existing architectural design of the surrounding shopping center include:

- The removal of the clay-tiled mansard roof to be replaced with a parapet style exterior wall utilizing a metal band at the top of the wall;
- The addition of stone to the west elevation and tower elements;
- The addition of metal awnings and roof cap elements.

No correspondence in favor or opposition has been received.

PLAN COMMISSION RECOMMENDATION

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

ATTACHMENTS

Special Conditions	Black & White Elevations (Exhibit “C”)
CC Public Hearing Notice	Color Elevations (Exhibit “D”)
DRAFT - CPC Minutes 03-18-2014	Site Photos
Staff Report	Applicant’s Statement
Zoning Map	Notice of Public Hearing
Aerial Map	Notification List
Zoning Exhibit (Exhibit “B”)	Ordinance Number 3156-A

ZF 14-04 Special Conditions

1. Ordinance 3156-A shall be repealed.
2. A restaurant with drive-through service shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
3. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibit “C”).
4. Landscaping shall be added along the east side of the building to provide screening of ground mounted equipment.
5. Ornamental trees shall be added along Belt Line Road and Coit Road to comply with the City’s Landscaping Policy.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: March 26, 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 28, 2014

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, April 14, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 14-04

A request by Dave Larsen, representing Larsen & Associates Architects, to revoke Ordinance 3156-A, a Special Permit for a restaurant with drive-through service and approval of a new Special Permit for a restaurant with drive-through service at 105 S. Coit Road (southeast corner of Coit Road and Belt Line Road). The property is currently zoned C-M Commercial.

ZF 14-06

A request by Jon Van De Voorde, representing WPC Acquisitions, Inc., for a change in zoning from I-M(1) Industrial and TO-M Technical Office to PD Planned Development for the development of a 140-home patio home community on approximately 26.3 acres. The property is located at the southwest corner of Plano Road and Apollo Road and is currently zoned I-M(1) Industrial and TO-M Technical Office.

ZF 14-09

A request by Neil Sander, Dynamic Engineering, for a Special Permit for a motor vehicle storage lot to be located at 1320 International Parkway. The property is currently zoned I-FP(2) 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

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

PUBLIC HEARINGS

ZF 14-04 – McDonalds: Consider and take necessary action on a request to revoke Ordinance 3156-A, a Special Permit for a restaurant with drive-through service and approval of a new Special Permit for a restaurant with drive-through service with revised building elevations and a concept plan located at 105 S. Coit Road, the southeast corner of Coit Road and Belt Line Road. The property is currently zoned C-M Commercial. Applicant: Dave Larsen, representing Larsen & Associates Architects. *Staff: Chris Mr. Shacklett.*

Mr. Shacklett stated the applicant was requesting the repeal of an existing Special Permit for a drive-through restaurant that requires the building to be compatible with the surrounding shopping center and to replace it with a new Special Permit to allow remodeling of the building. He added that although the proposed site modifications were minor, they would not require an amendment to the concept plan, but staff had suggested the applicant provide an updated concept plan as part of the request to clearly depict all changes being made to the site.

Mr. Shacklett presented graphics of the existing building and the proposed elevations highlighting some of the differences noting the new elevation that would comply with the change in McDonald's branding concept.

Mr. Shacklett closed his presentation by noting that no correspondence had been received in favor or in opposition.

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

Mr. Dave Larson, 3311 Elm Street, Dallas, Texas, stated in addition to the exterior changes, the owner of the business would also be spending a lot of money improving the interior of the business.

Commissioner Frederick asked if any type of playground would be included in the interior remodel of the business.

Mr. Larson replied there would not be any type of play structures inside the building, but it could contain one or two interactive areas, which was the direction of the industry.

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

Commissioner DePuy said she thought the new concept was much improved versus the existing building and, with the removal of the playground; the site will be more attractive.

Motion: Vice Chair Bright made a motion to recommend approval of Item 4 as presented; second by Commissioner DePuy. Motion approved 7-0.



Staff Report

TO: City Council

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

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

DATE: April 10, 2014

RE: **Zoning File 14-04:** Special Permit – McDonald’s Revised Elevations – 105 S. Coit Road

REQUEST:

Amend Special Permit for minor site modifications and revised elevations for a 3,900-square foot restaurant with drive-through service at 105 S. Coit Road. As part of the request, the existing Special Permit (Ordinance No. 3156-A) would be revoked, if the subject request is approved.

APPLICANT / PROPERTY OWNER:

David Larsen – Larsen & Associates Architects / Herb Weitzman – Dal-Rich Outparcel Limited Partnership

EXISTING DEVELOPMENT:

The site is currently developed with a 3,900-square foot McDonald’s restaurant with drive-through service. It is a pad site located at the northwest corner of the Dal-Rich Shopping Center retail development located at the southeast corner of Belt Line Road and Coit Road.

ADJACENT ROADWAYS:

Belt Line Road: Six-lane, divided arterial; 27,100 vehicles per day on all lanes, eastbound and westbound, east of Coit Road (February 2013).

Coit Road: Six-lane, divided arterial; 46,600 vehicles per day on all lanes, northbound and southbound, north of Belt Line Road (February 2013).

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial; C-M Commercial

South: Retail/Commercial; C-M Commercial

East: Retail/Commercial; C-M Commercial

West: Retail & Office; City of Dallas

FUTURE LAND USE PLAN:

Neighborhood Service

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

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment

South: Neighborhood Service

East: Neighborhood Service

West: Retail & Office; City of Dallas

EXISTING ZONING:

C-M Commercial per Ordinance No. 94-A and a Special Permit for a restaurant with drive-through service per Ordinance 3156-A.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested Special Permit 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 contacted staff to discuss updates to the existing McDonald's facades to conform to the company's branding and minor site modifications to improve customer experience. Although the proposed site modifications are in conformance with the approved concept plan, the proposed changes to the building facades are not architecturally compatible with the surrounding retail center's color and building/roofing materials as required under the current Special Permit; therefore, a new Special Permit is required to accommodate the updated concept plan and elevations.

Proposed site modifications include:

- The addition of a drive-thru window at the northeast corner of the building to increase efficiency in the drive-thru lane,
- Demolition of the outdoor play area located on the west side of the building which will be replaced with an outdoor seating area,
- Landscaping near the rear of the building to provide additional screening of the ground mounted utilities located along the east side of the building,
- Placement of ornamental trees in the landscape buffers along Belt Line Road and Coit Road to conform to the City's Landscaping Policy, and
- Implementation of ADA accessibility upgrades

Although the proposed site modifications are minor and would not require an amendment to the concept plan which is attached to the Special Permit, staff suggested the applicant provide the updated concept plan as part of the request to clearly depict all changes being made to the site.

Regarding the proposed façade changes, the existing Special Permit requires the restaurant's exterior facade to be architecturally compatible as to color and building and roofing materials with the surrounding retail center (Dal-Rich Village). The surrounding shopping center facades are constructed of beige stucco with accented columns and a change in color representing larger tenant spaces. There are also parapet cap elements along with clay-tiled roof elements (see attached photos). The existing McDonald's utilizes the same building and roof materials.

The proposed facades will continue to utilize stucco and will include a brick wainscot the same as the existing McDonald's does; however, stone will be added to the west elevations as well as on the tower elements as shown on the attached elevations. The stucco will be placed over a CMU substrate similar to how it is currently applied, and therefore meets the City's masonry construction definition. The clay-tiled mansard roof will be removed and replaced with a parapet style exterior wall utilizing a metal band at the top of the wall. Metal awnings and roof cap elements will also be added to create a building that is more in line with McDonald's current branding concept.

Although there were no regulations or an approved elevation dictating the design and style of the building, the proposed elevations deviate from the existing architectural style of the retail center.

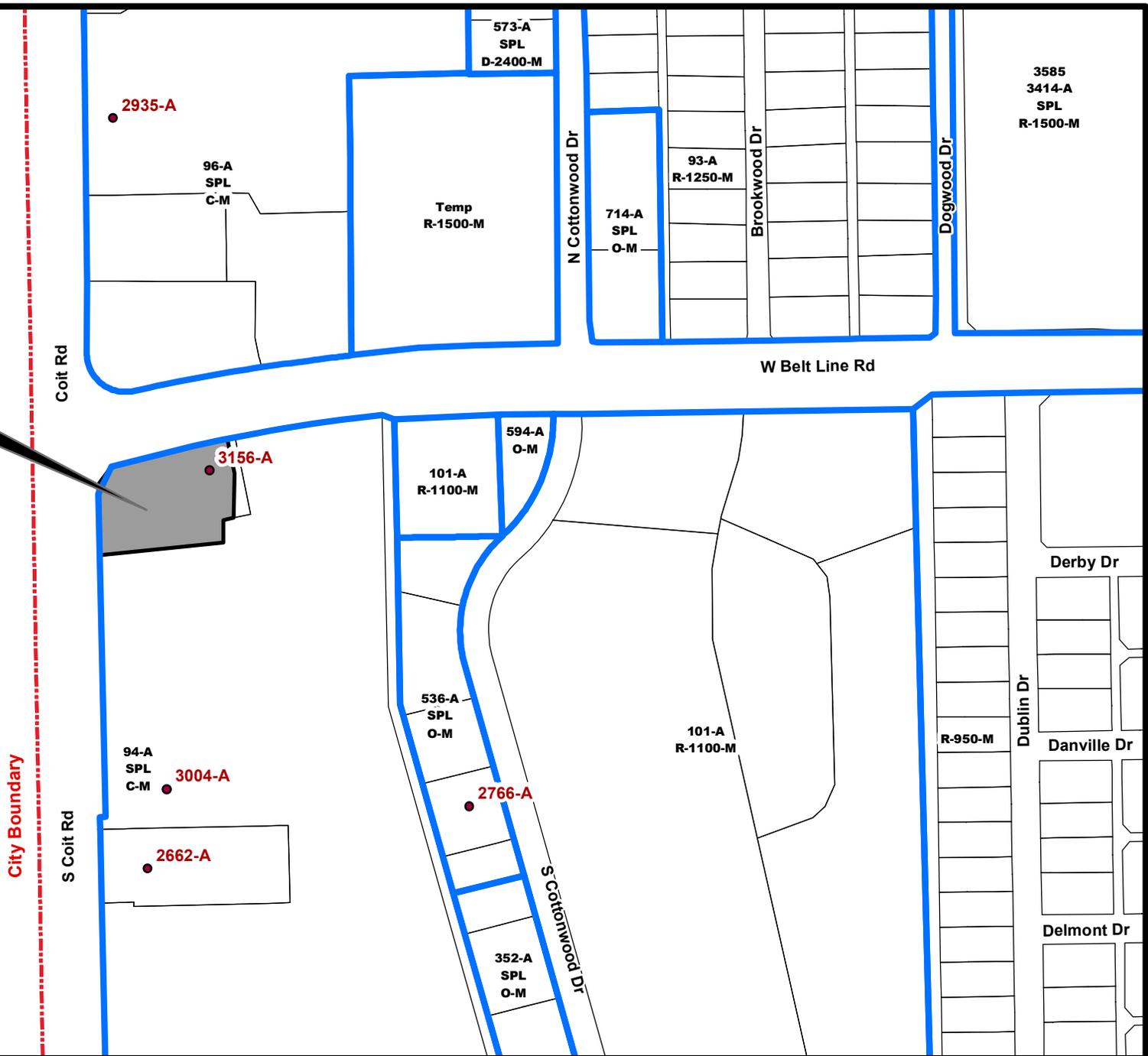
Correspondence: As of this date, no correspondence has been received.

Motion: On March 18, 2014, the City Plan Commission recommended approval of the request as presented on a vote of 7-0:

1. Ordinance 3156-A shall be repealed.
2. A restaurant with drive-through service shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
3. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit "B") and building elevations (Exhibit "C").
4. Landscaping shall be added along the east side of the building to provide screening of ground mounted equipment.
5. Ornamental trees shall be added along Belt Line Road and Coit Road to comply with the City's Landscaping Policy.

ZF 14-04

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**



ZF 14-04 Zoning Map

Updated By: shacklett, Update Date: February 28, 2014
File: DS\Mapping\Cases\Z\2014\ZF1404\ZF1404 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 14-04

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**



ZF 14-04 Aerial Map

Updated By: shacklett, Update Date: February 28, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1404\ZF1404 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.





welcome

Looking Northeast at
Subject Property

(1)



McDonald's

McDonald's

Looking Southeast at
Subject Property

(2)



(3)

Looking West at
Subject Property



SPACE AVAILABLE
214-954-0600

FOR LEASE

**Dal-Rich Village
Shopping Center**

(4)

14 February, 2014
Revised 03/03/14

To: City of Richardson Texas - Development Services

From: David E. Larsen, Applicant

Re: 105 South Coit Road - Proposed Alterations - McDonald's Restaurant

Owner: Dal-Rich Outparcel Limited Partnership

Tenant: McDonald's USA, LLP

Scope: *Applicant Statement* - Special Permit

Thank you for allowing us to present this application for a *Special Permit*. The facility was first granted permission as a restaurant with drive through in 1997.

To improve customer experience and ensure alignment with McDonald's USA - Restaurant Design branding, the scope of changes we propose to make under this application is as follows:

- **Building Façade:**

Remove the existing double-slope, clay-tiled mansard roof and fascia signs and construct new parapet style exterior walls of same construction to a height of 18'-9". The new façade will maintain construction conformity to the existing envelope assembly which is comprised of cement stucco with brick wainscot over a cmu substrate on wood framing. The wall area above the masonry zone (parapet cap), will be a pre-finished metal band. A cultured stone entry arcade and wall-branding element will be included as accent to the other façade materials. All existing signage and building lighting will be replaced with LED fixtures. Metal trellis elements will cover exterior fenestrations. The exterior wall finishes will be coated (painted), primary colors are brown and beige.

- **Building Interior:**

Changes to the interior include removal of existing décor and replacement with new tables, chairs, wall, ceiling, & floor finishes. All existing lobby area and toilet room lighting will be replaced with LED fixtures. Incidental improvements to address accessibility upgrades (ADA) will also be implemented where required.

- **Site:**

Complete removal of the existing toy (play-place), and fencing. The reconfigured area will include new seating and landscape elements consistent with proposed contemporary architecture of the building façade and interior decor.

Replace the drive thru order point elements (menu/order boards) with a tandem arrangement along with re-positioning the cash window at the drive thru lane. These improvements are designed to increase efficiency and enhance the drive-away customer experience at the restaurant. Accessibility (ADA), improvements to the exterior walks, patio, and ramps are also included. There will be no changes to the driveways or site circulation. New landscape screening will be provided at the ground-mounted equipment along the east side of the building along with new ornamental trees along street frontages to meet city landscape ordinance.

Larsen Development Services

(David E. Larsen + Associates Architects, Incorporated)

Ste 201; 3311 Elm Street; Dallas, Texas 75226 P: (214) 939-3908 F: (214) 939-3907 dlarsen@dlarsenarchitects.com

Architectural Registrations: Arizona California Colorado Florida Georgia Illinois Indiana Kansas Louisiana
New Mexico Nevada North Carolina Ohio Oklahoma Oregon Texas Washington



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 14-04 / McDonald's
Property Owner: Herb Weitzman / Dal-Rich Outparcel Limited Partnership,
c/o Cencor Realty Services
Applicant: David Larsen/ Larsen + Associates Architects
Location: 105 S. Coit Road (See map on reverse side)
Current Zoning: C-M Commercial District
Request: A request by David Larsen, Larsen + Associates Architects, to revoke Ordinance 3156-A, a Special Permit for a restaurant with drive-through service and approval of a new Special Permit for a restaurant with drive-through service.

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

TUESDAY, MARCH 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>.

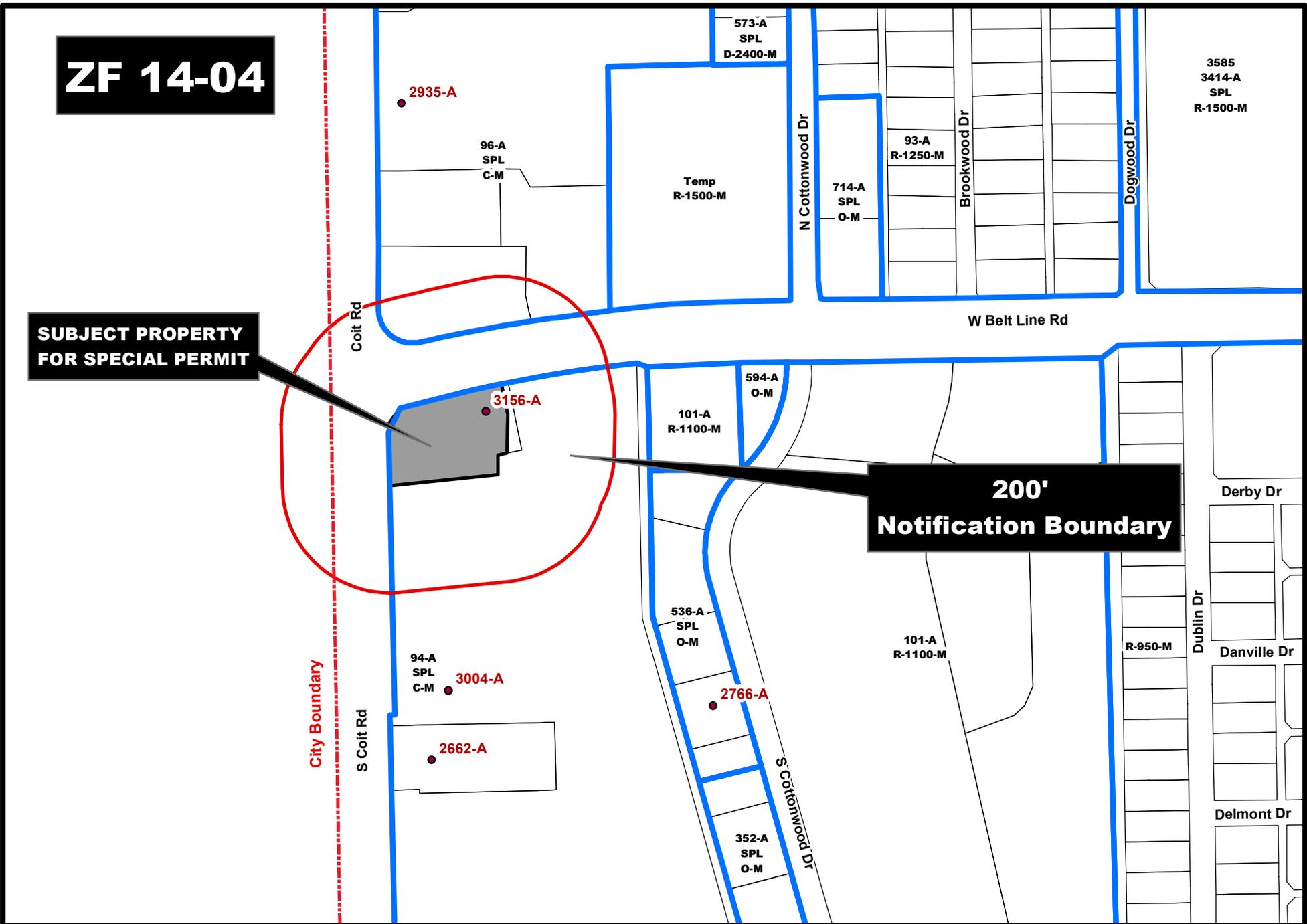
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 14-04.

Date Posted and Mailed: 03/07/2014

ZF 14-04

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

**200'
Notification Boundary**



ZF 14-04 Notification Map

Updated By: shacklett, Update Date: February 28, 2014
File: DSM\mapping\Cases\Z\2014\ZF1404\ZF1404 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.



PACIFIC VIDEO BELTLINE LP
1640 S SEPULVEDA BLVD STE 308
LOS ANGELES, CA 90025-7536

**DAL RICH OUTPARCEL LTD PS
CENCOR REATLY
3102 MAPLE AVE STE 500
DALLAS, TX 75201-1262**

WASHINGTON MUTUAL BANK FA
PO BOX 810490
DALLAS, TX 75381-0490

CITY OF DALLAS
PLANNING DEPARTMENT
1509 MARILLA STREET
DALLAS, TX 75201

**HERB WEITZMAN
DAL RICH VILLAGE LTD
% CENCOR REALTY SVC INC
3102 MAPLE AVE STE 500
DALLAS, TX 75201-1262**

**DAVID LARSEN
LARSEN & ASSOC. ARCHITECTS
3311 ELM STREET STE 201
DALLAS, TX 75226**

ZF 14-04
Notification List

ORDINANCE NO. 3156-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL PERMIT FOR A DRIVE-THROUGH RESTAURANT, WHICH IS LOCATED ON THE SOUTHEAST CORNER OF BELT LINE ROAD AND COIT ROAD AND IS CURRENTLY ZONED C-M COMMERCIAL AND DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning 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, and in the exercise of its legislative discretion have 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 so as to grant a special permit for a drive-through restaurant, which is located on the southeast corner of Belt Line Road and Coit Road, subject to special conditions, and being described in Exhibit A attached hereto and made a part hereof. The property is currently zoned C-M Commercial.

SECTION 2. That the above special permit is hereby granted subject to the following special conditions:

1. Development shall be in substantial conformance with the attached concept plan, marked Exhibit "B" and made a part hereof.
2. Building exterior shall be architecturally compatible as to color and building and roofing materials with the surrounding retail center.

SECTION 3. That the above described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Richardson, 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.

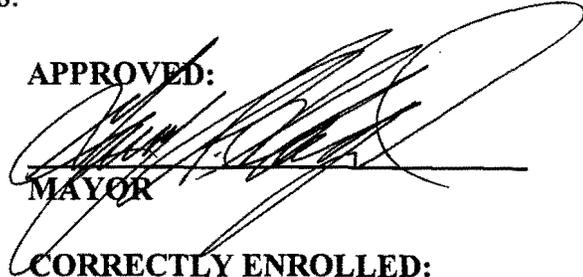
SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided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

SECTION 6. That 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 (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. 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
26th day of January, 1998.

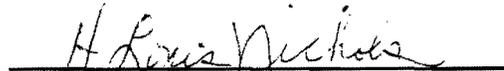
APPROVED:



A large, stylized handwritten signature in black ink, written over a horizontal line.

MAYOR

APPROVED AS TO FORM:



A handwritten signature in black ink, written over a horizontal line.

CITY ATTORNEY
(HLN/sb 1-14-98)

CORRECTLY ENROLLED:



A handwritten signature in black ink, written over a horizontal line.

CITY SECRETARY

3156

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, being a tract or parcel of land situated in the City of Richardson, Dallas County, Texas, and being a part of Lots 1 and 2 of the "DAL-RICH SHOPPING CENTER ADDITION, 3RD REVISION", an addition to the City of Richardson recorded in Volume 87238 Page 215 in the Dallas County Map Records, and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod on the east right-of-way line of Coit Road (110 ft. Wide right-of-way, 60 ft. from centerline) at the intersection of the diagonal corner clip at the intersection with Belt Line Road;

THENCE North 37° 25' 42" East 39.55 feet along the diagonal corner clip to a set ½ inch iron rod on the south line of Belt Line Road (110 ft. Wide right-of-way, 60 ft. from centerline);

THENCE Northeasterly an arc distance of 202.69 feet along a curve to the right and along the south side of Belt Line Road to a set ½ inch iron rod, said curve having a radius of 2804.90 feet, a central angle of 04° 08' 26" and the long chord bears North 77° 29' 06" East 202.65 feet to a set ½ inch iron rod;

THENCE South 10° 27' 07" East 60.28 feet to a set scribed "X" in concrete pavement;

THENCE South 00° 28' 00" East 80.85 feet to a set scribed "X" in concrete pavement;

THENCE South 89° 42' 15" West 18.00 feet to a set scribed "X" in concrete pavement;

THENCE South 00° 28' 00" East 54.54 feet to a set scribed "X" in concrete pavement;

THENCE South 89° 42' 15" West 215.28 feet to a set ½ inch iron rod;

THENCE North 00° 17' 57" West 120.53 feet to the point of Beginning and Containing 38,659 square feet or 0.8875 acres of land more or less.

**ZONING FILE 9733 - NOTICE OF PUBLIC HEARING
CITY OF RICHARDSON, TEXAS**

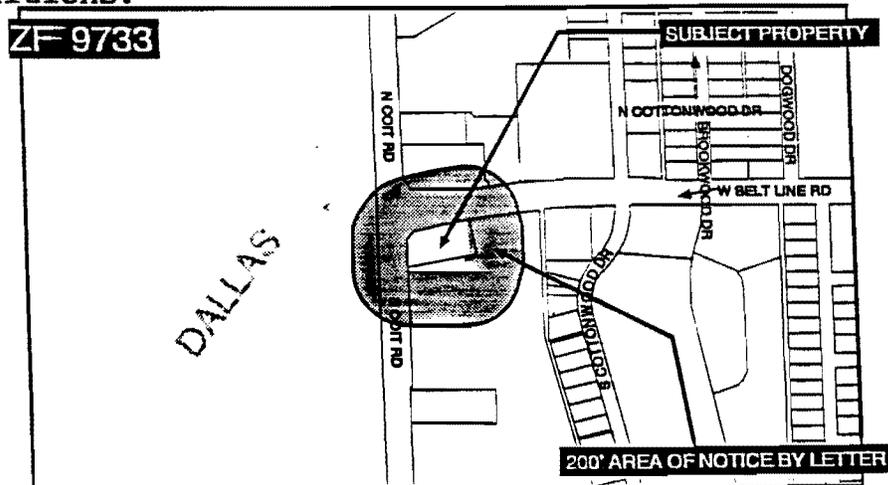
PUBLIC HEARING DATE & TIME: Monday, January 12, 1997, 7:30 p.m.

PLACE: Richardson Civic Center/City Hall, 411 W. Arapaho Rd., City Council Chamber.

PURPOSE OF THE HEARING: To consider a request by Jack McMillan, representing McDonald's, for a drive-through restaurant in a C-M Commercial district located on the southeast corner of Belt Line Road and Coit Road.

OWNER: Dal Rich Shopping Center Out-Parcel Joint Venture.

CITY PLAN COMMISSION RECOMMENDATION: Unanimous approval subject to special conditions.



PROCEDURE: Testimony will be limited to 20 minutes for proponents and 20 minutes for opponents. The applicant may reserve any portion of the allotted time for rebuttal following the opposition. Time required to respond to questions by the City Council is excluded from the 20 minute limitation. The City Council may approve or disapprove the request or approve more restrictive classifications.

All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record who are unable to attend may send a written reply prior to the date of the hearing to Ina Garber, City Secretary, P. O. Box 830309, Richardson, Texas, 75083.

I hereby certify that this notice was posted on the Civic Center/City Hall Bulletin Board by 5:00 p.m., Wednesday, December 31, 1997.

The City of Richardson
Ina E. Garber
Ina E. Garber, City Secretary

This building is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 972-238-4150 via TDD or call 1-800-735-2989 to reach 972-238-4150.



MEMO

DATE: April 10, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 14-06 –West Park Villas – Southwest Corner of Plano Road and Apollo Road

REQUEST

Jon Van De Voorde, representing WPC Acquisitions, Inc., is requesting to change the zoning for approximately 26.3 acres from I-M(1) Industrial and TO-M Technical Office to PD Planned Development for the development of a 140-home patio home community at the southwest corner of Plano Road and Apollo Road.

BACKGROUND

The subject site was zoned I-M(1) Industrial and TO-M Technical Office in 1967. Since that time, the property has remained undeveloped. The current Comprehensive Plan and those preceding it have always designated the property for non-residential uses (low-density employment and office/industry).

The proposed development would not be a private, gated community; therefore the streets would be located in public rights-of-way and be subject to the City's standard street requirements except as noted. The applicant states the development provides a lifestyle housing choice that is not currently available in this area of Richardson. In addition, the applicant seeks to provide a high-quality lifestyle that is appropriate for infill development that is desirable to downsizing households and young families.

The staff report provides a comparison between the proposed development and the base RP-1500-M Patio Home District regulations as well as requests and the associated justifications for deviations from the City's Subdivision and Development Code (Chapter 21 of the Code of Ordinances). The applicant has also provided a list of development standards that exceed the City's standard requirements related to front entry garages, fencing, perimeter screening, open space, and landscaping. A comparison of the subject property and other recently approved and/or constructed patio home developments within the City of Richardson is provided in the packet as well.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission will consider the proposed zoning request at its April 11, 2014 meeting and will forward a recommendation to the City Council following the public hearing.

ATTACHMENTS

CC Public Hearing Notice	Zoning Exhibit (Exhibit "B")
Staff Report	Proposed PD Conditions
Patio Home Development Comparison	Site Photos
Zoning Map	Applicant's Statement
Aerial Map	Notice of Public Hearing
Oblique Aerial Looking North	Notification List



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: March 26, 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 28, 2014

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Public Hearing Notice**

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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



Staff Report

TO: City Council

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

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

DATE: April 10, 2014

RE: **Zoning File 14-06:** West Park Villas

REQUEST:

Rezone approximately 26.3 acres from I-M(1) Industrial and TO-M Technical Office to PD Planned Development for the development of a 140-home patio home community at the southwest corner of Plano Road and Apollo Road.

APPLICANT / PROPERTY OWNER:

Jon Van De Voorde, WPC Acquisitions, Inc. / Kelly F. Monaghan, Bentley Investments, LTD_TEB Family Dynasty Trust.

EXISTING DEVELOPMENT:

The subject property is undeveloped.

ADJACENT ROADWAYS:

Plano Road: Six-lane, divided arterial; 34,200 vehicles per day on all lanes, northbound and southbound, between Belt Line Road and Larkspur Drive (February 2013).

Apollo Road: Four-lane, undivided major collector; 4,500 vehicles per day on all lanes, eastbound and westbound, east of Plano Road (February 2013)

SURROUNDING LAND USE AND ZONING:

North: Industrial; I-M(1) Industrial

South: Single Family & Institutional; R-1100-M Residential

East: Parks/Open Space; R-1800-M Residential

West: Vacant & Institutional; I-M(1) Industrial & TO-M Technical Office

FUTURE LAND USE PLAN:

Office/Industry

Areas include low and medium density office, as well as manufacturing and distribution facilities designed to minimize their impact on nearby residential areas. High intensity office uses may be appropriate at certain locations.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment

South: Neighborhood Residential

East: Parks & Open Space

West: Office/Industry

EXISTING ZONING:

I-M(1) Industrial and TO-M Technical Office (Ordinance No. 527-A)

TRAFFIC/ INFRASTRUCTURE IMPACTS:

There are adequate surrounding existing utilities in the area to accommodate the proposed development.

The applicant submitted a trip generation study to compare the potential traffic generated by the proposed development and the site's current TO-M Technical Office and I-M(1) Industrial zoning designations.

Based on the information provided, the proposed zoning request reduces the daily trips by approximately 62%, while the AM peak hour and PM peak hour trip generation are reduced by approximately 80% and 72%, respectively.

According to the attached study, 140 single-family lots would generate approximately 1,431 daily trips with a maximum AM peak hour trip generation of 108 trips and a maximum PM peak hour trip generation of 142 trips. Under the site's current zoning designation, the site would generate approximately 3,760 trips per day with a maximum AM peak hour trip generation of 533 trips and a maximum PM peak hour trip generation of 512 trips.

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Background:

The site is located at the southwest corner of Plano Road and Apollo Road and was zoned I-M(1) Industrial and TO-M Technical Office in 1967. Since that time, the property has remained undeveloped. It appears the previous Future Land Use Plans have always designated the land for non-residential uses (low-density employment and office/industry) as well.

Request:

The applicant is proposing to rezone the land to PD Planned Development under the RP-1500-M Patio Home District regulations to develop a 140-lot patio home community. The proposed development would not be a private, gated community; therefore the streets would be located in public rights-of-way and be subject to the City’s standard street requirements except as noted.

The applicant states the development would provide a lifestyle housing choice that is not currently available in this area of Richardson. In addition, the applicant seeks to provide a high-quality lifestyle that is appropriate for infill development that is desirable to downsizing households and young families.

Proposed Development Standards

The table below compares the proposed development standards with those of the RP-1500-M Residential District and includes justifications for the modified development standards. In addition, there are several proposed regulations that are more restrictive than the RP-1500-M Patio Home including minimum dwelling unit size, garage location and orientation, and landscaping standards (Highlighted in **bold** text).

	RP-1500-M Residential District Development Regulations	Proposed Development Regulations
Dwelling Unit Size	Minimum: 1,500 square feet	Minimum: 1,600 square feet
Building Height	Minimum 1-story / Maximum 2-story	Maximum 40-foot height
Area Regulations	Lot Area: Minimum 5,000 square feet. Lot Width: Minimum 50 feet. Lot Depth: Minimum 100 feet.	Lot Area: Minimum 5,000 square feet. Lot Width: Minimum 45 feet, except for lots fronting on curvilinear portions of a street may be minimum 30 feet (measured at the 20-foot garage setback line). Lot Depth: Minimum 100 feet.
	<ul style="list-style-type: none"> <u>Reduced Minimum Lot Width</u> – The applicant’s request is to reduce the minimum lot width from fifty (50) feet to forty-five (45) feet. However, the minimum lot size is still 5,000 square feet which meets the minimum RP-1500-M Patio Home District standards while allowing a 35-foot wide home the applicant feels is desirable. 	
Density	Maximum Density: 5.5 units/acre	Proposed Density: approximately 5.3 units/acre
Lot Coverage	Maximum Lot Coverage: 50%	Maximum Lot Coverage: 65%
	<ul style="list-style-type: none"> <u>Increased Lot Coverage</u>– The applicant is requesting an increase in lot coverage from 50% to 65% to fully utilize the narrower lots and provide less lot area to be maintained by the homeowner. 	

	RP-1500-M Residential District Development Regulations	Proposed Development Regulations
Setbacks	<p>Front: Minimum 15 feet.</p> <p>Side: 0 feet and 10 feet/15 feet for side property line adjacent to a street.</p> <p>Rear: Minimum 20 feet.</p>	<p>Front: Minimum 20 feet to garage door.</p> <p>Required front setback of 10 feet for remainder of structure, including porches. (24-inch overhang encroachment allowed for all of the above.) (Face of garage shall be recessed minimum 5 feet from remainder of structure).</p> <p>Side: 5 feet on each side. 10 feet for side property line adjacent to a street / 20 feet if garage faces side street. (24-inch overhang encroachment allowed).</p> <p>Rear: Minimum 10 feet. Minimum 5 feet for lots backing onto Plano Road (24-inch overhang shall be allowed).</p>
	<ul style="list-style-type: none"> • <u>Modified Setbacks</u> <ul style="list-style-type: none"> ○ <u>Front</u> – Required front setback in the RP-1500-M Patio Home District is 15 feet. <p>The applicant is proposing a 20-foot setback to the garage door and a front setback of ten (10) feet for the remainder of the structure to allow for greater variations in the front elevation of the home. However, the face of the garage door will be required to be recessed a minimum of five (5) feet from the remainder of the structure to reduce its visual impact.</p> ○ <u>Side</u> – The side setback in the RP-1500-M Patio Home District is zero (0) feet on one side and ten (10) feet on the other side. <p>A minimum 10-foot separation between the homes is met since the adjacent home would be set back ten (10) feet from the common side lot line. The applicant proposes to center the homes on the lots rather than build the home per the RP-1500-M Patio Home zero lot line requirements</p> ○ <u>Rear</u> – The rear setback in the RP-1500-M Patio Home District is twenty (20) feet. <p>The applicant is requesting a 10-foot rear yard to accommodate a deeper building pad. The applicant is also proposing a minimum 5-foot rear yard requirement be allowed for lots along Plano Road. The landscape buffer along Plano Road was originally proposed as twenty (20) feet wide; however, staff requested the buffer be increase to twenty-five (25) feet because a 20-foot gas easement exists along Plano Road thereby reducing the depth of the lots along Plano Road by an additional five (5) feet. Therefore the applicant is requesting the reduced rear yard setback to accommodate a similar building depth on these lots.</p> 	

The single-family homes will comply with Article XXII-F of the Comprehensive Zoning Ordinance, Residential Exterior Construction Standards which requires single-family structures to have at least 75% of the total exterior wall constructed of masonry construction (typically brick or stone). The applicant is proposing that the homes be required a minimum roof pitch of 6/12; the City does not have specific requirements in Article XXII-F relating to roof pitch.

The applicant has also requested the following additional modified standards with regard to Chapter 21-Subdivision and Development Code:

- Alley Waiver – The RP-1500-M Patio Home District requires alleys to be provided.

The applicant states that alleys are not desirable for the product they are proposing. They are proposing front entry garages that will be governed by the front setback regulations stated in the table above. The garages will be set back farther than the rest of the house to mitigate the visual effect of the garage doors along the street. Other patio home subdivisions in Richardson that are private, gated communities have been approved without alleys, such as Savoy Trace, Savoy Landing, and Bridgewater Crossing.

- Lots to Back upon Streets with Less Than 100 Feet of Right-Of-Way - The applicant has requested that lots be allowed to back upon Plano Road and Apollo Road. Chapter 21 prohibits lots backing upon streets that are less than one-hundred (100) feet in width. Although Plano Road is greater than one-hundred (100) feet in width, Apollo Road is not. It also requires that where lots back upon a right-of-way, alleys shall be required and a 20-foot wide landscape buffer with a living screen or masonry wall be required. As proposed, the lots lay out in a manner where they back to these streets. A masonry wall will be provided around the entire perimeter of the site, excluding the Open Space Amenities Area, and a minimum 20-foot landscape buffer will be provided on the outside of the wall behind residential lots backing to Plano Road and Apollo Road.
- Non-Radial Lot Lines - The applicant has requested that non-radial lot lines be allowed for the development.

This requirement applies to the lots fronting on curvilinear portions of a street. This exception is typically granted at the time of preliminary platting; however, since the applicant knows there will be a possibility that lots may have non-radial side lot lines, they are requesting the exception as part of this zoning request.

- Maximum Block Length – Proposed Street ‘A’ and proposed Street ‘B’ as shown on the concept plan exceeds the City’s maximum length for the maximum block length of 1,000 feet (the distance measured between intersecting streets). The block length will be approximately 1,050 feet from the Plano Road entrance to the intersection of the street with Street ‘D’.

The following are a list of additional development standards that the applicant has proposed as part of the Planned Development application. These are similar to conditions that were approved as part of other patio home developments:

- Front facing garage doors shall be clad in cedar or better wood, or faux wood with architectural treatment such as batten strips or shall be metal carriage-style doors with embossed panels.
- Internal fences shall be stained, board-on-board or standard vertical tubular steel. No fence shall be permitted parallel to the perimeter screen wall. All perpendicular fencing shall not exceed the exterior screening wall height.
- In addition to the perimeter screening walls proposed along Plano Road and Apollo Road, the applicant is proposing to construct a decorative wood screening fence with masonry columns along the common property line with the USPS property to the west to provide a visual buffer. The applicant has proposed that the fence adjacent to the USPS property be built by the homebuilder as the individual homes are constructed. Since the developer would not be constructing the fence, it is possible that the fence on each lot could vary in the type and color of the masonry and wood materials being used.

The same type of fence; which would be constructed by the developer, is proposed along the south property line adjacent to the alley serving the existing neighborhood to provide a visual screen for homes facing the existing alley. Staff suggested the applicant back the homes to the alley to provide continuity and to utilize the alley for rear entry garages for the southern tier of homes; however, the applicant stated backing the homes up to the alley created issues with the lot layout for the remainder of the subdivision, including the possible location of new streets adjacent to the USPS property or Apollo Road.

- A 20-foot landscape buffer shall be provided along Apollo Road and shall contain a minimum of one (1) canopy tree and one (1) ornamental tree per fifty (50) lineal feet within the buffer. A 25-foot landscape buffer with the same ratio of trees shall also be provided along Plano Road. Along the southern property line of the development, the same landscape treatment will be provided in the southern right-of-way of Street 'F'.
- The applicant is providing a pedestrian connection at the southwest corner of the property to allow for the construction of a future pathway to provide access to Mark Twain Elementary School (located along Glenville Drive to the south of the subject property – see attached aerial) via the alley. The applicant cannot commit to constructing the pathway since they do not own the land/right-of-way south of their property line.

The proposed subdivision requires establishment of a Homeowners' Association (HOA) which will be responsible for maintenance of the common areas within the subdivision as well as portions of parkway as stated in the proposed PD conditions

Other Elements Related to the Request:

Future Land Use Plan: The subject property is designated as "Office/Industry" on the City's 2009 Future Land Use Plan. This designation includes low and medium density office, as well as manufacturing and distribution facilities. The applicant states that since the site is located adjacent to single-family homes to the south and northeast as well as a park to the east, it is an appropriate location for this type of development even though the Future Land Use Plan does not designate the site for single-family residential uses.

Open Space Amenities Area: The applicant is proposing a half acre open space area at the northeast corner of the development. The proposed Open Space area will include a pool with cabana. As proposed, completion of the pool and cabana would be required prior to the issuance of the 71st residential building permit, thereby allowing half of the proposed homes to receive a building permit prior to the pool and cabana completion. Additionally the applicant proposes to provide parking spaces dedicated to the open space area for resident parking at the pool. This pool portion of this area will be enclosed with a tubular steel fence, but the applicant's intent is not to separate the area from the adjacent landscape buffers and roadways with a perimeter fence.

Minor Amendments: The applicant has proposed that minor amendments to the concept plan may be approved by the City Manager or designee. Such amendments do not include increases to lot coverage, number of lots, or permitted uses or reductions to setbacks or minimum masonry material percentages except as otherwise specified. These types of amendments may include the reconfiguration of lots and streets or changes to lot dimensions that do not violate the specified conditions in the PD.

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

Motion: The City Plan Commission will consider the proposed zoning request and following development standards at their April 11, 2014 meeting and will forward its recommendation to City Council at the conclusion of the public hearing:

A. The subject site shall be zoned PD Planned Development for the RP-1500-M Patio Home District, shall be developed in substantial conformance with the concept plan attached hereto as Exhibit “B” (the “Concept Plan”) and in accordance with all applicable regulations of the RP-1500-M Patio Home District, subject to the following regulations:

B. Building Regulations

1. Minimum dwelling unit size: 1,600 square feet exclusive of garages, breezeways and servants quarters.
2. Maximum building height: Forty (40) feet.

C. Residential Lot Standards

1. Minimum lot width: Forty-five (45) feet measured at the 20-foot garage setback line. Lots fronting on curvilinear portions of a street shall have a 30-foot minimum lot width measured at the 20’ garage setback line.
2. Maximum lot coverage: Sixty-five percent (65%).
3. Minimum front yard setback: Twenty (20) feet for garages (measured to the face of the garage door) and ten (10) feet for the remainder of the structure, including porches and roof eaves. The face of the garage shall be required to be recessed a minimum of five (5) feet from the remainder of the structure. A 24-inch roof or trellis overhang is allowed.
4. Minimum interior side yard setback: Five (5) feet. A 24-inch roof eave overhang is allowed.
5. Minimum corner lot side setback: Ten (10) feet except for garages facing the corner side property line which shall be twenty (20) feet. A 24-inch roof eave overhang is allowed.
6. Minimum rear yard setback: Ten (10) feet. A 24-inch roof eave overhang is allowed.
7. Minimum rear yard setback: Five (5) feet for those lots backing onto Plano Road. A 24-inch roof eave overhang is allowed.
8. Swimming pools shall be located no closer than three (3) feet to a side lot line. The area between the pool and the adjacent home may be paved as part of the pool flatwork.
9. Non-radial side lot lines shall be allowed for lots fronting on curvilinear portions of a street.

D. **Alleys**

1. No alleys are required.

E. **Sidewalks**

1. A 5-foot sidewalk shall be provided along Apollo Road and along Plano Road.
2. 4-foot sidewalks shall be provided in common areas where indicated on the Exhibit “B”.
3. No sidewalk shall be required along the south or west side of Street F as shown on Exhibit “B”.
4. The homebuilder shall install sidewalks on residential lots at the time of home construction.

F. **Infrastructure**

1. Along the west property line, Street ‘F’ shall have a minimum right-of-way width of forty-seven (47) feet as shown on Exhibit “B”.
2. Streets shall be allowed to be constructed with mountable curbs adjacent to residential lots. Curbs adjacent to common areas shall be a standup curb type.
3. Minor amendments to the conceptual site plan for this PD may be approved by the City Manager or designee, such that they do not:
 - a. Increase building coverage.
 - b. Increase density or permitted uses.
 - c. Reduce building setbacks
 - d. Deviate from Article XXII-F of the Comprehensive Zoning Ordinance except as specifically stated herein.

G. **Fencing and Screening Walls**

1. Internal fences shall be, stained, board on board or standard vertical tubular steel. Fences constructed generally perpendicular to a perimeter screening wall shall not exceed the height of the screening wall. No fence shall be permitted parallel to a perimeter screen wall.
2. A minimum 6- foot screening wall shall be constructed behind residential lots which abut Apollo Road and Plano Road.
3. A standard vertical tubular steel fence with masonry columns may be constructed within the Open Space Amenities area.

4. A decorative wood screening fence with masonry columns shall be provided along the southern property line, by the Developer and maintained by the HOA and may be located within the right-of-way. The homebuilder shall construct a decorative wood fence with masonry columns adjacent to the USPS property as shown on Exhibit “B” during the time of home construction. A 3-foot wall maintenance easement shall be provided along the rear property line of lots backing up to the USPS property. Said fence shall be allowed a height to exceed eight (8) feet to match the height of the adjacent USPS fence.

H. **Landscape**

1. Open space lots shall be owned in common by a Homeowners Association. The Association will also be responsible for perimeter walls, perimeter street trees and landscaping.
2. Along Apollo Road, a minimum 20-foot wide landscape buffer within dedicated common area lots shall be provided on the outside of the required screening wall.
3. Along Plano Road, a minimum 25-foot wide landscape buffer, inclusive of the existing 20-foot gas easement, within dedicated common area lots shall be provided on the outside of the required screening wall.
4. A minimum of one (1) canopy tree and one (1) ornamental tree per fifty (50) linear feet of street frontage shall be installed within the above referenced common area lots along Apollo Road and Plano Road.
5. The southern right-of-way of Street F per Exhibit “B” shall be landscaped as set forth above; however, existing trees shall count towards planting requirements. Landscaping may be placed within right-of-way; however said landscaping must be a minimum five (5) feet behind the back of curb.

I. **Residential Architecture**

1. The exterior construction standards shall conform to Article XXII-F, Residential Exterior Construction Standards, except as listed below.
2. Front facing garage doors shall be allowed and shall be clad in cedar or better wood or faux wood with architectural treatment such a batten strips or be metal carriage style doors with embossed panels.
3. Primary roof pitches shall be a minimum of 6/12. Porch and dormer roof pitches may be less than 6/12 pitch. Metal roofs such as a powder coated standing seam metal roof shall be permissible on porches.

J. **Miscellaneous Items**

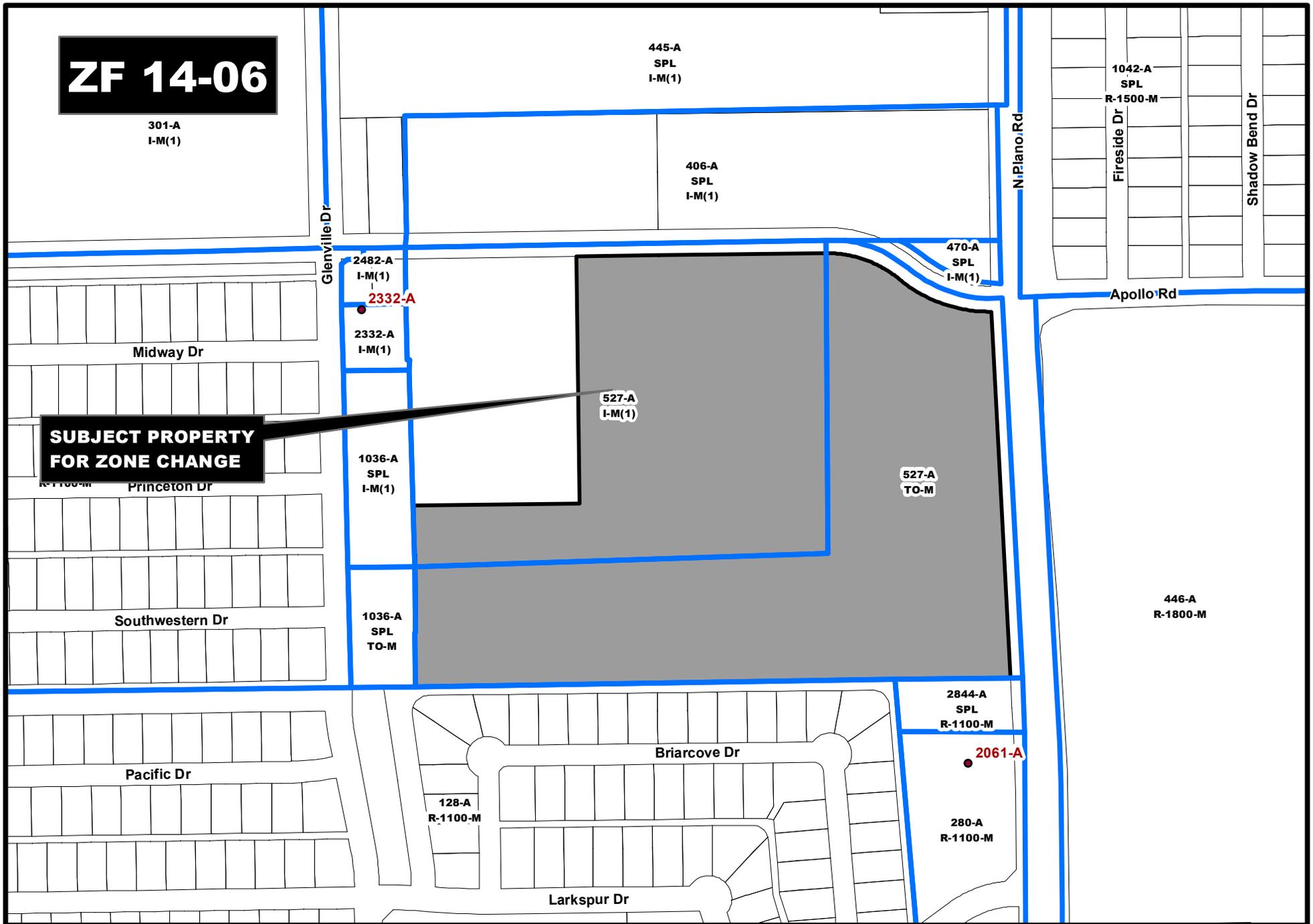
1. The Open Space Amenities Area shown on the site plan shall contain a pool with cabana. All improvements within the Open Space Amenities Area must comply with Article XXII-F of the Comprehensive Zoning Ordinance. The pool and cabana shall be completed prior to the issuance of the 71st residential lot building permit.

2. Parking shall be required for the open space area as shown on Exhibit “B”.
3. Improvements within the Open Space Amenities Area and Street “F” landscape area as shown on Exhibit “B” shall be maintained by the HOA.
4. Community signage and monument signs shall be allowed on both Apollo and Plano Road in accordance with Chapter 18 of the City of Richardson Code of Ordinances. Said signage shall be located in common areas and maintained by the HOA.
5. Lots shall be allowed to back upon Plano Road and Apollo Road and no alleys shall be required behind said lots.
6. The block length for Street A/Street B shall be allowed to exceed the maximum block length of 1,000 feet as shown on Exhibit “B”.

Patio Home Comparison Table

	ZF 14-06 (Subject Zoning Case)	Bridgewater Crossing	Savoy Landing	Savoy Trace
Location	SWC Apollo & Plano	SEC Renner & Sharp	NWC Waterview & Tatum	NWC Lake Park & Jonsson
Min. Unit Size	1,600 s.f.	1,600 s.f.	1,600 s.f.	1,800 s.f.
Min. Lot Size	5,000 s.f.	5,000 s.f.	3,600 s.f.	3,600 s.f.
Alleys	No	No	No	No
Max. Density Allowed/Developed	5.3 units/acre	3.7 units/acre	7.5 units/acre	7.2 units/acre
Front Setback	20 feet for garage / 10 feet for remainder of structure / garage must be min. 5 feet back of remainder of structure	15 feet / 20 feet for portion of building with front facing garage	20 feet for garage / 10 feet for remainder of structure / garage must be min. 5 feet back of remainder of structure	20 feet for garage / 10 feet for remainder of structure / garage must be min. 5 feet back of remainder of structure
Side Setback	5 feet on each side	0 feet and 10 feet	TBD at time of development	TBD at time of development
Rear Setback	10 feet / 5 feet for lots backing to Plano Road	10 feet	5 feet	5 feet
Max. Lot Coverage Allowed	65%	65%	65%	65%

ZF 14-06



**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 14-06 Zoning Map

Updated By: shacklett, Update Date: March 20, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1406\ZF1406 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 14-06

**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 14-06 Aerial Map

Updated By: shacklett, Update Date: March 20, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1406\ZF1406 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.



Glenville Dr

Apollo Road

USPS

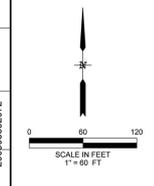
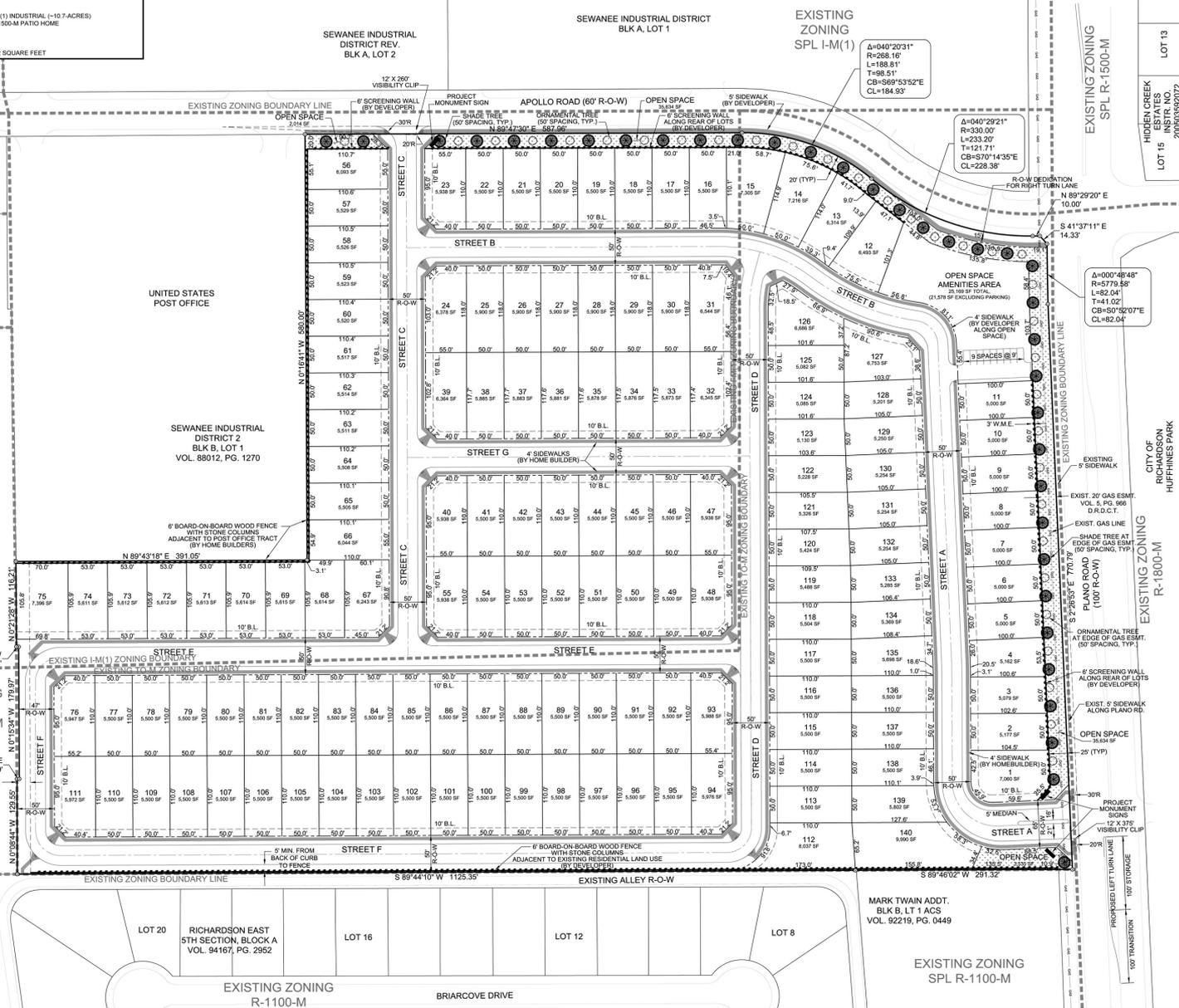
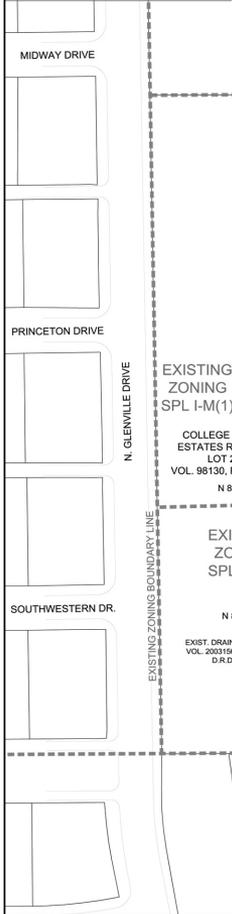
**Subject
Property**

Plano Road

**Oblique Aerial
Looking North**



PROJECT SUMMARY
 TOTAL AREA: 26.3 ACRES
 EXISTING ZONING: T-OM TECHNICAL OFFICE (15.6 ACRES) AND (M-1) INDUSTRIAL (10.7 ACRES)
 PROPOSED ZONING: PD PLANNED DEVELOPMENT DISTRICT FOR RE-1000M PATIO HOME
 MAXIMUM NUMBER OF RESIDENTIAL LOTS: 140
 MAXIMUM RESIDENTIAL DENSITY: 5.32 UNITS/ACRE
 OPEN SPACE AREA: 1.52 ACRES / 66,352 SQUARE FEET



DEVELOPER:
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ZONING EXHIBIT
WEST PARK VILLAS (26.33 ACRES)
 140 RESIDENTIAL LOTS
 4 OPEN SPACES



ISSUE DATE: MARCH 28, 2014
 REVISIONS:
 PROJECT NO.: 09603
 FILE NAME: PHASE ZONING EXHIBIT 03014.DWG
EXHIBIT "B"
PART OF
ORDINANCE

PLANNED DEVELOPMENT PATIO HOME DISTRICT

The property shall be used and developed in accordance with the RP-1500-M Patio Home District base regulations and the Concept Plan, attached hereto as “Exhibit B” as set forth in the Comprehensive Zoning Ordinance, as amended, except as follows with the following additional conditions:

Building Regulations

1. Minimum dwelling unit size: 1,600 square feet exclusive of garages, breezeways and servants quarters.
2. Maximum building height: Forty (40) feet.

Residential Lot Standards

1. Minimum lot width: Forty-five (45) feet measured at the 20-foot garage setback line. Lots fronting on curvilinear portions of a street shall have a 30-foot minimum lot width measured at the 20’ garage setback line.
2. Maximum lot coverage: Sixty-five percent (65%).
3. Minimum front yard setback: Twenty (20) feet for garages (measured to the face of the garage door) and ten (10) feet for the remainder of the structure, including porches and roof eaves. The face of the garage shall be required to be recessed a minimum of five (5) feet from the remainder of the structure. A 24-inch roof or trellis overhang is allowed.
4. Minimum interior side yard setback: Five (5) feet. A 24-inch roof eave overhang is allowed.
5. Minimum corner lot side setback: Ten (10) feet except for garages facing the corner side property line which shall be twenty (20) feet. A 24-inch roof eave overhang is allowed.
6. Minimum rear yard setback: Ten (10) feet. A 24-inch roof eave overhang is allowed.
7. Minimum rear yard setback: Five (5) feet for those lots backing onto Plano Road. A 24-inch roof eave overhang is allowed.
8. Swimming pools shall be located no closer than three (3) feet to a side lot line. The area between the pool and the adjacent home may be paved as part of the pool flatwork.
9. Non-radial side lot lines shall be allowed for lots fronting on curvilinear portions of a street.

Alleys

1. No alleys are required.

Sidewalks

1. A 5-foot sidewalk shall be provided along Apollo Road and along Plano Road.
2. 4-foot sidewalks shall be provided in common areas where indicated on the Exhibit "B".
3. No sidewalk shall be required along the south or west side of Street F as shown on Exhibit "B".
4. The homebuilder shall install sidewalks on residential lots at the time of home construction.

Infrastructure

1. Along the west property line, Street 'F' shall have a minimum right-of-way width of forty-seven (47) feet as shown on Exhibit "B".
2. Streets shall be allowed to be constructed with mountable curbs adjacent to residential lots. Curbs adjacent to common areas shall be a standup curb type.
3. Minor amendments to the conceptual site plan for this PD may be approved by the City Manager or designee, such that they do not:
 - a. Increase building coverage.
 - b. Increase density or permitted uses.
 - c. Reduce building setbacks
 - d. Deviate from Article XXII-F of the Comprehensive Zoning Ordinance except as specifically stated herein.

Fencing and Screening Walls

1. Internal fences shall be, stained, board on board or standard vertical tubular steel. Fences constructed generally perpendicular to a perimeter screening wall shall not exceed the height of the screening wall. No fence shall be permitted parallel to a perimeter screen wall.
2. A minimum 6-foot screening wall shall be constructed behind residential lots which abut Apollo Road and Plano Road.
3. A standard vertical tubular steel fence with masonry columns may be constructed within the Open Space Amenities area.
4. A decorative wood screening fence with masonry columns shall be provided along the southern property line, by the Developer and maintained by the HOA and may be located within the right-of-way. The homebuilder shall construct a decorative wood fence with

masonry columns adjacent to the USPS property as shown on Exhibit “B” during the time of home construction. A 3-foot wall maintenance easement shall be provided along the rear property line of lots backing up to the USPS property. Said fence shall be allowed a height to exceed eight (8) feet to match the height of the adjacent USPS fence.

Landscape

1. Open space lots shall be owned in common by a Homeowners Association. The Association will also be responsible for perimeter walls, perimeter street trees and landscaping.
2. Along Apollo Road, a minimum 20-foot wide landscape buffer within dedicated common area lots shall be provided on the outside of the required screening wall.
3. Along Plano Road, a minimum 25-foot wide landscape buffer, inclusive of the existing 20-foot gas easement, within dedicated common area lots shall be provided on the outside of the required screening wall.
4. A minimum of one (1) canopy tree and one (1) ornamental tree per fifty (50) linear feet of street frontage shall be installed within the above referenced common area lots along Apollo Road and Plano Road.
5. The southern right-of-way of Street F per Exhibit “B” shall be landscaped as set forth above; however, existing trees shall count towards planting requirements. Landscaping may be placed within right-of-way; however said landscaping must be a minimum five (5) feet behind the back of curb.

Residential Architecture

1. The exterior construction standards shall conform to Article XXII-F, Residential Exterior Construction Standards, except as listed below.
2. Front facing garage doors shall be allowed and shall be clad in cedar or better wood or faux wood with architectural treatment such a batten strips or be metal carriage style doors with embossed panels.
3. Primary roof pitches shall be a minimum of 6/12. Porch and dormer roof pitches may be less than 6/12 pitch. Metal roofs such as a powder coated standing seam metal roof shall be permissible on porches.

Miscellaneous Items

1. The Open Space Amenities Area shown on the site plan shall contain a pool with cabana. All improvements within the Open Space Amenities Area must comply with Article XXII-F of the Comprehensive Zoning Ordinance. The pool and cabana shall be completed prior to the issuance of the 71st residential lot building permit.

2. Parking shall be required for the open space area as shown on Exhibit "B".
3. Improvements within the Open Space Amenities Area and Street "F" landscape area as shown on Exhibit "B" shall be maintained by the HOA.
4. Community signage and monument signs shall be allowed on both Apollo and Plano Road in accordance with Chapter 18 of the City of Richardson Code of Ordinances. Said signage shall be located in common areas and maintained by the HOA.
5. Lots shall be allowed to back upon Plano Road and Apollo Road and no alleys shall be required behind said lots.
6. The block length for Street A/Street B shall be allowed to exceed the maximum block length of 1,000 feet as shown on Exhibit "B".



(1)

Looking East along
Apollo Road



Looking North along
Plano Road

(2)



(3)

Looking West along
South Property Line



(4)

Looking East along
South Property Line



(5)

Looking North along
West Property Line



Looking North at
Rear of Post Office

(6)

Planned Development residential for the “West Park Villas” Richardson, Texas

Purpose Statement

This 26.33 acre site is located at the southwest corner of Apollo Road, an east-west 2 lane street and Plano Road, a north-south six lane divided thoroughfare. The property is bounded on the east by Huffines Park, on the south and west by existing single family residential and on the north by office & warehouse uses. The subject tract is currently zoned in two districts, I-M(1) industrial and TO-M, Technical Office. A undeveloped strip of I-M(1) land runs along Glenville Drive which is encumbered by a drainage ditch and an electric transmission line along the west boundary and a US Post Office occupies an outparcel fronting onto Apollo Rd. The property has never been developed.

The proposed development proposes to amend the zoning districts from industrial and technical office uses to single family residential use, consistent with adjacent recent rezoning of other non-residential land to residential land uses and consistent with providing a transitional residential density between the older existing single family residential uses to the south and west to the larger lot single family detached uses to the north. The proposed use is for small lot detached single family residential to provide a lifestyle housing choice not currently available in this area of Richardson. This Planned Development District will identify standards appropriate to an infill small-lot, high quality lifestyle house type that appeals to single adult households, young families, downsizing households, and affluent younger households who are renting nearby that should like the ease of lifestyle afforded by these style homes.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

PLANNED DEVELOPMENT

File No./Name: ZF 14-06 / West Park Villas
Property Owner: Kelly F. Monaghan, Trustee / Bentley Investments, LTD_TEB Family Dynasty Trust
Applicant: Jon Van De Voorde, VP of Development / WPC Acquisitions, Inc.
Location: Southwest Corner of Plano Road & Apollo Road
(See map on reverse side)
Current Zoning: I-M(1) Industrial District and TO-M Technical Office District
Request: A request by Jon Van De Voorde, WPC Acquisitions, Inc., for a change in zoning from I-M(1) Industrial and TO-M Technical Office to PD Planned Development for the development of a 140-home patio home community on approximately 26.3 acres.

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

TUESDAY, APRIL 1, 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 14-06.

Date Posted and Mailed: 03/21/2014

RHA JOSEPH
22054 MEYLER ST
TORRANCE, CA 90502-2203

RICHARDSON TRIDENT CO
PO BOX 853900
RICHARDSON, TX 75085-3900

BENTLEY INVESTMENTS LTD
4111 S DARLINGTON AVE # 900
TULSA, OK 74135-6330

U S POSTAL SERVICE
PO BOX 667180
DALLAS, TX 75266-7180

YIN & ZHENG COMPANY LLC
113 S BOWSER RD APT 47
RICHARDSON, TX 75081-6443

KOREAN MISSION BAPTIST CHURCH
201 N PLANO RD
RICHARDSON, TX 75081-3802

TEXAS POWER & LIGHT CO
% STATE & LOCAL TAX DEPT
PO BOX 219071
DALLAS, TX 75221-9071

RUIZ JUAN M & CARMELINA
1235 BRIARCOVE DR
RICHARDSON, TX 75081-3604

NEWELL ELIZABETH KOON
1233 BRIARCOVE DR
RICHARDSON, TX 75081-3604

HOUP HOUY
1231 BRIARCOVE DR
RICHARDSON, TX 75081-3604

GRIMALDO JOSE A
1229 BRIARCOVE DR
RICHARDSON, TX 75081-3604

LARA RODRIGO
1227 BRIARCOVE DR
RICHARDSON, TX 75081-3604

GOWER DIANA M
1225 BRIARCOVE DR
RICHARDSON, TX 75081-3604

RESCOM INV GROUP
PO BOX 117832
CARROLLTON, TX 75011-7832

CRITTENDEN CARL S
1221 BRIARCOVE DR
RICHARDSON, TX 75081-3604

CRUZ PEDRO
1219 BRIARCOVE DR
RICHARDSON, TX 75081-3604

DIMICK CAROL MARIE
1217 BRIARCOVE DR
RICHARDSON, TX 75081-3604

JOHNSON GERALD BUCK & BARBARA
1215 BRIARCOVE DR
RICHARDSON, TX 75081-3604

ROTUNDA FRANCIS M & MICHELLE
3410 TEXAS DR
SACHSE, TX 75048-1901

ANDRADE ARACELI
1211 BRIARCOVE DR
RICHARDSON, TX 75081-3604

GADDIS WANDA
7002 WOODSPRINGS DR
GARLAND, TX 75044-2837

ACEVEDO MARVIN O
1141 SOUTHWESTERN DR
RICHARDSON, TX 75081-3618

MAUER ANGELA KATHLEEN &
MARK OWEN MAUER
1209 BRIARCOVE DR
RICHARDSON, TX 75081-3604

SANFORD DANIEL R &
PATRICIA A CULLENSANFORD
1232 BRIARCOVE DR
RICHARDSON, TX 75081-3603

GULLY MELVIN R
1230 BRIARCOVE DR
RICHARDSON, TX 75081-3603

LUC SANG & PHUONG KIM NGUYEN
3501 IRVIN DR
SACHSE, TX 75048-2399

SZETO TERESA N
1241 BRIARCOVE DR
RICHARDSON, TX 75081-3604

SUCHER JAMES A & BARBARA
1218 BRIARCOVE DR
RICHARDSON, TX 75081-3600

MADDOX DIANE K
1224 BRIARCOVE DR
RICHARDSON, TX 75081-3600

HANCKE HAYDEN
1207 BRIARCOVE DR
RICHARDSON, TX 75081-3604

GOODMAN TOBY M & JANIE L
142 NORTSHORE DR
KERENS, TX 75144-9504

SASSER KAREN W
1220 BRIARCOVE DR
RICHARDSON, TX 75081-3600

KLINE MICHAEL CHARLES
3225 CREEKBEND DR
Garland, TX 75044-2021

MCDANIEL MILTON E
1216 BRIARCOVE DR
RICHARDSON, TX 75081-3600

**JON VAN DE VOORDE, VP DEVELOPMENT
WPC ACQUISITIONS, INC.
4131 N CENTRAL EXPRESSWAY, # 1140
DALLAS, TX 75204**

**KELLY F. MONAGHAN, TRUSTEE
BENTLEY INVESTMENTS, LTD
TEB FAMILY DYNASTY
4111 SOUTH DARLINGTON, SUITE 900
TULSA, OK 74135**

SUPERINTENDENT OF SCHOOLS
RICHARDSON ISD
400 S. GREENVILLE AVE
RICHARDSON, TX 75081

MAINTENANCE & OPERATIONS
ATTN: MICHAEL LONGANECKER
RICHARDSON ISD
400 S. GREENVILLE AVE
RICHARDSON, TX 75081

**ZF 14-06
Notification List**



MEMO

DATE: April 10, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 14-09 – Courtesy Nissan Motor Vehicle Storage Lot – 1320 International Pkwy

REQUEST

Neil Sander, representing Dynamic Engineering, is requesting approval of a Special Permit for a motor vehicle storage lot on an existing 192-space parking lot located at 1320 International Parkway.

On March 24, 2014, the City Council approved a text amendment to the Comprehensive Zoning Ordinance to allow motor vehicle storage lots to be located in Industrial Zoning Districts upon approval of a Special Permit.

BACKGROUND

The site plan for the parking lot, which includes the parking lot on the property to the south, was approved and constructed in 2000. In 2004, the subject property was replatted into its current configuration. A hedge row was placed along the south property line to delineate the new property line. Since that time, the subject parking lot has existed as a surface parking lot that is not associated with any of the surrounding buildings.

The applicant is requesting the Special Permit to accommodate the relocation of an existing storage lot site on Woodall Drive, south of the Arapaho DART Station. The purpose of the lot is to store vehicles that are in transit to the Courtesy Nissan dealership on Central Expressway. The applicant is proposing to only store new, undamaged vehicles, excluding recreational vehicles, motorcycles, boats, recreational trailers and campers. The site has an approved site and landscape plan, and the landscaping complies with the City's Landscape Ordinance and Policies.

The applicant is proposing two (2) modifications to the site to accommodate the use. First, a 6-foot steel fence is proposed with automatic gates across the entrances for security purposes. Second, the applicant proposes to construct hail nets (similar to carports with a fabric cover) over the interior parking spaces as noted on Exhibit "B". The applicant states these have recently been implemented at North Texas dealerships and storage lots to protect motor vehicles from potential hail damage.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission will consider the proposed Special Permit request at its April 11, 2014 meeting and will forward a recommendation to the City Council following the public hearing.

ATTACHMENTS

Special Conditions	Zoning Exhibit (Exhibit "B")
CC Public Hearing Notice	Hail Net Detail Sheet (Exhibit "C")
Staff Report	Site Photos
Zoning Map	Applicant's Statement
Aerial Map	Notice of Public Hearing
Oblique Aerial Looking North	Notification List

ZF 14-09 Special Conditions

1. A motor vehicle storage lot shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. Vehicles shall be limited to new motor vehicles which are operable and have no visible damage.
3. Recreational vehicles, motorcycles, boats, recreational trailers, and campers shall not be allowed to be stored on the subject property.
4. A minimum 6-foot steel fence with automatic gates shall be constructed around the perimeter in general conformance with Exhibit "B" and shall be allowed to be located within the front setback.
5. No additional light standards shall be allowed, except as shown on Exhibit "B".
6. Changes to the site plan and landscape plan for use of the subject property as a motor vehicle storage lot shall be administratively approved.
7. Hail nets as depicted in the detail on Exhibit "B" shall be allowed and limited to the interior parking space areas as shown on Exhibit "B". The hail nets shall be cable tension structures with a high-density polyethylene fabric cover or an equivalent as approved by the Building Official.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: March 26, 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 28, 2014

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, April 14, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 14-04

A request by Dave Larsen, representing Larsen & Associates Architects, to revoke Ordinance 3156-A, a Special Permit for a restaurant with drive-through service and approval of a new Special Permit for a restaurant with drive-through service at 105 S. Coit Road (southeast corner of Coit Road and Belt Line Road). The property is currently zoned C-M Commercial.

ZF 14-06

A request by Jon Van De Voorde, representing WPC Acquisitions, Inc., for a change in zoning from I-M(1) Industrial and TO-M Technical Office to PD Planned Development for the development of a 140-home patio home community on approximately 26.3 acres. The property is located at the southwest corner of Plano Road and Apollo Road and is currently zoned I-M(1) Industrial and TO-M Technical Office.

ZF 14-09

A request by Neil Sander, Dynamic Engineering, for a Special Permit for a motor vehicle storage lot to be located at 1320 International Parkway. The property is currently zoned I-FP(2) 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



Staff Report

TO: City Council

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

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

DATE: April 10, 2014

RE: **Zoning File 14-09:** Special Permit – Courtesy Nissan Motor Vehicle Storage Lot

REQUEST:

Special Permit for a motor vehicle storage lot at 1320 International Parkway on an existing parking lot.

APPLICANT / PROPERTY OWNER:

Neil Sander – Dynamic Engineering / Tod Fobare – SAF CTP, LLC

EXISTING DEVELOPMENT:

The site is currently developed as a 192-space parking lot. The site plan and landscape plan for the parking lot was approved in 2000 and complies with the City's Landscape Ordinance and Policies, including landscape buffers, street trees, and landscape island trees.

ADJACENT ROADWAYS:

International Parkway: Two-lane, undivided local street; no traffic counts available.

Commerce Drive: Two-lane, undivided local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Industrial; I-M(1) Industrial
South: Industrial; I-FP(2) Industrial
East: Industrial; I-M(1) Industrial
West: Industrial; I-FP(2) Industrial

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the East Arapaho/Collins enhancement/redevelopment area. This area has been challenged in recent years by evolving markets, technology, and user requirements. Redevelopment, enhancement, and building format changes should be considered. Mid-rise office uses are appropriate throughout the area and mixed-use buildings with ground-floor retail could be appropriate at key locations, including adjacent to the Arapaho Center rail transit stations.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment
South: Enhancement/Redevelopment
East: Enhancement/Redevelopment
West: Enhancement/Redevelopment

EXISTING ZONING:

I-FP(2) Industrial per Ordinance Number 10-A.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

APPLICANT’S STATEMENT

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

STAFF COMMENTS:

Background:

The site plan for the parking lot, which includes the parking lot on the property to the south, was approved and constructed in 2000. In 2004, the subject property was replatted into its current configuration. A hedge row was placed along the southern property line to delineate the new property line. Since that time, the subject parking lot has existed as a surface parking lot that is not associated with any of the surrounding buildings.

When the property owner contacted staff about using the parking lot for a motor vehicle storage lot, he was informed the use was only allowed by Special Permit in C-M Commercial Districts. Since that time, a Comprehensive Zoning Ordinance (CZO) text amendment has been approved by City Council allowing motor vehicle storage lots by Special Permit in Industrial Districts as well as C-M Commercial Districts.

Request:

Courtesy Nissan currently has a motor vehicle storage lot located on Alpha Road (south of Arapaho Road, east of Greenville Avenue), which was approved by a Special Permit in 2008. They also utilize a portion of the Toyota motor vehicle storage lot on Woodall Drive (south of the Arapaho DART station). Both of these storage lots are located in Industrial Districts. The storage lots received zoning approval prior to changes to the CZO in 2008, which included revisions relating to motor vehicle related uses, including storage lots, and where they would be allowed by right or by Special Permit.

The applicant is requesting the Special Permit because the property they currently use on Woodall Drive was recently sold to a new owner who intends to develop the storage lot and vacant property to the south along Arapaho Road. The purpose of the lot is to store vehicles that are in transit to the Courtesy Nissan dealership on Central Expressway. The subject property is currently developed as a parking lot. The applicant is proposing to only store new, undamaged vehicles, excluding recreational vehicles, motorcycles, boats, recreational trailers and campers. With the exception of the following improvements, no other site changes are proposed:

- A perimeter six (6') foot steel fence for security purposes – A gate would be placed across the Commerce Drive and International Parkway entrances. The fence will be located within a 15-foot private water line easement (also serves as the landscape buffer) along International Parkway, and the fence will be allowed to be located within that easement subject to approval by City staff based on the actual location of the water line.

Along the east property line, the applicant will place the fence directly behind the back of curb to provide as much room between the building to the east and the fence for emergency ingress/egress purposes. The site has an approved landscape plan that complies with the City's Landscape Ordinance and Policies, including minimum percentage of landscaping, minimum landscape buffer width, street tree requirements, landscape island trees, and parking lot screening.

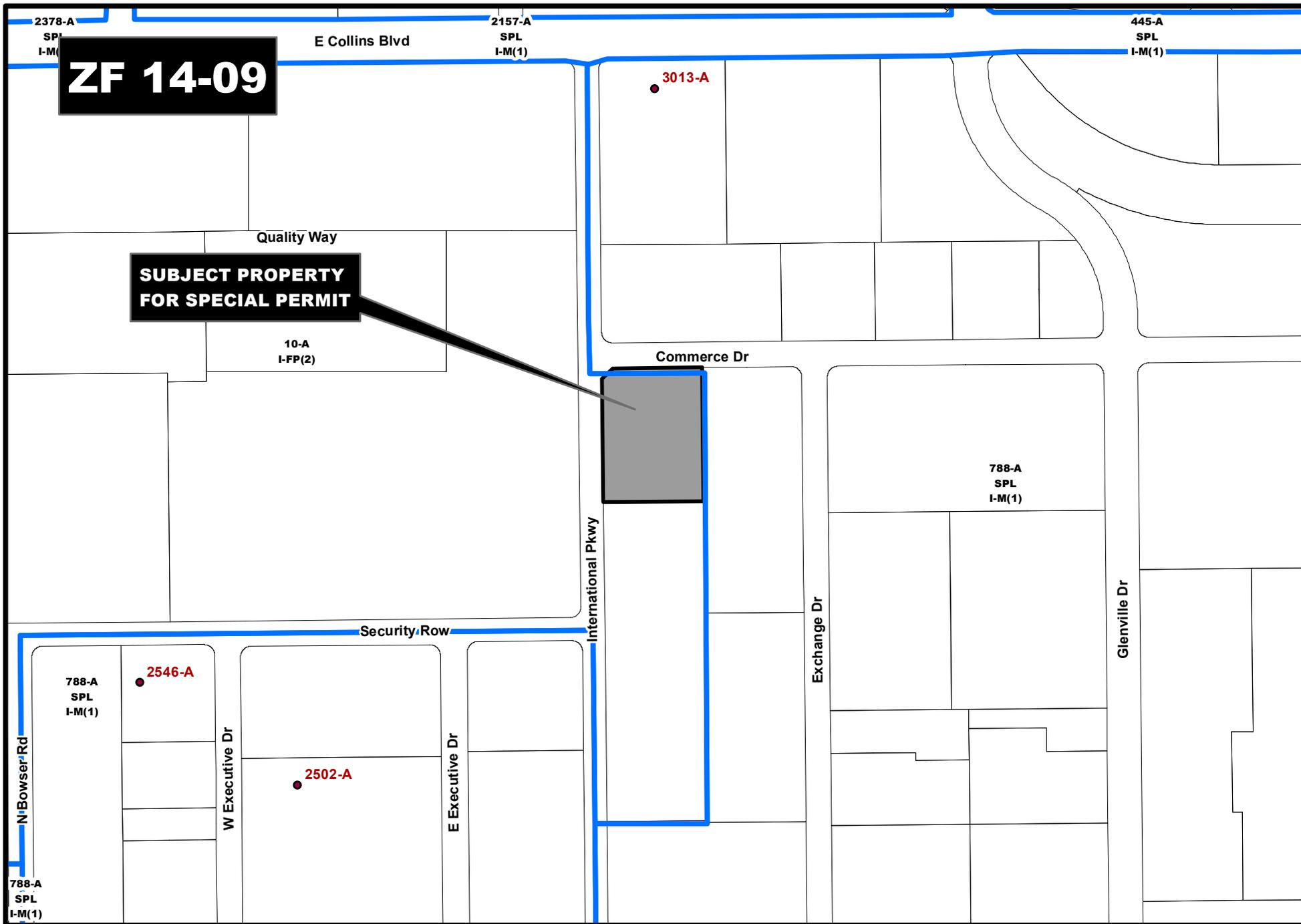
- Construct hail nets over the interior parking spaces – The applicant states these types of structures (similar to carports with a fabric cover) have recently been implemented at dealerships in the North Texas area to protect vehicles located at dealerships and storage lots from hail. A detail and photo of the proposed structures is provided as Exhibit "C". The structures would be limited to the interior parking spaces as shown on Exhibit "B" to limit their visibility from the surrounding roadways.

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

Motion: The City Plan Commission will consider the proposed Special Permit request and following special conditions at their April 11, 2014 meeting, and will forward its recommendation to City Council at the conclusion of the public hearing:

1. A motor vehicle storage lot shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. Vehicles shall be limited to new motor vehicles which are operable and have no visible damage.

3. Recreational vehicles, motorcycles, boats, recreational trailers, and campers shall not be allowed to be stored on the subject property.
4. A minimum 6-foot steel fence with automatic gates shall be constructed around the perimeter in general conformance with Exhibit “B” and shall be allowed to be located within the front setback.
5. No additional light standards shall be allowed, except as shown on Exhibit “B”.
6. Changes to the site plan and landscape plan for use of the subject property as a motor vehicle storage lot shall be administratively approved.
7. Hail nets as depicted in the detail on Exhibit “B” shall be allowed and limited to the interior parking space areas as shown on Exhibit “B”. The hail nets shall be cable tension structures with a high-density polyethylene fabric cover or an equivalent as approved by the Building Official.



ZF 14-09 Zoning Map

Updated By: shacklett, Update Date: March 20, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1409\ZF1409 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 14-09

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 14-09 Aerial Map

Updated By: shacklett, Update Date: March 20, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1409\ZF1409_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.

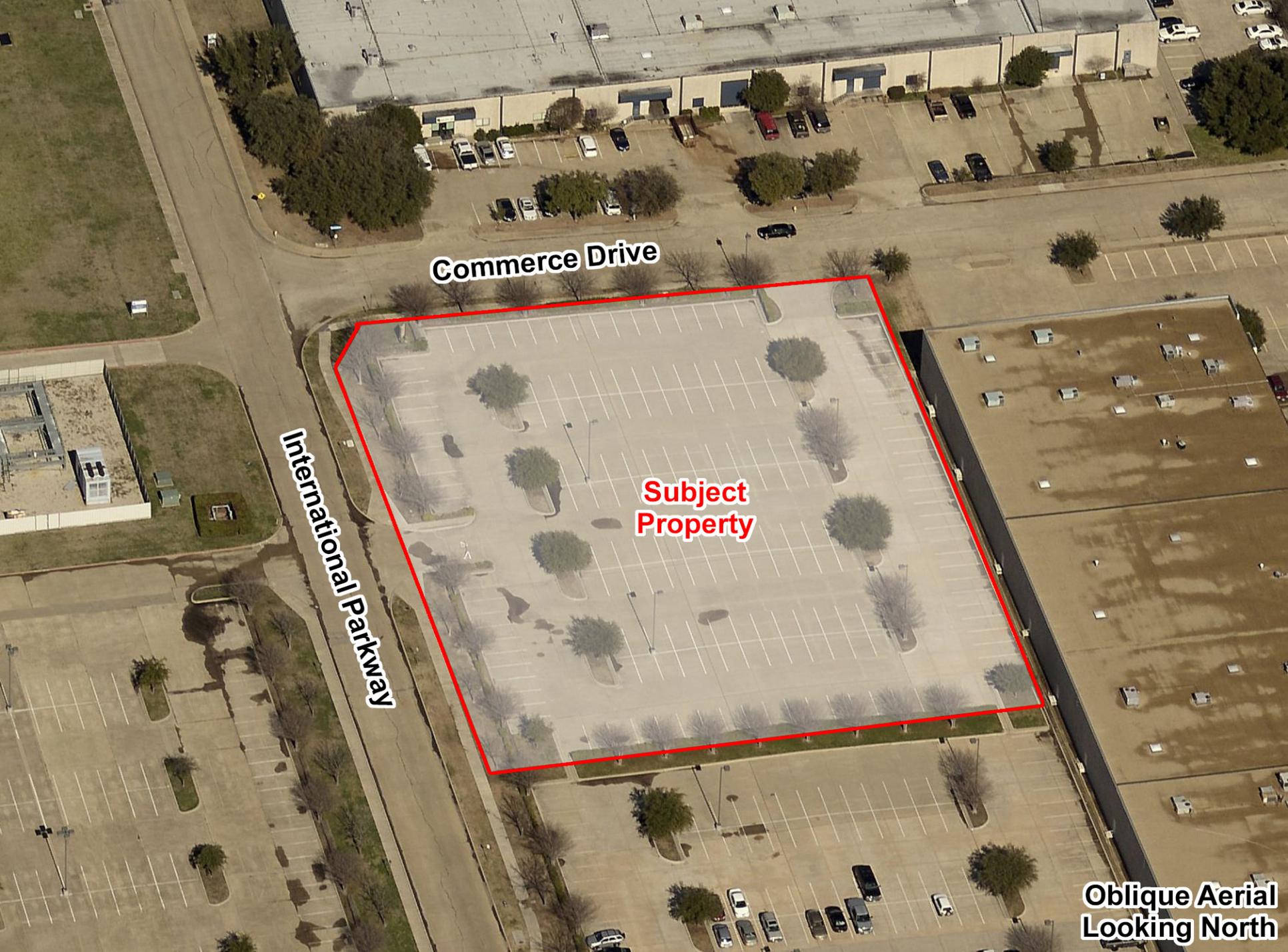


Commerce Drive

International Parkway

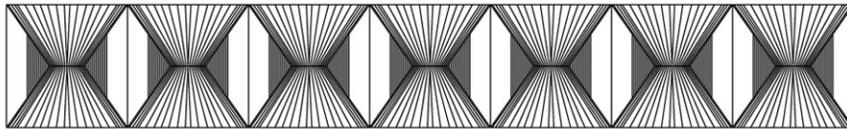
**Subject
Property**

**Oblique Aerial
Looking North**

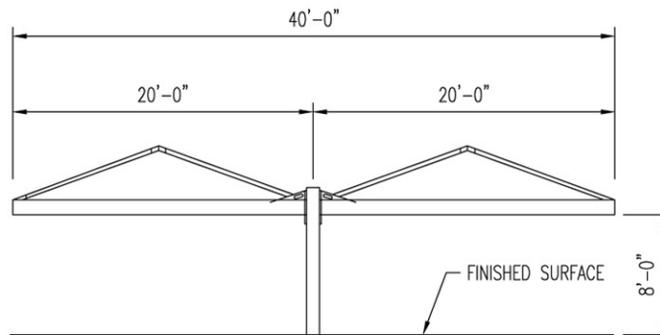




EXISTING HAIL NETS PHOTOGRAPH



PLAN VIEW



SIDE VIEW

Exhibit C



1904 Main Street - Lake Como, NJ 07719
 T: 732.974.0198 - F: 732.974.3521
 www.dynamicce.com
 Texas Registered Engineering Firm No. F-13660

DRAWN BY: CAM	CHECKED BY: GM	DATE: 03/26/14
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TITLE: **HAIL NET DETAIL**

PROJECT: GROUP 1 AUTOMOTIVE INVENTORY LOT BLOCK 2, LOT 2B 1320 INTERNATIONAL PARKWAY CITY OF RICHARDSON, DALLAS COUNTY, TEXAS	SCALE: (H) NOT TO (V) SCALE
	JOB No: 0658-14-063



(1)

Looking West along
Commerce Drive



(2)

**Looking South along
International Parkway**



(3)

**Looking South at
Subject Property**



(4)

Looking South along
East Property Line

Applicant's Statement

**Application for Special Permit
Group 1 Automotive Inventory Lot
1320 International Parkway
City of Richardson, Dallas County, Texas**

April 3, 2014

Due to the termination of a ground lease elsewhere in the City of Richardson, Group 1 Automotive is pursuing an alternate location to store inventory for the existing Courtesy Nissan on North Central Expressway. Vehicle storage will be restricted to new vehicles only, and damaged vehicles will not be kept on site.

The parking lot in question is an existing facility, without any buildings. No changes are proposed to the parking or access configuration, and no new buildings are proposed. However, a black ornamental steel fence is proposed along the north, west, south, and east frontages of the property for security purposes. Gates will be erected across each of the two existing driveways.

For insurance reasons, Group 1 is requesting to construct hail nets over part of the lot. These structures will be limited to the parking spaces interior to the site, to mitigate the visibility from the road.



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 14-09 / Motor Vehicle Storage Lot
Property Owner: Tod Fobare / SAF CTP, LLC
Applicant: Neil Sander / Dynamic Engineering
Location: 1320 International Parkway (See map on reverse side)
Current Zoning: I-FP(2) Industrial District
Request: A request by Neil Sander, Dynamic Engineering, for approval of a Special Permit for a motor vehicle storage lot.

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

TUESDAY, APRIL 1, 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.

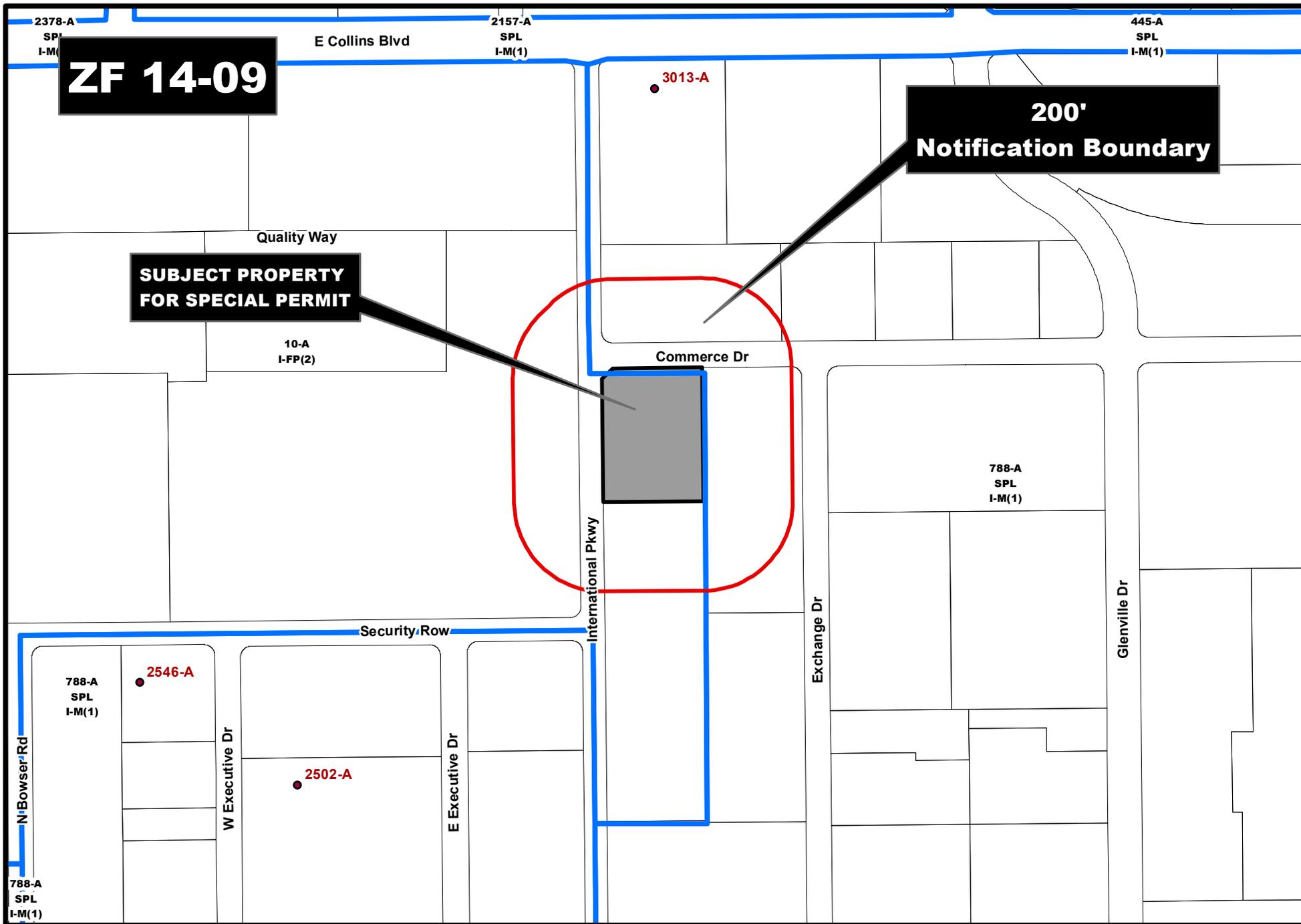
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 14-09.

Date Posted and Mailed: 03/21/2014



ZF 14-09 Notification Map

Updated By: shacklett, Update Date: March 20, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1409\ZF1409 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.



STOUT DAVID MICHAEL
1101 COMMERCE DR
RICHARDSON, TX 75081-2308

G&H INVESTMENTS LP
1001 COMMERCE DR #100
RICHARDSON, TX 75081-2343

GREENBRIAR HOLDINGS
DALLAS LTD STE 730
8214 WESTCHESTER DR # 730
DALLAS, TX 75225-6199

UNIVERSITY DRIVE LLC
121 W TRADE ST STE 2550
CHARLOTTE, NC 28202-5399

TIMBERRIDGE FAMILY LP
ATTN: RHONDA WHITE
8101 JOHN W CARPENTER FWY
DALLAS, TX 75247-4720

COLLINS TECHNOLOGY PARK PARRS
908 QUALITY WAY
RICHARDSON, TX 75081-2277

NEIL SANDER
DYNAMIC ENGINEERING
1904 MAIN STREET
LAKE COMO, NJ 07719

TOD FOBARE
SAF CTP, LLC
18111 PRESTON RD., STE 1000
DALLAS, TX 75252

ZF 14-09
Notification List



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, April 14, 2014

Agenda Item: VAR 14-03 Terrace Shopping Center

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 21-52(i), *Off Street Parking*, for a reduction in the number of required parking spaces for the Terrace Shopping Center located at the southeast corner of Greenville Avenue and Apollo Road.

In 2005, the site received approval of a 10% reduction in the number of required parking spaces. To accommodate a proposed renovation to the site, the applicant is requesting an additional 54 space reduction. Combined, the two variances represent an 18.3% reduction in the total number of required parking spaces for the center.

Commission Action: The City Plan Commission will consider the proposed variance request at their April 11, 2014 meeting and will forward its recommendation to City Council at the conclusion of the meeting.

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

VARIANCE 14-03

Attachments:

1. Locator
2. Staff Report
3. Applicant's Statement
4. Variance Exhibit
5. Parking Study
6. Notice of Variance Request
7. Notification List
8. Notification Map



VAR 14-03
Terrace Shopping Center



**CITY COUNCIL
STAFF REPORT
April 14, 2014**

Variance 14-03

SUMMARY

Owner: Terrace Shopping Center, LTD

Applicant: Johnny Lee, Terrace Shopping Center, LTD

Project Name: VAR 14-03 Terrace Shopping Center

Location: 400 N. Greenville Ave.
Southeast corner of Greenville Ave. and Apollo Rd.

Request: This is a request for approval of a variance to the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-52(i), *Off Street Parking*, for a reduction in the number of required parking spaces for the Terrace Shopping Center.

In 2005, the site received approval for a 10% reduction in the number of required parking spaces for the site. To accommodate a proposed renovation to the site, the applicant is requesting an additional 54 space reduction. Combined, the two variances represent an 18.3% reduction in the total number of required parking spaces for the center.

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.

CPC Action: The City Plan Commission will consider the proposed variance request at their April 11, 2014 meeting and will forward its recommendation to City Council at the conclusion of the meeting.

Correspondence: No written correspondence has been received to date.

DEVELOPMENT SUMMARY

Land Area:	7.98-acres (347,680 sq. ft)
Zoning:	C-M Commercial District
Existing Development:	Four (4) multi-tenant buildings totaling 86,930 square feet
Adjacent Land Use/ Zoning:	
North	Single-family residential/R-850-M Residential District
East	Apartments/A-950-M Apartment District
South	Retail/C-M Commercial District
West	DART Light Rail/I-M(1) Industrial District

BACKGROUND INFORMATION

Background: Based on a tenant roster provided by the applicant, 657 parking spaces are required for the site. In 2005, the City Council approved VAR 05-07 which permitted a 10% reduction in the number of required parking spaces for the site. Accounting for VAR 05-07, the site requires 591 spaces. Currently, there are 559 parking spaces provided on-site (32 less than what is required).

In order to accommodate a planned renovation to the site, the applicant proposes to remove the existing parking spaces located along both sides of the main internal drive to accommodate additional landscaping areas and pedestrian pathways to allow for a safe area for visitors to view the eight (8) statues located along the main drive. The proposed renovation will remove 22 additional spaces, further reducing the total number of provided parking spaces to 537 (54 spaces less than required).

The applicant is requesting an additional reduction of 54 spaces from the required parking to accommodate the existing uses and to permit the proposed renovation. Combined, both VAR 05-07 and the proposed 54 space reduction represent an 18.3% reduction from the required number of parking spaces.

During the week of January 14, 2014, the applicant conducted a parking study of the site. As shown, the peak parking demand was a Saturday evening at 8:30pm, where 325 parking spaces were occupied (234 vacant spaces). Staff visited the site numerous times, including the peak parking time as shown by the parking study, and based on site visits, staff concurs with the results of the study.

For comparison purposes, a list of similar parking variances is included below.

<i>MULTI-TENANT RETAIL CENTERS/MIXED USE PROJECTS (sorted by variance percentage)</i>			
PROJECT	LOCATION	REDUCTION GRANTED	DATE
Kebab 'n Curry (restaurant in strip center)	401 N. Central Expressway	8-space (20%) variance (41 required by code, 33 required per variance).	03-1991
Allred Retail Center	581 W. Campbell Road	12-space reduction for karate studio. As applied, resulted in a 12% overall reduction for the entire center.	12-1994
		11-space variance to lease vacant space for retail parked uses only. Combined with previous variance, the site has a 20% reduction.	04-2013
Campbell Plaza Shopping Center – Fox & Hound (parking reduction granted by zoning special condition)	104 - 180 W. Campbell Road	Modified ratio of 1 space/172 g.s.f. for 20,000 s.f. restaurant/ indoor amusement facility (in lieu of 1/100 required by code). As applied, resulted in 84-space (10%) reduction. This center also utilized the standard 10% reduction permitted for retail centers of 100,000 g.s.f. and larger, reducing required parking by an additional 74 spaces, for a total reduction of 158 spaces (19% total reduction). 827 spaces required by code before applying reductions, 669 required after reductions applied.	12-2001 (Ord. 3372-A)
Promenade Shopping Center (Central Section) and Wal-Mart Neighborhood Market	410 – 630 N. Coit Road (excludes 500 N. Coit)	86-space (15%) overall reduction permitted on two lots (subject to shared parking agreement).	01-2002
Citipointe Church in Campbell Road Village Shopping Center	605 & 635 W. Campbell Road	57-space variance for 200-seat church. Including the church, 413 spaces are required for the entire center by code, 356 required per variance. As applied, results in a 14% reduction for the entire center. Limited to Citipointe Church occupying suites 201 & 210.	2005
North Rich Plaza Shopping Center	525 W. Arapaho Road	40-space variance (349 required, 314 provided), equals 13% .	09/2012
Camelot Shopping Center	580 W. Arapaho Road	60-space variance (499 required, 314 provided), equals 12.02% .	12-2006 (Ord. 3584)

Restaurant in multi-tenant building	318 S. Central Expressway	8-space (11%) variance (71 required by code, 63 required per variance).	03-1995
Westwood Shopping Center (adjacent to Kroger)	200 N. Coit Road (formerly 100 N. Coit Rd.)	Modified ratio of 1 space/200 g.s.f. for all uses (27,450 s.f. total building area; maximum 4% [1,098 s.f.] for restaurants). As applied, equal to a 13 space (11%) variance (123 spaces required by code, 110 spaces required by modified ratio).	01-1990
University Village Shopping Center (L.A. Fitness)	1407 & 1501 E. Belt Line Road	10% (63-space) variance (631 required by code, 568 required per variance). Also permitted use of shared parking agreement if property is subdivided into more than one lot.	02-2006
DFW Chinatown Shopping Center (formerly Richardson Terrace S.C.)	400 N. Greenville Avenue	59-space (10%) variance (591 required by code, 532 required per variance). The 10% reduction was extended for additional building square footage, resulting in a 63-space variance (632 spaces required by code, 569 required per variance).	08-2004 07-2005
Promenade Shopping Center (Southern Section)	300 N. Coit Road	96-space (9%) variance (1,010 required by code, 914 required per variance).	06-1996
Terrace Supreme Shopping Center	SEC Greenville Ave. at Terrace Dr.	16-space (9%) variance (178 spaces required by code, 162 required per variance).	01-1995
Restaurant in multi-tenant retail strip	115 Spring Valley Village	4-space (9%) variance (43 required by code, 39 required per variance).	09-1993
Prosper Center	201 S. Greenville Avenue	8-space (8%) variance in the number of required off-street parking for a multi-tenant retail center.	02-2007
Richland Village Shopping Center	1310 E. Belt Line Road	(8%) variance in number of required off-street parking for a multi-tenant retail center.	07-2007
Prosper Center (parking reduction granted by zoning special condition)	201 S. Greenville Avenue	7-space (8%) reduction in parking spaces required on-site (total 89 spaces provided for retail center – 82 on-site and 7 off-site on adjacent apartment tract via shared parking agreement).	03-2004 (Ord. 3453-A)
Camelot Shopping Center	580 W. Arapaho Road	38-space variance (477 required, 439 provided), equals 7.97% .	6-2006 (Ord. 3558)
Spring Valley Square Shopping Center	1400, 1430, & 1466-1490 W. Spring Valley Rd.	20-space (7.4%) variance (268 required by code, 248 required per variance). Must maintain a tenant mix requiring no more than 268 spaces per code.	09-2003
Govindji Plaza (jewelry store in strip center)	235 N. Central Expressway	2-space (6%) variance (33 required by code, 31 required per variance).	10-2000
Restaurant in Kondos & Kondos Law Office Building	1595 N. Central Expressway	5-space (6%) variance (79 required for office/restaurant combo, 74 required per variance).	05-1987
Dickey's BBQ in Arapaho Station retail center	1140-1190 N. Plano Road	20-space (5%) variance; (427 required by code, 407 required per variance).	02-1995

Texas Commerce Bank (in multi-tenant strip center)	1600 N. Plano Road	12-space (5%) variance (248 required by code, 236 required per variance).	12-1991
China Plaza (multi-tenant center)	105-115 S. Greenville Ave.	3-space (4%) variance (69 required by code, 66 required per variance).	1993
Northpark Savings Center (restaurant in strip center)	279-299 W. Campbell Road	2-space (4%) variance (46 required, 44 required per variance).	09-1993
Canyon Creek Square Shopping Center (formerly Fleetwood Square)	320-350 W. Campbell Road	4-space (3%) variance (115 required by code, 111 required per variance).	07-1988
Sandwich shop (located inside office building)	801 E. Campbell Road	5-space (1%) variance (530 required by code, 525 required per variance). Current policy does not generally require additional parking for “accessory” restaurants in office/industrial buildings.	06-1986
The Shire	3600, 3610, 3650 Shire Blvd. and 2121 E. Infocom	Permitted sharing of parking spaces on three separately platted, contiguous lots with a shared parking agreement approved by City Attorney (no parking reduction granted).	04-2006
Canyon Creek Square Shopping Center and Luby’s Restaurant	202-238, 300, and 320-350 W. Campbell Road	Permitted sharing of parking spaces on three separately platted, contiguous lots with a shared parking agreement approved by City Attorney (no parking reduction granted).	08-2006
Richwood Square Shopping Center	2111-2159, 2165, and 2169-2187 E. Buckingham Road	Permitted sharing of parking spaces on three separately platted, contiguous lots with a shared parking agreement approved by City Attorney (no parking reduction granted).	01-2007
Arapaho Village Shopping Center	SWC Arapaho Road at West Shore Drive	Modified ratio of 1 space/250 g.s.f. for retail; all other uses per code (no percentage established).	12-1989
Galatyn Urban Center	East of Central Expwy. between Lookout Drive and Galatyn Parkway	Zoning permits use of ULI shared-parking methodology to reduce total number of spaces provided for multiple uses with non-overlapping peak hours (not a variance per se – no percentage established).	03-1999 (Ord. 3216-A)
Karate Studio in multi-tenant office/industrial building	1350 E. Arapaho	10-space variance w/parking agreement between 3 sites (no percentage established).	04-1994

STATEMENT

To: The City Planning Commission and City Councils

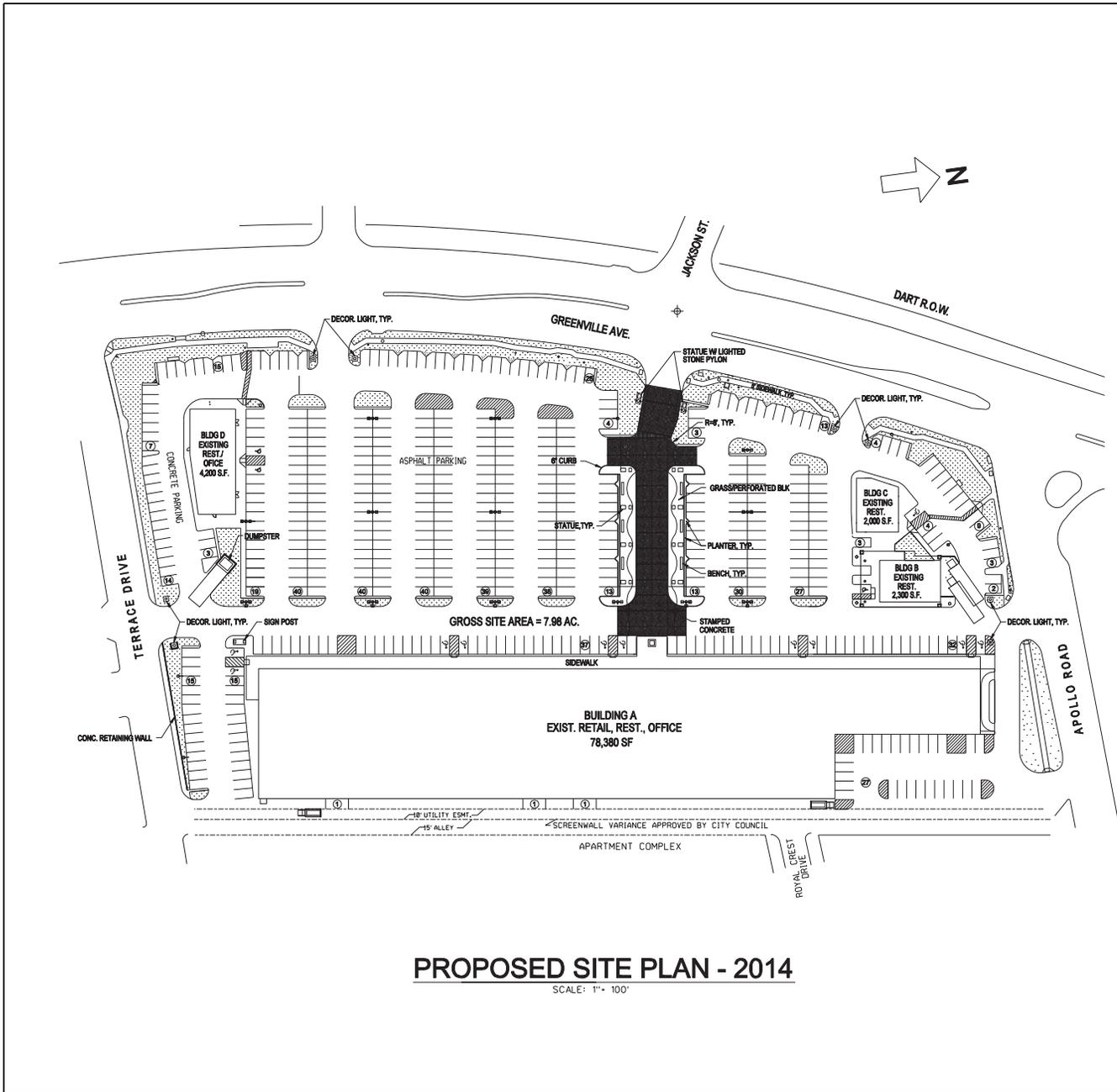
We are requesting an approval for an additional parking variance, which reduces the current available parking spaces from 559 to 537. We have been growingly concerned with the newly opened shopping centers in North Plano -- H Mart from Korea, California based Ranch 99 Ranch Market, and Houston based Jusgo Supermarket.

To stay competitive, the owner wishes to replace old Terracotta statues with new granite historical heroes and emperors. We will also be adding light fixtures to all the objects to elevate and brighten the overall shopping center appeal. The additional parking variance will allow for the necessary landscape and pedestrian areas.

Based on our 5-day study of the parking lot usage during January 14-19, 2014, the peak parking demand was on Saturday, January 18th at 8:30pm, of which 325 spaces were occupied. There are a total of 559 spaces available, which leaves 234 unused spaces.

In addition, due to the restaurant demand in this area, we are modifying building D (a total of 4,200 square feet) from 3,000 square feet of office space and 1,200 square feet of restaurant space to all restaurant space.

We look forward to your approval and to a chic Chinatown. We believe the renovation will not only attract more patrons, but also make Chinatown a landmark in the City of Richardson.



CHINATOWN SHOPPING CENTER

BUILDING A	SUITE	TANANT	USE	AREA(SF)
1-5	HON TAI SUPER MARKET	RETAIL	20,040	
6	SICHUAN WANG'S RESTAYRANT	RESTAURANT	3,300	
	LANDLORD	STORAGE	846	
7	AMERICAN FIRST NATIONAL BANK	OFFICE	2,750	
7B	HON TAI WHOLESALE	RETAIL	4,656	
8	YANGTZE RIVER RESTAURANT	RESTAURANT	2,713	
8B	LASER TREK, INC	RETAIL	1,000	
9	LEIZHANG	RETAIL	1,111	
9A	OFFICE	OFFICE	784	
10	JENNIE TRAN TAM	RETAIL	1,125	
11	MR. TENG BAKERY	RESTAURANT	8,367	
11B	HNHTT ONE	RESTAURANT	3,733	
12&13	DALLAS CHINESE COMMUNITY CENTER	RECREATION	7,000	
14	FAVORITE YOGURT	RESTAURANT	1,600	
15	MAY'S ICE CREAM	RESTAURANT	1,600	
16A	JING SHENG LIU	RETAIL	3,650	
16	CARAVELLE	RESTAURANT	5,800	
17 - 19	SICHUAN KING RESTAURANT	RESTAURANT	3,300	
20A	AMI TRAN	RETAIL	788	
21	CHI KEIN VO-PHO	RESTAURANT	2,732	
22	OFFICE	OFFICE	480	
23	TAIPOCA OF TEXAS	RESTAURANT	1,612	
BUILDING B				
25		RESTAURANT	2,300	
BUILDING C				
28	OLD TARO	RESTAURANT	2,000	
BUILDING D				
27	RESTAURANT (VACANT)	RESTAURANT	4,200	

TOTAL:

RETAIL	32,163 SF = 141 SPACES
RESTAURANT	42,967 SF = 430 SPACES
OFFICE	4,820 SF = 16 SPACES
RECREATION	7,000 SF = 70 SPACES
667 SPACES REQUIRED	
-86 (10% REDUCTION PER VAR 05-07)	
581 SPACES REQUIRED AFTER REDUCTION	
537 PROVIDED (54 SPACES VARIANCE REQUESTED)	

YAL STRUCTURAL/ARCHITECTURAL DESIGN
6816 CRESTLAND AVE DALLAS, TEXAS 75228
TEL: (214) 924-4321 FAX: (214) 924-4378 E-MAIL: yeeminl@yaldesign.com

YAL	DATE	YAL	DATE
DRAWN	03/04/2014	REVISION	03/27/2014

SHEET NO. **2 OF 2**

PROPOSED SITE PLAN - 2014
CHINATOWN SHOPPING CENTER
400 N. GREENVILLE AVENUE
RICHARDSON, TEXAS 75081

03 - 04 - 2014

Yeemin Loo

...LL AVE.

STATUE W/ LIGHTED
STONE PYLON

25

5'

4

R=8', TYP.

3

6" CURB

GRASS/PERFOR

STATUE, TYP.

PLANTER, TYP.

BENCH, TYP.

38

13

13

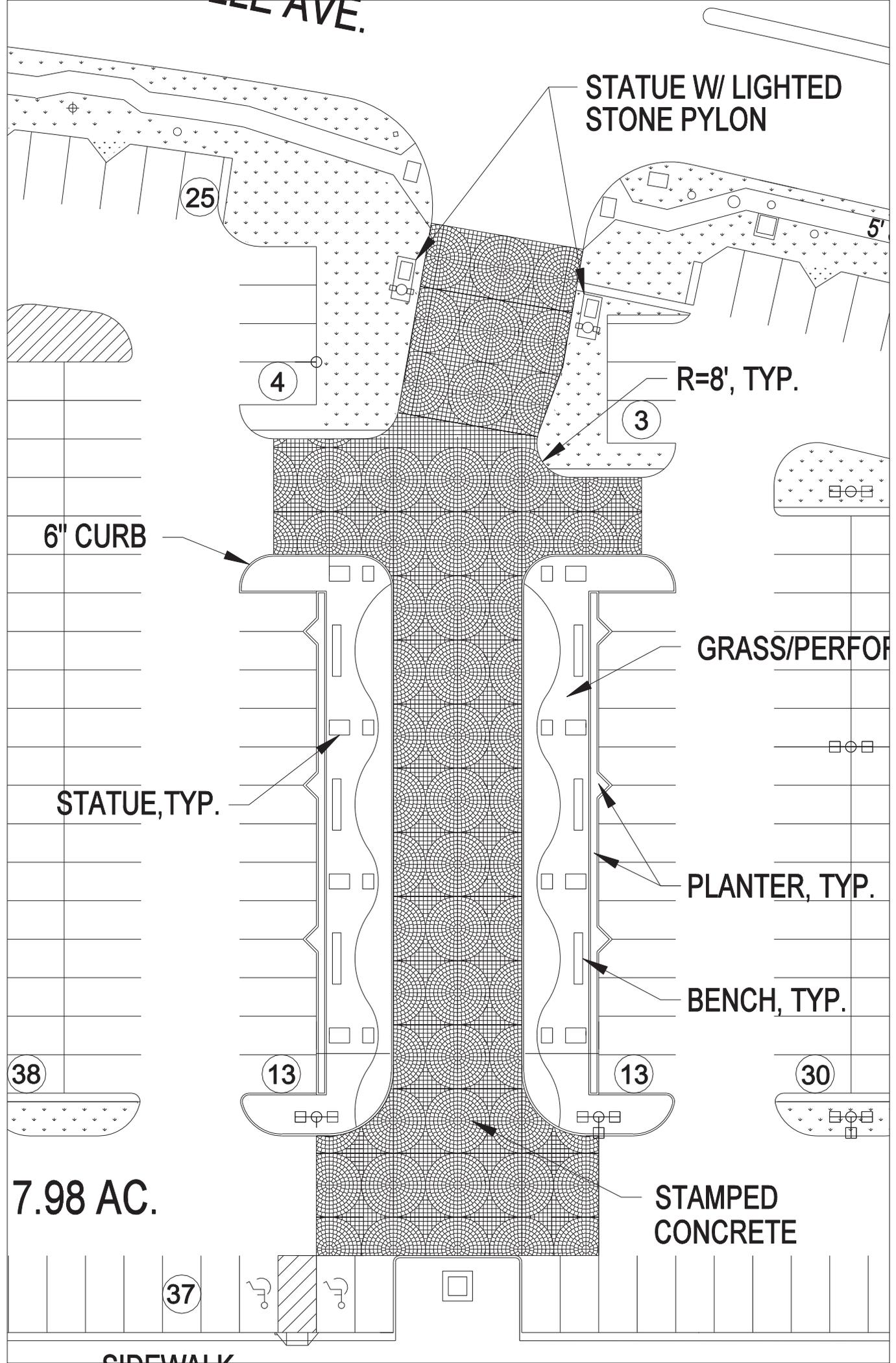
30

7.98 AC.

STAMPED
CONCRETE

37

SIDEWALK



TERRACE SHOPPING CENTER - CHINA TOWN IN CITY OF RICHARDSON
 PARKING STUDY JAN.14 - JAN.19, 2014

	1/14 TUESDAY	1/16 THURSDAY	1/17 FRIDAY	1/18 SATURDAY	1/19 SUNDAY
9:00AM	23	19	20	21	16
12:00PM	174	206	226	212	227
6:00PM	128	142	195	247	253
8:30PM	131	152	302	325	230



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.

This request, originally advertised for the April 1, 2014 City Plan Commission meeting, has been rescheduled for an April 11, 2014 City Plan Commission meeting at 5:00PM.

File No./Name: VAR 14-03 Terrace Shopping Center (Chinatown)
Property Owners: Terrace Shopping Center LTD
Applicant: Johnny Lee, Terrace Shopping Center LTD.
Location: 400 N. Greenville Ave.
Request: Approval of a request for a variance from the City of Richardson Subdivision and Development Code, Article III, Section 21-52(i), to reduce the number of required parking spaces for a retail shopping center.

The City Plan Commission will consider this request on:

FRIDAY, APRIL 11, 2014
5:00 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 Mailed: March 31, 2014

Chengnih Lee
1700 Wagon Wheel Dr.
Allen, TX 75002

Kueiming Kao
11082 Bel Aire Ct
Cupertino, CA 95014

Charles Ku
148 Red Oak Ln
Flower Mound, TX 75028

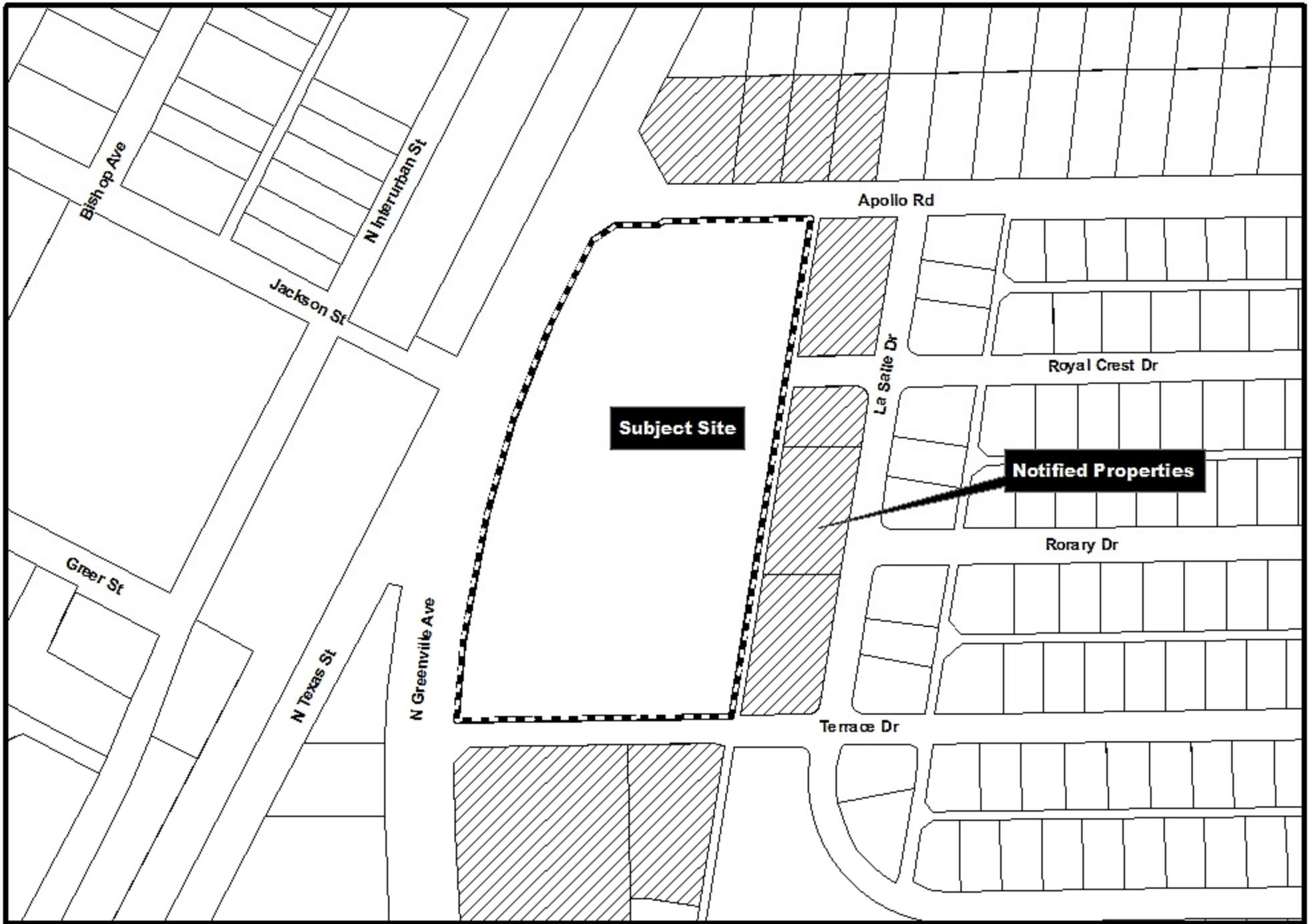
Supreme Plaza LTD
7005 Chase Oaks Blvd #200
Plano, TX 75025

Ajsco Partners, LP
3517 Hanover St
Dallas, TX 75225

Jeannie Ball, Trust
Po Box 190163
Dallas, TX 75219

Supreme Terrace II LLC
c/o Y & E Investment Co
5930 LBJ FWY, # 400LB 22
Dallas, TX 75240

VAR 14-03
Notification List



VAR 14-03
Chinatown Shopping Center



ORDINANCE NO. 4043

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 23, ARTICLE V-I WATER CONSERVATION AND EMERGENCY WATER MANAGEMENT PLAN; BY ADOPTING THE MAY 2014 WATER CONSERVATION PLAN AND THE MAY 2014 WATER RESOURCE MANAGEMENT PLAN; PROVIDING FOR THE DELAYED EFFECTIVE DATE FOR THE MAY 2014 WATER CONSERVATION AND WATER RESOURCE MANAGEMENT PLANS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, recognizing the need for efficient use of existing water supplies, the Texas Commission on Environmental Quality (TCEQ) and Texas Water Development Board (TWDB) has developed guidelines and requirements governing the development of a Water Conservation Plan and a Water Resource Management Plan for wholesale water suppliers; and

WHEREAS, the City of Richardson has been an active participant in the regional planning process of compatible messaging of its Water Conservation Plan and Water Resource Management Plan; and

WHEREAS, the City Council has reviewed the proposed City of Richardson Water Conservation Plan and Water Resource Management Plan and finds it is in the best interest of the City to adopt the same; **NOW, THEREFORE**,

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

SECTION 1. That the May 2014 City of Richardson Water Conservation Plan and Water Resource Management Plan attached as Exhibits “A” and “B,” respectively, and incorporated herein by reference as if fully set forth in full, copies of which are on file in the office of the City Secretary, are hereby adopted; provided, however, the May 2014 City of Richardson Water Conservation Plan and Water Resource Management Plan shall not become effective until the date the City Manager has ordered implementation of Stage 1 or Stage 2 under Chapter 23, Article V-1 of the Code of Ordinances as a result of a recommendation of the North Texas Municipal Water District.

SECTION 2. That effective on the date the City Manager has ordered implementation of Stage 1 or Stage 2 under Chapter 23, Article V-1 of the Code of Ordinances as a result of a recommendation of the North Texas Municipal Water District, Section 23-268 is amended to read as follows:

“Sec. 23-268. Adoption of Water Conservation and Water Resource Plans.

That the May 2014 City of Richardson Water Conservation Plan and Water Resource Management Plan incorporated herein by reference as if fully set forth in full, copies of which are on file in the office of the City Secretary are hereby adopted.”

SECTION 3. That effective on the date the City Manager has ordered implementation of Stage 1 or Stage 2 under Chapter 23, Article V-1 of the Code of Ordinances as a result of a recommendation of the North Texas Municipal Water District, Sections 23-269 thru 23-272, and Section 23-274 are repealed and Section 23-273 is renumbered as Section 23-269 and amended to read as follows:

“Sec. 23-269. Enforcement.

- (a) It is unlawful for any person to violate any of the provisions of the City of Richardson Water Conservation Plan and Water Resource Management Plan.
- (b) For a first violation of any provision of the Water Conservation Plan and/or the Water Resource Management Plan or this article, the city shall issue a letter and provide educational materials on water conservation, including a copy of the relevant provisions of the Water Conservation Plan and Water Resource Management Plan, to the water user violating the provisions of this Article. The city shall give the water user a reasonable time to correct the violation.
- (c) For a second violation of any provision the Water Conservation Plan and/or the Water Resource Management Plan or this article, the city shall issue the water user a citation to appear in municipal court and upon conviction shall be subject to a fine not to exceed the sum of \$2,000.00..”

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 Code of Ordinances 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 Code of Ordinances, 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 Code of Ordinances 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 and 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 cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of April, 2014.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:4-9-14:TM 65600)

CITY SECRETARY



**WATER CONSERVATION PLAN
FOR
THE CITY OF RICHARDSON, TEXAS**

MAY 2014

FORWARD

This Water Conservation plan was prepared by the City of Richardson. The Water Conservation Plan was prepared pursuant to Texas Commission on Environmental Quality rules. Questions regarding this Water Conservation plan should be addressed to the following:

Don Magner
Assistant City Manager
City of Richardson
972-744-4204
don.magner@cor.gov

Michelle Mann
Special Projects Coordinator
City of Richardson
972-744-4228
michelle.mann@cor.gov

Hunter Stephens
Superintendent of Utilities
City of Richardson
972-744-4495
hunter.stephens@cor.gov

This Water Conservation plan is based on the Texas Administrative Code in effect on June 25, 2013, and considers water conservation best management practices from Texas Water Development Board Report 362, *Water Conservation Best Management Practices Guide*. The Texas Commission on Environmental Quality (TCEQ), Texas Water Development Board (TWDB) and Water Conservation Advisory Council (WCAC) are currently reviewing additional regulations in compliance with the mandates of Senate Bill 181 enacted in 2011 by the 82nd Texas Legislature.

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APPENDIX C City of Richardson’s Annual Water Conservation Report

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APPENDIX E City of Richardson’s Annual GPCD vs. Water Restriction GPCD Chart

APPENDIX F Letters to Region C and Region D Water Planning Groups

APPENDIX G Adoption of Water Conservation Plan – Ordinance No. 4043

1. INTRODUCTION AND OBJECTIVES

Water supply has always been a key issue in the development of Texas. In recent years, the increasing population and economic development of North Central Texas have led to growing demands for water supplies. At the same time, local and less expensive sources of water supply are largely already developed. Additional supplies to meet future demands will be expensive and difficult to secure. Severe drought conditions in recent years have highlighted the importance of efficient use of our existing supplies to make them last as long as possible. This will delay the need for new supplies, minimize the environmental impacts associated with developing new supplies, and delay the high cost of additional water supply development.

Recognizing the need for efficient use of existing water supplies, the Texas Commission on Environmental Quality (TCEQ) has developed guidelines and requirements governing the development of water conservation and drought contingency plans for wholesale water suppliers². The City of Richardson has developed this water conservation plan pursuant to TCEQ guidelines and requirements. The best management practices established by the Water Conservation Implementation Task Force³ were also considered in the development of the water conservation measures.

This water conservation plan includes measures that are intended to result in ongoing, long-term water savings. This plan replaces the previous plan dated January 2010. The objectives of this water conservation plan are as follows:

- To reduce water consumption from the levels that would prevail without conservation efforts.
- To reduce the loss and waste of water.
- To improve efficiency in the use of water.
- Encourage efficient outdoor water use.
- To document the level of recycling and reuse in the water supply.
- To extend the life of current water supplies by reducing the rate of growth in demand.

¹ Superscripted numbers match references listed in Appendix A.

2. DEFINITIONS

1. **ATHLETIC FIELD** means a public sports competition field, the essential feature of which is turf grass, used primarily for organized sports practice, competition or exhibition events for schools, professional sports, or sanctioned league play.
2. **COOL SEASON GRASSES** are varieties of turf grass that grow best in cool climates primarily in northern and central regions of the U.S. Cool season grasses include perennial and annual rye grass, Kentucky blue grass and fescues.
3. **CUSTOMERS** include those entities to whom City of Richardson provides water on a customer basis.
4. **EVAPOTRANSPIRATION** abbreviated as ET represents the amount of water lost from plant material to evaporation and transpiration. The amount of ET can be estimated based on the temperature, wind, and relative humidity.
5. **ET/SMART CONTROLLERS** are irrigation controllers that adjust their schedule and run times based on weather (ET) data. These controllers are designed to replace the amount of water lost to evapotranspiration.
6. **EXECUTIVE DIRECTOR** means the Executive Director of the North Texas Municipal Water District and includes a person the Director has designated to administer or perform any task, duty, function, role, or action related to this plan or on behalf of the Executive Director.
7. **INSTITUTIONAL USE** means the use of water by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.
8. **MEMBER CITIES** include the cities of Allen, Farmersville, Forney, Frisco, Garland, McKinney, Mesquite, Plano, Princeton, Richardson, Rockwall, Royce City, and Wylie, Texas.
9. **MULTI-FAMILY PROPERTY** means a property containing five or more dwelling units.

10. MUNICIPAL USE means the use of potable water provided by a public water supplier as well as the use of treated wastewater effluent for residential, commercial, industrial, agricultural, institutional, and wholesale uses.
11. RECLAIMED WATER means reclaimed municipal wastewater that has been treated to a quality that meets or exceeds the minimum standards of the 30 Texas Administrative Code, Chapter 210 and is used for lawn irrigation, industry, or other non-potable purposes.
12. RESIDENTIAL GALLONS PER CAPITA PER DAY (Residential GPCD) the total gallons sold for residential use by a public water supplier divided by the residential population served and then divided by the number of days in the year.
13. TOTAL GALLONS PER CAPITA PER DAY (Total GPCD) The total amount of water diverted and/or pumped for potable use divided by the total permanent population divided by the days of the year. Diversion volumes of reuse as defined in TAC 288.1 shall be credited against total diversion volumes for the purposes of calculating GPCD for targets and goals.
14. WATER CONSERVATION PLAN means this water conservation plan approved and adopted by the City of Richardson on April 14, 2014.

3. REGULATORY BASIS FOR WATER CONSERVATION PLAN

3.1 TCEQ Rules Governing Conservation Plans

The TCEQ rules governing development of water conservation plans for public water suppliers are contained in Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code. For the purpose of these rules, a water conservation plan is defined as “A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water².” The elements in the TCEQ water conservation rules covered in this conservation plan are listed below.

Minimum Conservation Plan Requirements

The minimum requirements in the Texas Administrative Code for Water Conservation Plans for Public Water Suppliers are covered in this report as follows:

- 288.2(a)(1)(A) – Utility Profile – Section 4 and Appendix B
- 288.2(a)(1)(B) – Specification of Goals – Section 5
- 288.2(a)(1)(C) – Specific, Quantified Goals – Section 5
- 288.2(a)(1)(D) – Accurate Metering – Section 6.1.1
- 288.2(a)(1)(E) – Universal Metering – Section 6.1.2
- 288.2(a)(1)(F) – Determination and Control of Water Loss – Section 6.1.3
- 288.2(a)(1)(G) – Public Education and Information Program – Section 6.2
- 288.2(a)(1)(H) – Non-Promotional Water Rate Structure – Section 7.1
- 288.2(a)(1)(I) – Reservoir System Operation Plan – Section 6.3
- 288.2(a)(1)(J) – Means of Implementation and Enforcement – Section 8
- 288.2(a)(1)(K) – Coordination with Regional Water Planning Group – Section 6.4 and Appendix F
- 288.2(c) – Review and Update of Plan – Section 9

Conservation Additional Requirements (Population over 5,000)

- The Texas Administrative Code includes additional requirements for water conservation plans for drinking water supplies serving a population over 5,000
 - 288.2(a)(2)(A) – Leak Detection, Repair, and Water Loss Accounting – Sections 6.1.4
 - 288.2(a)(2)(B) – Record Management System – Section 6.1.5
 - 288.2(a)(2)(C) – Requirement for Water Conservation Plans by Wholesale Customers – Section 6.5

Additional Conservation Strategies

The TCEQ requires that a water conservation implementation report be completed and submitted on an annual basis.

3.2 Guidance and Methodology for Reporting on Water Conservation and Water Use

In addition to TCEQ rules regarding water conservation, this plan also incorporates elements of the Guidance and Methodology for Reporting on Water Conservation and Water Use developed by TWDB and TCEQ, in consultation with the Water Conservation Advisory Council (the “Guidance”). The Guidance was developed in response to a charge by the 82nd Texas Legislature to develop water use and calculation methodology and guidance for preparation of water use reports and water conservation plans in accordance with TCEQ rules.

4. WATER UTILITY PROFILE

Appendix B to this Water Conservation Plan is the water utility profile submitted to TWDB in March 2014.

5. SPECIFICATION OF WATER CONSERVATION GOALS

TCEQ rules require the adoption of specific water conservation goals for a water conservation plan. As part of plan adoption, the City of Richardson must develop 5-year and 10-year goals for per capita municipal use. The goals for this water conservation plan include the following:

- Maintain the total and residential per capita water use below the specified amount in gallons per capita per day in a dry year, as shown in the completed Table 5-1.
- Maintain the water loss percentage in the system below 12 percent annually in 2013 and subsequent years, as discussed in Section 6.1.3. (The 12 percent goal for water loss is recommended but is not required. Systems with long distances between customers may adopt a higher percent water loss goal.)
- Implement and maintain a program of universal metering and meter replacement and repair, as discussed in Section 6.1.2.
- Increase efficient water usage through a water conservation ordinance, order or resolution as discussed in Section 7.5 and Appendix G. Decrease waste in lawn irrigation by implementation and enforcement of landscape water management regulations, as discussed in Section 7.6. (These landscape water management regulations are recommended but are not required.)
- Raise public awareness of water conservation and encourage responsible public behavior by a public education and information program, as discussed in Section 6.2.
- Develop a system specific strategy to conserve water during peak demands, thereby reducing the peak use.

Table 5-1 Five-Year and Ten-Year Per Capita Water Use Goals (gpcd)

Description	Historic 5-year Average³	2x Week 5-year Average⁴	5-Year Goal for 2019	10-Year Goal for 2024
Total GPCD	232	242.5	242	242
Residential GPCD	132	129.5	129	129
Water Loss (GPCD) ¹	22.4	–	22	22
Water Loss (Percentage) ²	9.8	–	10	10

1. Water Loss GPCD = (Total Water Loss ÷ Permanent Population) ÷ 365

2. Water Loss Percentage = (Total Water Loss ÷ Total Gallons in System) x 100; or (Water Loss GPCD ÷ Total GPCD) x 100

3. During the historic 5-year average (2009-2013) over half of that time the City of Richardson was under mandatory water restrictions. Some periods of mandatory water restrictions resulted in watering once a week or less (more restrictive than water conservation plan of twice a week watering).

4. Averages obtained from 2x week watering periods in Annual GPCD vs. Watering Restrictions GPCD chart – Appendix E

6. BASIC WATER CONSERVATION STRATEGIES

6.1 Metering, Water Use Records, Control of Water Loss, and Leak Detection and Repair

One of the key elements of water conservation is tracking water use and controlling losses through illegal diversions and leaks. It is important to carefully meter water use, detect and repair leaks in the distribution system and provide regular monitoring of real losses.

6.1.1 Accurate Metering of Treated Water Deliveries from NTMWD

Water deliveries from NTMWD are metered by the City of Richardson using meters with accuracy of $\pm 2\%$. These production meters are calibrated on an annual basis by the City of Richardson to maintain the required accuracy.

6.1.2 Metering of Customer and Public Uses and Meter Testing, Repair, and Replacement

The provision of water to all customers, including public and governmental users, should be metered. In many cases, the City of Richardson already meter retail and commercial water users. The City of Richardson test and replace their commercial meters on a regular basis.

6.1.3 Determination and Control of Water Loss

Total water loss is the difference between water delivered from NTMWD to the City of Richardson (and other supplies, if applicable) and metered water sales to customers plus authorized for use but not sold. (Authorized for use but not sold would include use for firefighting, releases for flushing of lines, uses associated with new construction, etc.) Total water loss includes three categories:

- Apparent Losses – including inaccuracies in customer meters. Losses due to illegal connections and theft. Accounts which are being used but have not yet been added to the billing system.
- Real Losses – includes physical losses from the system or mains, reported breaks and leaks, storage overflow.
- Unidentified Water Losses – (System Input - Total Authorized - Apparent Losses - Real Losses)

Measures to control water loss are part of the routine operations of the City of Richardson. Maintenance crews and personnel look for and report evidence of leaks in the water distribution system. Meter readers watch for and report signs of illegal connections, so they can be quickly addressed.

Total water loss should be calculated in accordance with the provisions of Appendix D. With the measures described in this plan, Member Cities and Customers should maintain water loss percentage below 12 percent in 2014 and subsequent years. If total water loss exceeds this goal, the City of Richardson should implement a more intensive audit to determine the source(s) of and reduce the water loss. The annual conservation report described below is the primary tool that should be used to monitor water loss.

6.1.4 Leak Detection and Repair

As described above, city crews and personnel should look for and report evidence of leaks in the water distribution system. Areas of the water distribution system in which numerous leaks and line breaks occur should be targeted for replacement as funds are available.

6.1.5 Record Management System

As required by TAC Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2(a)(2)(B), a record management system should allow for the separation of water sales and uses into residential, commercial, public/institutional, and industrial categories. This information will be included in an annual water conservation report, as described in Section 7.6 below.

6.2 Continuing Public Education and Information Campaign

The continuing public education and information campaign on water conservation includes the following elements:

- Utilize the “Water IQ: Know Your Water” and other public education materials produced by the NTMWD.
- Insert water conservation information with water bills. Inserts will include material developed by Member Cities’ and Customers’ staff and material obtained from the TWDB, the TCEQ, and other sources.

- Encourage local media coverage of water conservation issues and the importance of water conservation.
- Notify local organizations, schools, and civic groups that Member City or Customer staff and staff of the City of Richardson are available to make presentations on the importance of water conservation and ways to save water.
- Promote the *Texas Smartscape* web site (www.txsmartscape.com) and provide water conservation brochures and other water conservation materials available to the public at City Hall and other public places.
- Make information on water conservation available on its website, and include links to the “Water IQ: Know Your Water” website, *Texas Smartscape* website and to information on water conservation on the TWDB and TCEQ web sites and other resources.
- The City of Richardson is an EPA Water Sense Partner, and participates in the EPA Water Sense sponsored events.
- The City of Richardson provides to its residents affordable water conservation kits. The indoor water conservation kit includes items including showerheads, kitchen faucet aerators, leak detection tablets, a toilet tank bag, and a flow meter bag. The outdoor water conservation kit includes items including a spray nozzle, a soil moisture meter, and a rain gauge.
- The City of Richardson also provides educational workshops on a periodic basis for residents to learn to water efficiently. The City of Richardson has partnered with the Texas A&M Extension Service Center in Dallas, and area horticulture and irrigation specialists to provide these educational events.

6.3 NTMWD System Operation Plan

Member Cities of NTMWD, which includes the City of Richardson, purchase treated water from NTMWD, and do not have surface water supplies for which to implement a system operation plan. NTMWD operates multiple sources of water supply as a system. The operation of the reservoir system is intended to optimize the use of the District’s sources (within the constraints of existing water rights) while minimizing energy use cost for pumping, maintaining water quality, minimizing potential impacts on recreational users of the reservoirs and fish and wildlife.

6.4 Coordination with Regional Water Planning Group and NTMWD

Appendix F includes a copy of the letter sent to the Chair of the Region C and Region D water planning group with this water conservation plan. The City of Richardson will send a copy of their ordinance(s) or regulation(s) implementing the plan and their water utility profile to NTMWD. The adopted ordinance(s) or regulation(s) and the adopted water utility profile will be sent to the Chair of the appropriate Water Planning Group and to NTMWD.

6.5 Requirement for Water Conservation Plans by Wholesale Customers

Every contract for the wholesale sale of water by the City of Richardson that is entered into, renewed, or extended after the adoption of this water conservation plan will include a requirement that the wholesale customer and any wholesale customers of that wholesale customer develop and implement a water conservation plan meeting the requirements of Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code. The requirement will also extend to each successive wholesale customer in the resale of the water.

7. ENHANCED WATER CONSERVATION STRATEGIES

7.1 Water Rate Structure

The City of Richardson has an increasing block rate water structure that is intended to encourage water conservation and discourage excessive use and waste of water. The City of Richardson's water rate structure is as follows:

Residential Rates

Minimum of \$8.00 plus per each 1,000 gallons consumed:

\$4.03 for 1,000 – 11,000 gallons

\$4.36 for 11,001 – 20,000 gallons

\$4.55 for 20,001 – 40,000 gallons

\$5.29 for 40,001 – 60,000 gallons

\$5.53 for 60,001 and over

Commercial Rates

Minimum of \$8.00 plus per each 1,000 gallons consumed:

\$4.03 for 1,000 – 11,000 gallons

\$4.36 for 11,001 – 20,000 gallons

\$4.55 for 20,001 – 40,000 gallons

\$5.29 for 40,001 – 60,000 gallons

\$5.53 for 60,001 and over

7.2 Ordinances, Plumbing Codes, or Rules on Water-Conserving Fixtures

The state has required water-conserving fixtures in new construction and renovations since 1992. The state standards call for flows of no more than 2.5 gallons per minute (gpm) for faucets, 2.5 gpm for showerheads, and 1.6 gallons per flush for toilets. Similar standards are now required nationally under federal law. These state and federal standards assure that all new construction and renovations will use water-conserving fixtures.

7.3 Compulsory Landscape and Water Management Measures

The following landscape water management measures are required by the City of Richardson for this plan. These measures are to be implemented and enforced in order to irrigate the landscape appropriately, and are to remain in effect on a permanent basis unless water resource management stages are declared.

1. Landscape Water Management Measures

- Limit landscape watering with sprinklers or irrigation systems at each service address to no more than two days per week year-round, with education that less than twice per week is usually adequate. Additional watering of landscape may be provided by hand-held hose with shutoff nozzle, use of dedicated irrigation drip zones, and/or soaker hose provided no runoff occurs.
 - Prohibit lawn irrigation watering from 10 AM to 6 PM (April 1 – October 31).
 - Prohibit the use of irrigation systems that water impervious surfaces. (Wind driven water drift will be taken into consideration.)
 - Prohibit outdoor watering during precipitation or freeze events.
 - Prohibition of use of poorly maintained sprinkler systems that waste water.
 - Prohibit excess water runoff or other obvious waste.

2. Additional Water Management Measures

- Non-commercial car washing can be done only when using a water hose with a shut-off nozzle.
- Encourage hotels and motels to offer a linen reuse water conservation option to customers.

- Encourage restaurants, bars, and other commercial food or beverage establishments not to provide drinking water to customers unless a specific request is made by the customer for drinking water.

7.4 Monitoring of Effectiveness and Efficiency - Annual Water Conservation Report

The annual conservation report will be submitted by the City of Richardson on March 31 each year. This report is used to monitor the effectiveness and efficiency of the water conservation program, and to plan conservation-related activities for the next year. The form records the water use by category, per capita municipal use, and total water loss for the current year and compares them to historical values. The annual water conservation report will be sent to NTMWD, which will monitor NTMWD Member Cities' and Customers' water conservation trends.

7.5 Water Conservation Implementation Report

Appendix D includes the TCEQ-required water conservation implementation report. The report is due to the TCEQ by May 1 of every year. This report lists the various water conservation strategies that have been implemented including the date the strategy was implemented. The report also calls for the five-year and ten-year per capita water use goals from the previous water conservation plan. The reporting entity must answer whether or not these goals have been met and if not, why not. The amount of water saved is also requested.

8. IMPLEMENTATION AND ENFORCEMENT OF THE WATER CONSERVATION PLAN

Appendix G contains the ordinance that was adopted by the City Council regarding the water conservation plan. The ordinance designates responsible officials to implement and enforce the water conservation plan.

Enforcement

a) For a first violation of any provision of this Plan, the city shall issue a letter and provide educational materials on water conservation, including a copy of the relevant provisions of this Plan, to the water user violating the provisions of the Plan. The city shall give the water user a reasonable time to correct the violation.

b) For a second violation of any provision of this Plan, the city shall issue the water user a citation to appear in the municipal court and upon conviction will be subject to a fine not to exceed the sum of \$2,000.

9. REVIEW AND UPDATE OF WATER CONSERVATION PLAN

TCEQ requires that the water conservation plans be updated prior to May 1, 2014. The plans are required to be updated every five years thereafter. The plan will be updated as required and as appropriate based on new or updated information.

Appendix A List of References

1. Texas Commission on Environmental Quality Annual Report.
http://www.tceq.texas.gov/permitting/water_rights/conserve.html#imple
2. Title 30 of the Texas Administrative Code, Part 1, Chapter 288, Subchapter A, Rules 288.1 and 288.5, and Subchapter B, Rule 288.22, downloaded from
[http://info.sos.state.tx.us/pls/pub/readtac\\$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288](http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288),
June 2013.
3. Water Conservation Implementation Task Force: “Texas Water Development Board Report 362, Water Conservation Best Management Practices Guide,” prepared for the Texas Water Development Board, Austin, November 2004.
4. Water Conservation Advisory Council: Guidance and Methodology for Reporting on Water Conservation and Water Use, December 2012
5. Freese and Nichols, INC.: Model Water Conservation Plan for NTMWD Members Cities and Customers, prepared for the North Texas Municipal Water District, Fort Worth, November 2013.
6. Definitions from City of Austin Water Conservation and Drought Contingency Ordinance adopted August 16, 2012.
http://www.austintexas.gov/sites/default/files/files/Water/Conservation/Planning_and_Policy/ProposedCodeRevision_DRAFT_with_watering_schedule-8-15-2012.pdf
7. Definition from City of San Antonio Water Conservation Ordinance adopted 2005.
http://saws.org/conservation/ordinance/docs/Ch34_Ordinance_2009.pdf
8. Definition developed by Freese and Nichols Inc.
9. Texas Water Development Board, Texas Commission on Environmental Quality, Water Conservation Advisory Council. “DRAFT Guidance and Methodology for Water Conservation Reporting.”

10. Freese and Nichols Inc., Alan Plummer and Associates, CP & Y Inc. and Cooksey Communications. “2011 Region C Regional Water Plan”

Appendix B
City of Richardson's TWDB Water Utility Profile

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

Fill out this form as completely as possible.
If a field does not apply to your entity, leave it blank.

CONTACT INFORMATION

Name of Utility: City of Richardson

Public Water Supply Identification Number (PWS ID): 570015

Certificate of Convenience and Necessity (CCN) Number: 10083

Surface Water Right ID Number: 19

Wastewater ID Number: _____

Completed By: Hunter Stephens Title: Interim Supt. of Utilities

Address: 1260 Columbia Dr. City: Richardson Zip Code: 75081

Email: hunter.stephens@cor.gov Telephone Number: 972-744-4495

Date: 4-4-2014

Regional Water Planning Group: C [Map](#)

Groundwater Conservation District: 62 [Map](#)

Check all that apply:

- Received financial assistance of \$500,000 or more from TWDB
- Have 3,300 or more retail connections
- Have a surface water right with TCEQ

Section I: Utility Data

A. Population and Service Area Data

29

1. Current service area size in square miles: _____
 (Attach or email a copy of the service area map.)

2. Provide historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Service
2013	100,850		100,850
2012	100,450		100,450
2011	99,930		99,930
2010	99,223		99,223
2009	98,700		98,700

3. Provide the projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Service
2020	110,611		110,611
2030	124,556		124,556
2040	138,500		138,500
2050			
2060			

4. Describe the source(s)/method(s) for estimating current and projected populations.

Population projections provided by City of Richardson Development Services/Planning Department.
 Source: North Central Texas Council of Governments

B. System Input

Provide system input data for the previous five years.

Total System Input = Self-supplied + Imported – Exported

Year	Self-supplied Water in Gallons	Purchased/Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
2013		7,963,531,000		7,963,531,000	216
2012		8,595,429,000		8,595,429,000	234
2011		9,349,656,000		9,349,656,000	256
2010		8,742,166,000		8,742,166,000	241
2009		7,700,089,000		7,700,089,000	214
Historic 5-year Average	0	8,470,174,200	0	8,470,174,200	232

C. Water Supply System (Attach description of water system)

1. Designed daily capacity of system _____ **98,900,000 gallons** per day.

2. Storage Capacity:
 Elevated _____ **8,750,000 gallons**
 Ground _____ **27,500,000 gallons**

3. List all current water supply sources in gallons.

Water Supply Source	Source Type*	Total Gallons
North Texas Municipal Water	Contract	7,963,531,000
	Choose One	

*Select one of the following source types: *Surface water, Groundwater, or Contract*

4. If surface water is a source type, do you recycle backwash to the head of the plant?
 Yes _____ estimated **gallons** per day
 No

D. Projected Demands

1. Estimate the water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demands (gallons)
2014	102,244	8,732,698,000
2015	103,639	8,927,453,889
2016	105,033	9,149,243,600
2017	106,428	9,323,073,333
2018	107,822	9,523,936,889
2019	109,217	9,647,108,167
2020	110,611	9,797,047,333
2021	112,006	9,893,450,722
2022	113,400	10,016,622,000
2023	114,794	10,139,793,278

2. Describe sources of data and how projected water demands were determined. Attach additional sheets if necessary.

Water demand projections calculated using population projections and GPCD goals.

Population projections provided by City of Richardson Development Services/Planning Department.
 Source: North Central Texas Council of Governments

E. High Volume Customers

- List the annual water use, in gallons, for the five highest volume **RETAIL customers**. Select one of the following water use categories to describe the customer; choose Residential, Industrial, Commercial, Institutional, or Agricultural.

Retail Customer	Water Use Category*	Annual Water Use	Treated or Raw
Texas Instruments	Industrial	493,096,000	Treated
Triquint Semiconductor TX LP	Industrial	158,745,000	Treated
Cisco Systems RCDN9	Industrial	56,344,000	Treated
Honeywell Optoelectronic	Industrial	40,771,000	Treated
MCI Telecommunications	Industrial	40,488,000	Treated

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

- If applicable, list the annual water use for the five highest volume **WHOLESALE customers**. Select one of the following water use categories to describe the customer; choose Municipal, Industrial, Commercial, Institutional, or Agricultural.

Wholesale Customer	Water Use Category*	Annual Water Use	Treated or Raw
	Choose One		Choose One
	Choose One		Choose One
	Choose One		Choose One
	Choose One		Choose One
	Choose One		Choose One

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

F. Utility Data Comment Section

Provide additional comments about utility data below.

Section II: System Data

A. Retail Connections

- List the active retail connections by major water use category.

Water Use Category*	Active Retail Connections			
	Metered	Unmetered	Total Connections	Percent of Total Connections
Residential – Single Family	29,184		29,184	86%
Residential – Multi-family (units)	697		697	2%
Industrial	1,205		1,205	4%
Commercial	2,098		2,098	6%
Institutional	707		707	2%
Agricultural			0	0%
TOTAL	33,891	0	33,891	

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

- List the net number of new retail connections by water use category for the previous five years.

Water Use Category*	Net Number of New Retail Connections				
	2013	2012	2011	2010	2009
Residential – Single Family	193	100	249	-110	-68
Residential – Multi-family (units)	1	-2	-2	39	-13
Industrial	5	-7	369	-343	-68
Commercial	19	65	-362	119	-238
Institutional	45	5	271	-21	345
Agricultural					
TOTAL	263	161	525	-316	-42

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

B. Accounting Data

For the previous five years, enter the number of gallons of RETAIL water provided in each major water use category.

Water Use Category*	Total Gallons of Retail Water				
	2013	2012	2011	2010	2009
Residential - Single Family	3,515,834,000	3,972,102,000	4,511,764,000	3,928,527,000	3,557,580,000
Residential – Multi-family	827,572,000	894,857,000	1,023,176,000	995,074,000	906,105,000
Industrial	1,095,490,000	1,028,076,000	1,015,433,000	585,396,000	492,945,000
Commercial	1,036,387,000	1,089,351,000	1,165,637,000	1,514,979,000	1,451,775,000
Institutional	664,064,000	753,645,000	902,443,000	681,935,000	519,009,000
Agricultural					
TOTAL	7,139,347,000	7,738,031,000	8,618,453,000	7,705,911,000	6,927,414,000

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use](#).

C. Residential Water Use

For the previous five years, enter the residential GPCD for single family and multi-family units.

Water Use Category*	Residential GPCD				
	2013	2012	2011	2010	2009
Residential - Single Family	96	108	124	108	99
Residential – Multi-family	22	24	28	27	25

D. Annual and Seasonal Water Use

- For the previous five years, enter the gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Retail Water				
	2013	2012	2011	2010	2009
January	479,460,000	418,237,000	521,659,000	477,456,000	475,138,000
February	448,161,000	403,782,000	368,433,000	383,361,000	463,360,000
March	558,335,000	439,769,000	628,238,000	455,115,000	504,984,000
April	618,733,000	586,130,000	662,282,000	667,526,000	620,550,000
May	767,348,000	746,434,000	659,145,000	750,101,000	553,973,000
June	735,852,000	867,540,000	1,036,059,000	1,061,400,000	783,253,000
July	815,808,000	1,006,556,000	1,274,788,000	938,796,000	1,094,256,000
August	977,180,000	1,025,631,000	1,444,862,000	1,295,659,000	1,035,259,000
September	972,642,000	1,011,321,000	1,004,630,000	755,855,000	708,376,000
October	622,724,000	787,280,000	815,371,000	764,434,000	536,563,000
November	533,742,000	754,671,000	511,339,000	635,090,000	492,516,000
December	433,546,000	548,078,000	422,850,000	557,373,000	431,861,000
TOTAL	7,963,531,000	8,595,429,000	9,349,656,000	8,742,166,000	7,700,089,000

2. For the previous five years, enter the gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Retail Water				
	2013	2012	2011	2010	2009
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
TOTAL	0	0	0	0	0

3. Summary of seasonal and annual water use.

Water Use	Seasonal and Annual Water Use					Average in Gallons
	2013	2012	2011	2010	2009	
Summer Retail (Treated + Raw)	2,528,840,000	2,899,727,000	3,755,709,000	3,295,855,000	2,912,768,000	3,078,579,800 5yr Average
TOTAL Retail (Treated + Raw)	7,963,531,000	8,595,429,000	9,349,656,000	8,742,166,000	7,700,089,000	8,470,174,200 5yr Average

E. Water Loss

Provide Water Loss data for the previous five years.

Water Loss GPCD = [Total Water Loss in Gallons ÷ Permanent Population Served] ÷ 365

Water Loss Percentage = [Total Water Loss ÷ Total System Input] x 100

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
2013	807,866,000	22	10%
2012	837,300,000	23	10%
2011	711,170,000	19	8%
2010	1,024,001,000	28	12%
2009	761,673,000	21	10%
5-year average	828,402,000	23	10%

F. Peak Water Use

Provide the Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2013	21,817,893	56,278,000	2.58
2012	23,484,779	55,464,000	2.36
2011	25,615,496	52,343,000	2.04
2010	23,951,140	46,526,000	1.94
2009	21,096,134	42,892,000	2.03

G. Summary of Historic Water Use

Water Use Category	Historic 5-year Average	Percent of Connections	Percent of Water Use
Residential SF	3,897,161,400	86%	0%
Residential MF	929,356,800	2%	0%
Industrial	843,468,000	4%	0%
Commercial	1,251,625,800	6%	0%
Institutional	704,219,200	2%	0%
Agricultural	0	0%	0%

H. System Data Comment Section

Provide additional comments about system data below.

Section III: Wastewater System Data

If you do not provide wastewater system services then you have completed the Utility Profile. Save and Print this form to submit with your Plan. Continue with the [Water Conservation Plan Checklist](#) to complete your Water Conservation Plan.

A. Wastewater System Data (Attach a description of your wastewater system.)

1. Design capacity of wastewater treatment plant(s): _____ gallons per day.
2. List the active wastewater connections by major water use category.

Water Use Category*	Active Wastewater Connections			
	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal			0	0%
Industrial			0	0%
Commercial			0	0%
Institutional			0	0%
Agricultural			0	0%
TOTAL	0	0	0	

2. What percent of water is serviced by the wastewater system? 100%
3. For the previous five years, enter the number of gallons of wastewater that was treated by the utility.

Month	Total Gallons of Treated Wastewater				
	2013	2012	2011	2010	2009
January	424,272,000	425,532,000	365,282,000	423,364,000	315,397,000
February	377,926,000	380,020,000	334,104,000	543,725,000	290,791,000
March	428,147,000	457,573,000	332,190,000	520,730,000	376,533,000
April	434,300,000	385,089,000	361,674,000	354,042,000	348,170,000
May	413,266,000	373,975,000	414,158,000	315,746,000	438,123,000
June	389,107,000	360,708,000	333,373,000	300,963,000	335,469,000
July	375,722,000	336,763,000	333,011,000	331,441,000	325,367,000
August	365,872,000	360,700,000	339,864,000	319,293,000	320,939,000
September	353,536,000	348,883,000	323,337,000	368,438,000	366,649,000
October	371,337,000	364,997,000	347,687,000	328,556,000	493,550,000
November	367,084,000	339,565,000	339,303,000	340,416,000	393,761,000
December	402,942,000	373,189,000	367,789,000	331,047,000	394,933,000
TOTAL	4,703,511,000	4,506,994,000	4,191,772,000	4,477,761,000	4,399,682,000

4. Can treated wastewater be substituted for potable water?

Yes No

B. Reuse Data

1. Provide data on the types of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (parks, golf courses)	
Agricultural	
Discharge to surface water	
Evaporation pond	
Other	
TOTAL	0

C. Wastewater System Data Comment

Provide additional comments about wastewater system data below.

The City of Richardson is a collection system only and does not operate a wastewater treatment facility.

You have completed the Utility Profile. Save and Print this form to submit with your Plan. Continue with the [Water Conservation Plan Checklist](#) to complete your Water Conservation Plan.

Appendix C
City of Richardson's Annual Water Conservation Report

Water Conservation Plan Annual Report

Retail Water Supplier

CONTACT INFORMATION

Name of Entity: City of Richardson

Public Water Supply Identification Number (PWS ID): 0570015

Certificate of Convenience and Necessity (CCN) Number: 10083

Surface Water Rights ID Number: 19

Wastewater ID Number: _____

Check all that apply:

- Retail Water Supplier
- Wholesale Water Supplier
- Wastewater Treatment Utility

Address: 1260 Columbia Dr City: Richardson Zip Code: 75081

Email: hunter.stephens@cor.gov Telephone Number: 972-744-4495

Regional Water Planning Group: C [Map](#)

Groundwater Conservation District: 62 [Map](#)

Form Completed By: Hunter Stephens Title: Interim Supt. of Utilities

Date: 4-4-2014

Reporting Period (**check only one**):

Fiscal Period Begin (mm/yyyy) _____ Period End (mm/yyyy) _____

Calendar Period Begin (mm/yyyy) 01/2013 Period End (mm/yyyy) 12/2013

Check all of the following that apply to your entity:

- Receive financial assistance of \$500,000 or more from TWDB
- Have 3,300 or more retail connections
- Have a water right with TCEQ

SYSTEM DATA

Retail Customer Categories*

- Residential Single Family
- Residential Multi-family
- Industrial
- Commercial
- Institutional
- Agricultural

**Recommended Customer Categories for classifying your customer water use. For definitions, refer to [Guidance and Methodology on Water Conservation and Water Use](#).*

1. For this reporting period, select the category(s) used to classify customer water use:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Single Family | <input checked="" type="checkbox"/> Commercial |
| <input checked="" type="checkbox"/> Residential Multi-family | <input checked="" type="checkbox"/> Institutional |
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Agricultural |

2. For this reporting period, enter the gallons of **metered retail water** used by each customer category. If the Customer Category does not apply, enter zero or leave blank.

Retail Customer Category	Number of Connections	Gallons Metered
Residential Single Family	29,184	3,515,834,000
Residential Multi-family	697	827,572,000
Industrial	707	1,095,490,000
Commercial	2,098	1,036,387,000
Institutional	1,205	664,064,000
Agricultural		
Total Retail Water Metered ¹	33,891	7,139,347,000

1. Residential + Industrial + Commercial + Institutional + Agricultural = Total Retail Water Metered

Water Use Accounting

	Total Gallons During the Reporting Period
Water Produced: Water from permitted sources such as rivers, lakes, streams, and wells. <i>Same as line 14 of the water loss audit.</i>	0
Wholesale Water Imported: Purchased wholesale water transferred into the system. <i>Same as line 15 of the water loss audit.</i>	7,963,531,000
Wholesale Water Exported: Wholesale water sold or transferred out of the system. <i>Same as line 16 of the water loss audit.</i>	0
System Input: Total water supplied to system and available for retail use.	7,963,531,000
	Produced + Imported – Exported = System Input
Total Retail Water Metered	7,139,347,000
Other Authorized Consumption: Water that is authorized for other uses such as the following: This water may be metered or unmetered. <i>Same as the total of lines 19, 20, and 21 of the water loss audit.</i> <ul style="list-style-type: none"> - back flushing - line flushing - storage tank cleaning - municipal golf courses/parks - fire department use - municipal government offices 	10,135,231
Total Authorized Use: All water that has been authorized for use.	7,149,482,231
	Total Retail Water + Other Authorized Consumption = Total Authorized Use
Apparent Losses: Water that has been consumed but not properly measured or billed. <i>Same as line 28 of the water loss audit.</i> <i>(Includes losses due to customer meter accuracy, systematic data discrepancy, unauthorized consumption such as theft)</i>	92,023,444
Real Losses: Physical losses from the distribution system prior to reaching the customer destination. <i>Same as line 29 of the water loss audit.</i> <i>(Includes physical losses from system or mains, reported breaks and leaks, or storage overflow)</i>	6,183,000
Unidentified Water Losses: Unreported losses not known or quantified.	715,842,325
	System Input - Total Authorized Use - Apparent Losses - Real Losses = Unidentified Water Losses
Total Water Loss	814,048,769
	Apparent + Real + Unidentified = Total Water Loss

Targets and Goals

Provide the **specific and quantified five and ten-year targets** as listed in your current Water Conservation Plan. Target dates and numbers should match your current Water Conservation Plan.

Achieve Date	Target for Total GPCD	Target for Water Loss (expressed in GPCD)	Target for Water Loss Percentage (expressed in percentage)
Five-year target date: <u>2019</u>	242	22	10
Ten-year target date: <u>2024</u>	242	22	10

Gallons Per Capita per Day (GPCD) and Water Loss

Provide current GPCD and water loss totals. To see if you are making progress towards your stated goals, compare these totals to the above targets and goals. Provide the population and residential water use of your service area.

Total System Input in Gallons	Permanent Population ¹	Total GPCD
7,963,531,000 Water Produced + Wholesale Imported - Wholesale Exported	100,850	216 (System Input ÷ Permanent Population) ÷ 365

1. Permanent Population is the total permanent population of the service area, including single family, multi-family, and group quarter populations.

Residential Use in Gallons (Single Family + Multi-family)	Residential Population ¹	Residential GPCD
4,343,406,000	100,850	118 (Residential Use ÷ Residential Population) ÷ 365

1. Residential Population is the total residential population of the service area, including only single family and multi-family populations.

Total Water Loss	Permanent Population	Water Loss	
		GPCD ¹	Percent ²
814,048,769 Apparent + Real + Unidentified = Total Water Loss	100,850	22	10%

1. (Total Water Loss ÷ Permanent Population) ÷ 365 = Water Loss GPCD
 2. (Total Water Loss ÷ Total System Input) x 100 = Water Loss Percentage

Water Conservation Programs and Activities

As you complete this section, review your utility’s water conservation plan to see if you are making progress towards meeting your stated goals.

1. What year did your entity adopt or revise the most recent Water Conservation Plan? 2010
2. Does The Plan incorporate [Best Management Practices](#)? Yes No
3. Using the table below select the types of Best Management Practices or water conservation strategies actively administered during this reporting period and estimate the savings incurred in implementing water conservation activities and programs. Leave fields blank if unknown.

Methods and techniques for determining gallons saved are unique to each utility as they conduct internal effective cost analyses and long-term financial planning. Texas Best Management Practices can be found at TWDB’s Water Conservation Best Management Practices [webpage](#). The [Alliance for Water Efficiency Water Conservation Tracking Tool](#) may offer guidance on determining and calculating savings for individual BMPs.

Best Management Practice	Check if Implemented	Estimated Gallons Saved
Conservation Analysis and Planning		
Conservation Coordinator	<input checked="" type="checkbox"/>	
Cost Effective Analysis	<input type="checkbox"/>	
Water Survey for Single Family and Multi-family Customers	<input type="checkbox"/>	
Financial		
Wholesale Agency Assistance Programs	<input type="checkbox"/>	
Water Conservation Pricing	<input checked="" type="checkbox"/>	
System Operations		
Metering New Connections and Retrofitting Existing Connections	<input type="checkbox"/>	
System Water Audit and Loss Control	<input type="checkbox"/>	
Landscaping		
Landscape Irrigation Conservation and Incentives	<input checked="" type="checkbox"/>	
Athletic Fields Conservation	<input type="checkbox"/>	
Golf Course Conservation	<input type="checkbox"/>	
Park Conservation	<input type="checkbox"/>	
Education and Public Awareness		
School Education	<input checked="" type="checkbox"/>	
Public Information	<input checked="" type="checkbox"/>	
Rebate, Retrofit, and Incentive Programs		
Conservation Programs for ICI Accounts	<input type="checkbox"/>	
Residential Clothes Washer Incentive Program	<input type="checkbox"/>	
Water Wise Landscape Design and Conversion Programs	<input type="checkbox"/>	

Showerhead, Aerator, and Toilet Flapper Retrofit	<input checked="" type="checkbox"/>	
Residential Toilet Replacement Programs	<input type="checkbox"/>	
ICI Incentive Programs	<input type="checkbox"/>	
Conservation Technology		
Water Reuse	<input type="checkbox"/>	
New Construction Graywater	<input type="checkbox"/>	
Rainwater Harvesting and Condensate Reuse	<input type="checkbox"/>	
Regulatory and Enforcement		
Prohibition on Wasting Water	<input checked="" type="checkbox"/>	
Other, please describe:		
Total Gallons of Water Saved		0

4. For this reporting period, provide the estimated gallons of direct or indirect reuse activities.

Reuse Activity	Estimated Volume (in gallons)
On-site irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (parks, golf courses)	
Agricultural	
Other, please describe:	
Total Volume of Reuse	0

5. For this reporting period, estimate the savings from water conservation activities and programs.

Gallons Saved/Conserved	Gallons Recycled/Reused	Total Volume of Water Saved ¹	Dollar Value of Water Saved ²
	0	0	

1. Estimated Gallons Saved/Conserved + Estimated Gallons Recycled/Reused = Total Volume Saved

2. Estimate this value by taking into account water savings, the cost of treatment or purchase of water, and deferred capital costs due to conservation.

6. During this reporting period, did your rates or rate structure change? Yes No

Select the type of rate pricing structures used. Check all that apply.

<input checked="" type="checkbox"/>	Uniform Rates	<input type="checkbox"/>	Water Budget Based Rates	<input type="checkbox"/>	Surcharge - seasonal
<input type="checkbox"/>	Flat Rates	<input type="checkbox"/>	Excess Use Rates	<input type="checkbox"/>	Surcharge - drought
<input checked="" type="checkbox"/>	Inclining/Inverted Block Rates	<input type="checkbox"/>	Drought Demand Rates	Other, please describe:	
<input type="checkbox"/>	Declining Block Rates	<input type="checkbox"/>	Tailored Rates		
<input type="checkbox"/>	Seasonal Rates	<input type="checkbox"/>	Surcharge - usage demand		

7. For this reporting period, select the public awareness or educational activities used.

	Implemented	Number/Unit
<i>Example: Brochures Distributed</i>	√	10,000/year
<i>Example: Educational School Programs</i>	√	50 students/month
Brochures Distributed	<input checked="" type="checkbox"/>	2,000/year
Messages Provided on Utility Bills	<input checked="" type="checkbox"/>	_____
Press Releases	<input checked="" type="checkbox"/>	2-3/year
TV Public Service Announcements	<input type="checkbox"/>	_____
Radio Public Service Announcements	<input type="checkbox"/>	_____
Educational School Programs	<input checked="" type="checkbox"/>	25 students/month
Displays, Exhibits, and Presentations	<input checked="" type="checkbox"/>	4-5/year
Community Events	<input checked="" type="checkbox"/>	4-5/year
Social Media campaigns	<input checked="" type="checkbox"/>	4/month
Facility Tours	<input checked="" type="checkbox"/>	1/year
Other : Postcards to Richardson addresses	<input checked="" type="checkbox"/>	_____

Leak Detection and Water Loss

1. During this reporting period, how many leaks were repaired in the system or at service connections? 262

Select the main cause(s) of water loss in your system.

- Leaks and breaks
- Un-metered utility or city uses
- Master meter problems
- Customer meter problems
- Record and data problems
- Other: _____
- Other: _____

2. For this reporting period, provide the following information regarding meter repair:

Type of Meter	Total Number	Total Tested	Total Repaired	Total Replaced
Production Meters	5	5	1	0
Meters larger than 1 ½"	2,149	130	64	21
Meters 1 ½ or smaller	31,522	3	1,663	64

3. Does your system have automated meter reading? Yes No

Program Effectiveness and Drought

1. In your opinion, how would you rank the effectiveness of your conservation activities?

Customer Classification	Less Than Effective	Somewhat Effective	Highly Effective	Does Not Apply
Residential Customers	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Industrial Customers	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Institutional Customers	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial Customers	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural Customers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

2. During the reporting period, did you implement your Drought Contingency Plan?

Yes No

If yes, how many days were water use restrictions in effect? 365

If yes, check the reason(s) for implementing your Drought Contingency Plan.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Water Supply Shortage
<input type="checkbox"/> High Seasonal Demand
<input type="checkbox"/> Capacity Issues | <input type="checkbox"/> Equipment Failure
<input type="checkbox"/> Impaired Infrastructure
<input type="checkbox"/> Other: |
|--|---|

3. Select the areas for which you would like to receive more technical assistance:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Best Management Practices
<input type="checkbox"/> Drought Contingency Plans
<input type="checkbox"/> Landscape Irrigation
<input checked="" type="checkbox"/> Leak Detection and Equipment
<input type="checkbox"/> Rainwater Harvesting
<input type="checkbox"/> Rate Structures | <input type="checkbox"/> Educational Resources
<input checked="" type="checkbox"/> Water Conservation Annual Reports
<input checked="" type="checkbox"/> Water Conservation Plans
<input type="checkbox"/> Water IQ: Know Your Water
<input checked="" type="checkbox"/> Water Loss Audits
<input type="checkbox"/> Recycling and Reuse |
|---|--|

SUBMIT

Appendix D

City of Richardson's TCEQ Water Conservation Implementation Report



Texas Commission on Environmental Quality

Water Conservation Implementation Report Public Water Supplier

This five year report must be completed by entities that are required to submit a water conservation plan to the TCEQ in accordance with Title 30 Texas Administrative Code, Chapter 288. Please complete this report and submit it to the TCEQ. If you need assistance in completing this form, please contact the Resource Protection Team in the Water Availability Division at (512) 239-4691.

CONTACT INFORMATION

Name of Entity: City of Richardson

Public Water Supply Identification Number (PWS ID): 0570015

CCN numbers: 10083

Water Right Permit numbers: 19

Wastewater ID numbers: [Click here to enter text.](#)

Check all that apply:

- Retail Public Water Supplier
 Wholesale Public Water Supplier

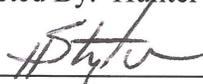
Address: 1260 Columbia Dr. City: Richardson Zip Code: 75081

Email: hunter.stephens@cor.gov Telephone Number: 972 744-4495

Regional Water Planning Group: C [Map](#)

Groundwater Conservation District: 62 [Map](#)

Form Completed By: Hunter Stephens Title: Interim Superintendent of Utilities

Signature:  Date: 4/4/2014

Contact information for the person or department responsible for implementing the water conservation plan:

Name: Hunter Stephens Phone: 972 744-4495 Email: hunter.stephens@cor.gov

Report Completed on Date: 4/4/2014

Reporting Period (check only one):

- Fiscal Period Begin: [Click here to enter a date.](#) Period End: [Click here to enter a date.](#)
 Calendar Period Begin: January 2009 Period End: December 2013

Please check all of the following that apply to your entity:

- A surface water right holder of 1,000 acre-feet/year or more for non-irrigation uses
- A surface water right holder of 10,000 acre-feet/year or more for irrigation uses

Important

If your entity meets the following description, please skip page 3 and go directly to page 4.

Your entity is a Wholesale Public Water Supplier that ONLY provides wholesale water services for public consumption. For example, you only provide wholesale water to other municipalities or water districts.

Water Use Accounting

Retail Water Sold: *All retail water sold for public use and human consumption.*

Helpful Hints: There are two options available for you to provide the requested information. Both options ask the same information; however, the level of detail and break down of information differs between the two options. Please select just one option that works best for your entity and fill in the fields as completely as possible.

Fields that are gray are entered by the user.
Select fields that are white and press F9 to updated fields.

For the five-year reporting period, enter the gallons of **RETAIL water sold** in each major water use category. Use **only one** of the following options.

Option 1

Water Use Category*	Gallons Sold
Single Family Residential	19,485,807,000
Multi-Family Residential	4,646,784,000
TOTAL Residential Use¹	24,132,591,000
Industrial	4,217,340,000
Commercial	6,258,129,000
Institutional	3,521,096,000
TOTAL Retail Water Sold²	38,129,156,000

1. [SF Res +MF Res = Residential Use]
2. [Res +Ind +Com +Ins = Retail Water Sold]

Option 2

Water Use Category *	Gallons Sold
Residential Select all of the sectors that your account for as "Residential". <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family	
Commercial Please select all of the sectors that your account for as "Commercial". <input type="checkbox"/> Commercial <input type="checkbox"/> Multi-Family <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional	
Industrial Please select all of the sectors that your account for as "Industrial". <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
Other Please select all of the sectors that your account for as "Other". <input type="checkbox"/> Commercial <input type="checkbox"/> Multi-Family <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional	
TOTAL Retail Water Sold¹	0.00

1. [Res +Com +Ind + Other = Retail Water Sold]

Wholesale Water Exported: *Wholesale water sold or transferred out of the distribution system.*

For the five-year reporting period, enter the gallons of **WHOLESALE water exported** to each major water use category.

Water Use Category*	Gallons of Exported Wholesale Water
Municipal Customers	
Agricultural Customers	
Industrial Customers	
Commercial Customers	
Institutional Customers	
TOTAL Wholesale Water Exported¹	0.00

1. [Mun +Agr +Ind +Com +Ins = Wholesale Water Exported]

System Data

Fields that are gray are entered by the user.
Select fields that are white and hit F9 to updated fields.

	Total Gallons During the Five-Year Reporting Period
Water Produced: Volume produced from own sources	0
Wholesale Water Imported : Purchased wholesale water imported from other sources into the distribution system	42,350,871,000
Wholesale Water Exported: Wholesale water sold or transferred out of the distribution system (Insert Total Volume calculated on Page 4)	0
TOTAL System Input : Total water supplied to the infrastructure	42,350,871,000.00 [Produced + Imported – Exported = System Input]
Retail Water Sold : All retail water sold for public use and human consumption (Insert Total Residential Use from Option 1 or Option 2 calculated on Page 3)	38,129,156,000
Other Consumption Authorized for Use but not Sold: <ul style="list-style-type: none"> - back flushing water - line flushing - storage tank cleaning - golf courses - fire department use - parks - municipal government offices 	56,872,391
TOTAL Authorized Water Use: All water that has been authorized for use or consumption.	38,186,028,391.00 [Retail Water Sold + Other Consumption = Total Authorized]
Apparent Losses – Water that has been consumed but not properly measured (Includes customer meter accuracy, systematic data discrepancy, un- authorized consumption such as theft)	502,033,540
Real Losses – Physical losses from the distribution system prior to reaching the customer destination (Includes physical losses from system or mains, reported breaks and leaks, storage overflow)	38,055,000
Unidentified Water Losses	3,840,789,485.00 [System Input- Total Authorized - Apparent Losses - Real Losses = Unidentified Water Losses]
TOTAL Water Loss	4,164,842,609.00 [Apparent + Real + Unidentified = Total Water Loss]

Targets and Goals

In the table below, please provide the **specific and quantified five and ten-year targets for water savings** listed in your water conservation plan.

Fields that are gray are entered by the user. Select fields that are white and hit F9 to update fields.

Date	Target for: Total GPCD	Target for: Water Loss (expressed in GPCD)	Target for: Water Loss Percentage (expressed in Percentage)
Five-year target date: 2019	242	22	10
Ten-year target date: 2024	242	22	10

Are targets in the water conservation plan being met? Yes No

If these targets are not being met, provide an explanation as to why, including any progress on these targets: [Click here to enter text.](#)

Gallons per Capita per Day (GPCD) and Water Loss

Compare your current gpcd and water loss to the above targets and goals set in your previous water conservation plan.

Total System Input in Gallons	Permanent Population	Current GPCD
42,350,871,000 [Produced + Imported – Exported = System Input]	100850	230.10 [(System Input ÷ Permanent Population) / 5 / 365]

Permanent Population is the total permanent population of the service area. This includes single family, multi-family, and group quarter populations.

Total Residential Use	Permanent Population	Residential GPCD
24,132,591,000	100850	131.12 [(Residential Use ÷ Residential Population) / 5 / 365]

Residential Population is the total residential population of the service area including single & multi-family population.

Total Water Loss	Total System Input in Gallons	Permanent Population	Water Loss calculated in	
			GPCD ¹	Percent ²
4,164,842,609 <small>[Apparent + Real + Unidentified = Total Water Loss]</small>	42,350,871,000 <small>[Water Produced + Wholesale Imported - Wholesale Exported]</small>	100850	22.63	10

1. $[\text{Total Water Loss} \div \text{Permanent Population}] / 5 / 365 = \text{Water Loss GPCD}$
2. $[\text{Total Water Loss} \div \text{Total System Input}] \times 100 = \text{Water Loss Percentage}$

Water Conservation Programs and Activities

As you complete this section, please review your water conservation plan to see if you are making progress towards meeting your stated goals.

Fields that are gray are entered by the user. Select fields that are white and hit F9 to updated fields.

1. Water Conservation Plan

What year did your entity adopt, or revise, their most recent water conservation plan:
January 2010

Does the plan incorporate [Best Management Practices](#)? Yes No

2. Water Conservation Programs

For the reporting period, please select the types of activities and programs that have been actively administered, and estimate the expense and savings that incurred in implementing the conservation activities and programs for the past five years. Leave the field blank if unknown:

Program or Activity	Estimated Expenses	Estimated Gallons Saved
Conservation Analysis & Planning		
<input checked="" type="checkbox"/> Conservation Coordinator		
<input type="checkbox"/> Water Survey for Single-Family and Multi-Family Customers		
Financial		
<input type="checkbox"/> Wholesale Agency Assistance Programs		
<input checked="" type="checkbox"/> Water Conservation Pricing/ Rate Structures		
System Operations		
<input type="checkbox"/> Water Loss Audits		
<input type="checkbox"/> Leak Detection		
<input type="checkbox"/> Universal Metering and Metering Repair		
Landscaping		
<input checked="" type="checkbox"/> Landscape Irrigation Conservation and		

Incentives		
<input type="checkbox"/> Athletic Fields Conservation		
<input type="checkbox"/> Golf Course Conservation		
<input type="checkbox"/> Park Conservation		
Education & Public Awareness		
<input checked="" type="checkbox"/> School Education		
<input checked="" type="checkbox"/> Public Information		
Rebate, Retrofit, and Incentive Programs		
<input type="checkbox"/> Conservation Programs for ICI Accounts		
<input type="checkbox"/> Residential Clothes Washer Incentive Program		
<input type="checkbox"/> Water Wise Landscape Design and Conversion Programs		
<input checked="" type="checkbox"/> Showerhead, Aerator, and Toilet Flapper Retrofit		
<input type="checkbox"/> Residential Toilet Replacement Programs		
<input type="checkbox"/> Rainwater Harvesting Incentive Program		
<input type="checkbox"/> ICI Incentive Programs		
Conservation Technology		
<input type="checkbox"/> Recycling and Reuse Programs (Water or Wastewater Effluent)		
<input type="checkbox"/> Rainwater Harvesting and Condensate Reuse Programs		
Regulatory and Enforcement		
<input checked="" type="checkbox"/> Prohibition on Wasting Water		
TOTAL	\$ 0.00	0

3. Reuse (Water or Wastewater Effluent)

For the reporting period, please provide the following data regarding the types of direct and indirect reuse activities that were administered for the past five years:

Reuse Activity	Estimated Volume (in gallons)
On-site irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (parks, golf courses)	
Agricultural	
Other, please describe:	
Estimated Volume of Recycled or Reuse	0

4. Water Savings

For the five-year reporting period, estimate the total savings that resulted from your overall water conservation activities and programs?

Estimated Gallons Saved (Total from Conservation Programs Table)	Estimated Gallons Recycled or Reused (Total from Reuse Table)	Total Volume of Water Saved ¹	Dollar Value of Water Saved ²
		0	

1. [Estimated Gallons Saved + Estimated Gallons Recycled or Reused = Total Volume Saved]

2. Estimate this value by taking into account water savings, the cost of treatment or purchase of your water, and any deferred capital costs due to conservation.

5. Conservation Pricing / Conservation Rate Structures

During the five-year reporting period, have your rates or rate structure changed? Yes No

Please indicate the type of rate pricing structures that you use:

<input checked="" type="checkbox"/> Uniform rates	<input type="checkbox"/> Water Budget Based rates	<input type="checkbox"/> Surcharge - seasonal
<input type="checkbox"/> Flat rates	<input type="checkbox"/> Excess Use Rates	<input type="checkbox"/> Surcharge - drought
<input checked="" type="checkbox"/> Inclining/ Inverted Block	<input type="checkbox"/> Drought Demand rates	<input type="checkbox"/> Surcharge - usage demand
<input type="checkbox"/> Declining Block rates	<input type="checkbox"/> Tailored rates	
<input type="checkbox"/> Seasonal rates		

6. Public Awareness and Education Program

For the five-year reporting period, please check the appropriate boxes regarding any public awareness and educational activities that your entity has provided:

	Implemented	Number/Unit
<i>Example: Brochures Distributed</i>	<input type="checkbox"/>	<i>10,000/year</i>
<i>Example: Educational School Programs</i>	<input type="checkbox"/>	<i>50 students/month</i>
Brochures Distributed	<input checked="" type="checkbox"/>	2,000/year
Messages Provided on Utility Bills	<input checked="" type="checkbox"/>	60,000
Press Releases	<input checked="" type="checkbox"/>	2-3/year
TV Public Service Announcements	<input type="checkbox"/>	
Radio Public Service Announcements	<input type="checkbox"/>	
Educational School Programs	<input checked="" type="checkbox"/>	25 students/month
Displays, Exhibits, and Presentations	<input checked="" type="checkbox"/>	4-5/year
Community Events	<input checked="" type="checkbox"/>	4-5/year

Social Media campaigns	<input checked="" type="checkbox"/>	4/month
Facility Tours	<input checked="" type="checkbox"/>	1/year
Other : Postcards to Richardson addresses	<input checked="" type="checkbox"/>	27,642

7. Leak Detection

During the five-year reporting period, how many leaks were repaired in the system or at service connections: 1,290

Please check the appropriate boxes regarding the main cause of water loss in your system during the reporting period:

- Leaks and breaks
- Un-metered utility or city uses
- Master meter problems
- Customer meter problems
- Record and data problems
- Other: [Click here to enter text.](#)
- Other: [Click here to enter text.](#)

8. Universal Metering and Meter Repair

For the five-year reporting period, please provide the following information regarding meter repair:

	Total Number	Total Tested	Total Repaired
Production Meters	5	5	1
Meters larger than 1 ½"	2,149	666	337
Meters 1 ½ or smaller	31,522	35	6,039

Does your system have automated meter reading? Yes No

9. Conservation Communication Effectiveness

In your opinion, how would you rank the effectiveness of your conservation activities in reaching the following types of customers for the past five years?

	Do not have activities or programs that target this type customer.	Less Than Effective	Somewhat Effective	Highly Effective
Residential Customers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Industrial Customers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Institutional Customers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commercial Customers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Agricultural Customers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Drought Contingency and Emergency Water Demand Management

During the five-year reporting period, did you implement your Drought Contingency Plan?

Yes No

If yes, indicate the number of days that your water use restrictions were in effect: 866

If yes, please check all the appropriate reasons for your drought contingency efforts going into effect.

<input checked="" type="checkbox"/> Water Supply Shortage	<input type="checkbox"/> Equipment Failure
<input type="checkbox"/> High Seasonal Demand	<input type="checkbox"/> Impaired Infrastructure
<input type="checkbox"/> Capacity Issues	<input type="checkbox"/> Other:

If you have any questions on how to fill out this form or about the Water Conservation program, please contact us at 512/239-4691.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512-239-3282.

Appendix E
GPCD 5 year and 10 year Chart

Appendix F

Letter to Region C

April 15, 2014

Region C Water Planning Group
c/o North Texas Municipal Water District
505 E. Brown St.
P.O. Box 2408
Wylie, TX 75098

Dear Sir/Madam:

Enclosed please find a copy of the Water Conservation Plan and a copy of the Water Resource Management Plan (which is an update to the previous Drought Contingency and Water Emergency Response Plan) for the City of Richardson, Texas. I am submitting a copy of both plans to the Region C Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules.

The City of Richardson City Council adopted this Water Conservation Plan through Ordinance No. 4043 on April 14, 2014.

Sincerely,

Dan Johnson
City Manager
City of Richardson, TX

Appendix F

Letter to Region D

April 15, 2014

Mr. Bret McCoy
Chair, Region D Water Planning Group
700 CR3347
Omaha, TX 75571

Dear Sir:

Enclosed please find a copy of the Water Conservation Plan and a copy of the Water Resource Management Plan (which is an update to the previous Drought Contingency and Water Emergency Response Plan) for the City of Richardson, Texas. I am submitting a copy of both plans to the Region D Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules.

The City of Richardson City Council adopted this Water Conservation Plan through Ordinance No. 4043 on April 14, 2014.

Sincerely,

Dan Johnson
City Manager
City of Richardson, TX

Appendix G

Adoption of Water Conservation Plan Ordinance No. 4043



**WATER RESOURCE MANAGEMENT PLAN
FOR THE CITY OF RICHARDSON, TEXAS**

|
May 2014

FORWARD

This Water Resource Management Plan (which is an update to the previous Drought Contingency and Water Emergency Response Plan) was prepared by the City of Richardson. To develop a regional approach, the drought contingency plans for Tarrant Regional Water District and the City of Dallas were consulted.

Questions regarding this water resource management plan should be addressed to the following:

Don Magner
Assistant City Manager
City of Richardson
972-744-4204
don.magner@cor.gov

Michelle Mann
Special Projects Coordinator
City of Richardson
972-744-4228
michelle.mann@cor.gov

Hunter Stephens
Superintendent Of Utilities
City of Richardson
972-744-4495
hunter.stephens@cor.gov

This water resource management plan is based on the Texas Administrative Code in effect on July 30, 2012.

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1.0 INTRODUCTION AND OBJECTIVES

The City of Richardson’s Water Resource Management Plan addresses all of the current TCEQ requirements for a drought contingency plan¹. This plan replaces the plan dated January 2010. The previous plan, from January 2010, will continue to apply until such time that the drought contingency or water emergency response stage currently in effect under the January 2010 plan terminates and a less restrictive stage is applicable.

The City of Richardson purchases treated water from the North Texas Municipal Water District (NTMWD). In addition to serving as a wholesale water supplier, the NTMWD is also a public water supplier of treated water, providing a direct service to 34 customers who do not have access to retail service from other sources.

The measures included in this Water Resource Management Plan are intended to provide short-term water savings during drought or emergency conditions. The purpose of this water resource management plan is as follows:

- To conserve the available water supply in times of drought and emergency
- To maintain supplies for domestic water use, sanitation, and fire protection
- To protect and preserve public health, welfare, and safety
- To minimize the adverse impacts of water supply shortages
- To minimize the adverse impacts of emergency water supply conditions.

In the absence of drought response measures, water demands tend to increase during a drought due to increases in outdoor irrigation. The severity of a drought depends on the degree of depletion of supplies, and on the relationship of demand to available supplies. As City of Richardson’s water supplier, the NTMWD considers a drought to end when all of its supply reservoirs refill to the conservation storage pool.

¹ Superscripted numbers match references listed in Appendix A.

2.0 DEFINITIONS

1. AQUATIC LIFE means a vertebrate organism dependent upon an aquatic environment to sustain its life³.
2. ATHLETIC FIELD means a sports playing field, the essential feature of which is turf grass, used primarily for organized sports practice, competition or exhibition events for schools, professional sports, or sanctioned league play⁴.
3. COMMERCIAL FACILITY business or industrial buildings and the associated landscaping, but does not include the fairways, greens, or tees of a golf course³.
4. COMMON AREA means an area held, designed, or designated for the common use of the owners or occupants of a townhouse project, planned unit development, apartment, condominium, mobile home park, or subdivision³.
5. COSMETIC POWER WASHING means treatment or cleaning of a surface with specialized equipment that uses a spray of or directed water for the cosmetic cleaning of buildings, vehicles or other mobile equipment, or outdoor surfaces. It does not include industrial cleaning, cleaning associated with manufacturing activities, hazardous or toxic waste cleaning, or cleaning necessary to remove graffiti³.
6. DESIGNATED OUTDOOR WATER USE DAY means a day prescribed by rule on which a person is permitted to irrigate outdoors³.
7. DRIP IRRIGATION is a method of low volume, low pressure water application on the landscape from a series of valves, pipes, tubes and emitters delivering water at a slow and constant rate³.
8. DROUGHT, for the purposes of this report, means an extended period of time when an area receives insufficient amounts of rainfall to replenish the water supply, causing water supply sources (in this case reservoirs) to be depleted.
9. EVAPOSTRANSPIRATION abbreviated as ET represents the amount of water lost from plant material and soils through evaporation and transpiration. The amount of ET can be estimated based on the temperature, wind, relative humidity and precipitation⁵.

10. ET/SMART CONTROLLERS are irrigation controllers that adjust their schedule and run times based on weather (ET) data. These controllers are designed to replace the amount of water lost to evapotranspiration⁵.
11. EXECUTIVE DIRECTOR means the Executive Director of the North Texas Municipal Water District and includes a person the Director has designated to administer or perform any task, duty, function, role, or action related to this plan or on behalf of the Executive Director⁵.
12. FOUNDATION WATERING means an application of water to the soils directly abutting the foundation of a building, structure³.
13. GOVERNMENT PROPERTY means a property owned or operated by a federal, state, or local governmental unit, entity, agency, or subdivision for public purpose³.
14. HOSE-END SPRINKLER means an above-ground water distribution device that may be attached to a garden hose³.
15. MULTI-FAMILY PROPERTY means a property containing five or more dwelling units³.
16. NEW LANDSCAPE means living vegetation comprised of turfgrasses, trees, shrubs, groundcovers, and annual or perennial herbaceous plants used ornamentally. Does not include fruits or vegetables.
17. ORNAMENTAL FOUNTAIN means an artificially created structure from which a jet, stream, or flow of water emanates and is not utilized for the preservation of aquatic life³.
18. PERMANENTLY INSTALLED IRRIGATION SYSTEM means a custom-made, site-specific system of delivering water generally for landscape irrigation via a system of pipes or other conduits installed below ground³.
19. POND is a still body of water with a surface area of 500 square feet or more⁵.
20. RAIN/FREEZE SENSOR means a device designed to stop the flow of water to an automatic irrigation system when rainfall or freeze event has been detected⁴.

21. RECLAIMED WATER means reclaimed municipal wastewater that has been treated to a quality that meets or exceeds the minimum standards of the 30 Texas Administrative Code, Chapter 210 and is used for lawn irrigation, industry, or other non-potable purposes³.
22. RESIDENTIAL FACILITY means a site with four or fewer dwelling units³.
23. RESIDENTIAL GALLONS PER CAPITA PER DAY (Residential gpcd) the total gallons sold for residential use by a public water supplier divided by the residential population served and then divided by the number of days in the year⁶.
24. SOAKER HOSE means a perforated or permeable garden-type hose or pipe that is laid above ground that provides irrigation at a slow and constant rate³.
25. SWIMMING POOL means any structure, basin, chamber, or tank including hot tubs, containing an artificial body of water for swimming, diving, or recreational bathing, and having a depth of two (2) feet or more at any point⁴.
26. TOTAL GALLONS PER CAPITA PER DAY (Total gpcd) the total amount of water diverted and/or pumped for potable use divided by the total permanent population divided by the days of the year. Diversion volumes of reuse as defined in TCA Chapter 288.1 shall be credited against total diversion volumes for the purposes of calculating gpcd for targets and goals⁶. (TAC Chapter 288.1)
27. VEGETABLE/COMMUNITY GARDEN means any non-commercial vegetable garden planted primarily for household use; "non-commercial" includes incidental direct selling of produce from such a vegetable garden to the public⁴.
28. VEHICLE WASH FACILITY means a permanently-located business that washes vehicles or other mobile equipment with water or water-based products, including but not limited to self-service car washes, full service car washes, roll-over/in-bay style car washes, and facilities managing vehicle fleets or vehicle inventory³.
29. WATER RESOURCE MANAGEMENT PLAN means a strategy or combination of strategies for temporary supply management and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies

required by Texas Administrative Code Title 30, Chapter 288, Subchapter B. This is sometimes called a drought contingency plan³.

30. XERISCAPE means a landscape which employs certain principles of design and installation which conserve water and energy and where the plant material, at mature growth, will provide, minimally, 50% of the new landscape's areal coverage³.

3.0 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES

The TCEQ rules governing development of drought contingency plans for public water suppliers are contained in Title 30, Part 1, Chapter 288, Subchapter B, Rule 288.20 of the Texas Administrative Code. For the purpose of these rules, a drought contingency plan is defined as “a strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies.”¹

4.0 WATER RESOURCE MANAGEMENT PLAN

PROVISIONS TO INFORM THE PUBLIC AND OPPORTUNITY FOR PUBLIC INPUT

The City of Richardson provided an opportunity for public input in the development of this water resource management plan by the following means:

- Providing written notice of the proposed plan and the opportunity to comment on the plan by newspaper, posted notice, and/or notice on the City of Richardson’s web site.
- Providing the draft plan to anyone requesting a copy.
- A public meeting regarding the water resource management plan was held at city hall on February 26, 2014.

PROVISIONS FOR CONTINUING PUBLIC EDUCATION AND INFORMATION

The City of Richardson will inform and educate the public about the water resource management plan by the following means:

- Preparing a bulletin describing the plan and making it available at city hall and other appropriate locations.
- Making the plan available to the public.
- Including information about the water resource management plan on the City of Richardson’s web site.
- Notifying local organizations, schools, and civic groups that staff are available to make presentations on the water resource management plan. This is usually in conjunction with presentations on water conservation programs.

- At any time that the water resource management plan is activated or the water resource management plan changes, The City of Richardson will notify local media of the issues, the water resource management stage, and the specific actions required of the public. The information will also be publicized on the City of Richardson’s web site. Billing inserts will also be used as appropriate.

INITIATION AND TERMINATION OF WATER RESEROUCE MANAGEMENT STAGES

The City of Richardson by and through the City Manager, or designee will initiate and terminate stages of this plan on the basis of NTMWD’s request or recommendation. Each stage is normally but not required to be initiated until the prior stage has been activated and restrictions implemented. This plan applies to all metered water users utilizing the City of Richardson’s public water supply. Based on existing or projected conditions, the City Manager may impose alternative provisions within each stage which may be more or less restricted than herein. The following are the City of Richardson’s criteria for initiation and termination of the stages of the plan.

Water Resource Management Plan Stages and Measures

Stage 1

Initiation and Termination Conditions for Stage 1

The following conditions warrant the declaration of Stage 1.

- Water demand is projected to approach the limit of the permitted supply.
- The storage in Lavon Lake is less than 55 percent of the total conservation pool capacity.
- NTMWD’s storage in Jim Chapman Lake is less than 55 percent of NTMWD’s total conservation pool capacity.
- The Sabine River Authority has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a mild drought.
- NTMWD has concern that Lake Texoma, the East Fork Raw Water Supply Project, or some other NTMWD source may be limited in availability in the next 3 months.
- NTMWD water demand exceeds 95 percent of the amount that can be delivered to customers for three consecutive days.

- NTMWD water demand for all or part of the delivery system equals delivery capacity because delivery capacity is inadequate.
- NTMWD’s supply source becomes contaminated.
- Supply source is interrupted or unavailable due to invasive species.
- NTMWD’s water supply system is unable to deliver water due to the failure or damage of major water system components.
- City Manager may impose other conditions that may warrant the initiation of Stage 1.

Stage 1 may terminate when the circumstances that caused the initiation of Stage 1 no longer prevail.

Goal for Use Reduction and Actions Available under Stage 1

The goal for water use reduction under Stage 1 is a minimum five percent reduction (5%) in the amount of water obtained from NTMWD.

The City Manager or designee may order the implementation of any of the actions listed below, as deemed necessary to achieve a minimum five percent reduction. Measures described as “requires notification to TCEQ” impose mandatory requirements on customers. The City of Richardson must notify TCEQ and NTMWD within five business days if these measures are implemented:

- Continue actions in the water conservation plan.
- Further accelerate public education efforts on ways to reduce water use.
- Encourage the public to wait until the current drought or emergency situation has passed before establishing new landscaping.
- **Requires Notification to TCEQ** – Limit landscape watering with sprinklers or irrigation systems to no more than two days per week on designated days between April 1 – October 31, and to one day per week on a designated day between November 1 – March 31 each year.
- Exceptions are as follows:
 - New landscape may be watered as necessary for 30 days from the date of the installation with an approved variance.
 - Foundations and ornamental landscape may be watered for up to 2 hours on any day by a hand-held hose, a soaker hose, or a dedicated zone using a drip irrigation system.
 - Golf courses may water greens and tee boxes without restrictions.

- Public athletic fields used for competition may be watered twice per week.
- Locations using other sources of water supply for irrigation may irrigate without restrictions.
- Registered and properly functioning ET/Smart irrigation systems and drip irrigation systems may irrigate with an approved variance.

Stage 2

Initiation and Termination Conditions for Stage 2

The following conditions warrant the declaration of Stage 2.

- Water demand is projected to approach or exceed the limit of the permitted supply.
- The storage in Lavon Lake is less than 45 percent of the total conservation pool capacity.
- NTMWD's storage in Jim Chapman Lake is less than 45 percent of NTMWD's total conservation pool capacity.
- The Sabine River Authority has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a moderate drought. (Measures required by SRA under a Moderate drought designation are similar to those under NTMWD's Stage 2.)
- The supply from Lake Texoma, the East Fork Raw Water Supply Project, or some other NTMWD source has become limited in availability.
- NTMWD water demand exceeds 98 percent of the amount that can be delivered to customers for three consecutive days.
- NTMWD water demand for all or part of the delivery system exceeds delivery capacity because delivery capacity is inadequate.
- NTMWD's supply source becomes contaminated.
- NTMWD's water supply system is unable to deliver water due to the failure or damage of major water system components.
- City Manager may impose other conditions that may warrant the initiation of Stage 2.

Stage 2 may terminate when the circumstances that caused the initiation of Stage 2 no longer prevail.

Goals for Use Reduction and Actions Available under Stage 2

The goal for water use reduction under Stage 2 is a minimum reduction of a ten percent (10%) in the amount of water obtained from NTMWD.

The City Manager or designee may order the implementation of any of the actions listed below, as deemed necessary to achieve a minimum ten percent reduction. Measures described as “requires notification to TCEQ” impose mandatory requirements on customers. The City of Richardson must notify TCEQ and NTMWD within five business days if these measures are implemented:

- Continue or initiate any actions available under Conservation Plan and Stage 1.
- **Requires Notification to TCEQ** – Limit landscape watering with sprinklers or irrigation systems at each service address to one day per week on a designated day between April 1 – October 31, and to one day twice a month on designated days between November 1 – March 31 each year.
 - Prohibit hosing of paved areas, buildings, or windows. Pressure washing of impervious surfaces is allowed.
 - Prohibit operation of all ornamental fountains or other amenity impoundments to the extent they use treated water.
- Exceptions are as follows:
 - New landscape may be watered as necessary for 30 days from the date of the installation with an approved variance.
 - Foundations and ornamental landscape may be watered for up to 2 hours on any day by a hand-held hose, a soaker hose, or a dedicated zone using a drip irrigation system.
 - Golf courses may water greens and tee boxes without restrictions.
 - Public athletic fields used for competition may be watered once per week.
 - Locations using other sources of water supply for irrigation may irrigate without restrictions.
 - Registered and properly functioning ET/Smart irrigation systems and drip irrigation systems may irrigate with an approved variance.
- **Requires Notification to TCEQ** – Existing swimming pools may not be drained and refilled except to repair leaks or to replace normal water loss. An approved variance is required if a pool needs to be drained and refilled to repair leaks.
- **Requires Notification to TCEQ** - Initiate a rate surcharge as requested by NTMWD.

- **Requires Notification to TCEQ** - Initiate a rate surcharge for all water use over a certain level.
- **Requires Notification to TCEQ** – Prohibit watering of golf courses using treated water, except as needed to keep greens and tee boxes alive.

Stage 3

Initiation and Termination Conditions for Stage 3

The following conditions warrant the declaration of Stage 3.

- Water demand is projected to approach or exceed the limit of the permitted supply.
- The storage in Lavon Lake is less than 35 percent of the total conservation pool capacity.
- NTMWD's storage in Jim Chapman Lake is less than 35 percent of NTMWD's total conservation pool capacity.
- The Sabine River Authority has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a severe drought or emergency.
- The supply from Lake Texoma, the East Fork Raw Water Supply Project, or some other NTMWD source has become severely limited in availability.
- NTMWD water demand exceeds the amount that can be delivered to customers.
- NTMWD water demand for all or part of the delivery system seriously exceeds delivery capacity because the delivery capacity is inadequate.
- NTMWD's supply source becomes contaminated.
- NTMWD's water supply system is unable to deliver water due to the failure or damage of major water system components.
- City Manager or designee may impose other conditions that may warrant the initiation of Stage 3.

Stage 3 may terminate when the circumstances that caused the initiation of Stage 3 no longer prevail.

Goals for Use Reduction and Actions Available under Stage 3

The goal for water use reduction under Stage 3 is a reduction of whatever amount is necessary in the amount of water obtained from NTMWD.

The City Manager or designee may order the implementation of any of the actions listed below. Measures described as “requires notification to TCEQ” impose mandatory requirements on member cities and customers. The City of Richardson must notify TCEQ and NTMWD within five business days if these measures are implemented.

- Continue or initiate any actions available under the Conservation Plan, Stages 1, and 2.
- **Requires Notification to TCEQ** – Prohibit the irrigation of landscaping using treated water.
- **Requires Notification to TCEQ** – Prohibit washing of vehicles except as necessary for health, sanitation, or safety reasons.
 - **Requires Notification to TCEQ** – Prohibit commercial and residential landscape watering, except that foundations and trees may be watered for 2 hours on any day with a hand-held hose, a soaker hose, or a dedicated zone using a drip irrigation system. ET/Smart controllers are not exempt from this requirement.
 - **Requires Notification to TCEQ** – Prohibit golf course watering with treated water except for greens and tee boxes.
 - **Requires Notification to TCEQ** – Prohibit the permitting of private pools. Pools already permitted may be completed and filled with water. Existing private and public pools may add water to maintain pool levels but may not be drained and refilled.
 - **Requires Notification to TCEQ** – Require all commercial water users to reduce water use by a percentage established by the City Manager or official designee.
 - **Requires Notification to TCEQ** - Initiate a rate surcharge for all water use over normal rates for all water use.

PROCEDURES FOR GRANTING VARIANCES TO THE PLAN

The City Manager or designee may grant temporary variances for existing water uses otherwise prohibited under this Water Resource Management Plan if one or more of the following conditions are met:

- Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person or entity requesting the variance.
- Compliance with this plan cannot be accomplished due to technical or other limitations.

- Alternative methods that achieve the same level of reduction in water use can be implemented.

- Variances shall be granted or denied at the discretion of the City Manager or official designee. All petitions for variances should be in writing and should include the following information:

- Name and address of the petitioners
- Purpose of water use
- Specific provisions from which relief is requested
- Detailed statement of the adverse effect of the provision from which relief is requested
- Description of the relief requested
- Period of time for which the variance is sought
- Alternative measures that will be taken to reduce water use
- Other pertinent information

PROCEDURES FOR ENFORCING MANDATORY WATER USE RESTRICTIONS

- For a first violation of any provision in this Plan, the city shall issue a letter and provide educational materials on water conservation, including a copy of the relevant provisions of this Plan, to the water user violating the provisions of this Plan. The city shall give the water user a reasonable time to correct the violation.
- For a second violation of any provision of this Plan the city shall issue the water user a citation to appear in municipal court and upon conviction will be subject to a fine not to exceed the sum of \$2,000.

COORDINATION WITH THE REGIONAL WATER PLANNING GROUPS AND NTMWD

Appendix B includes a copy of a letter sent to the Chairs of the Region C and Region D water planning groups with this model water resource management plan.

REVIEW AND UPDATE OF WATER RESOURCE MANAGEMENT PLAN

As required by TCEQ rules, the City of Richardson must review the water resource management plan every five years. The plan will be updated as appropriate based on new or updated information.

ADOPTION OF THE WATER RESOURCE MANAGEMENT PLAN

The formal adoption of the Water Resource Management Plan through Ordinance No. 4043 occurred on April 14, 2014 by City Council. Appendix C is a copy of the ordinance.

APPENDIX A

List of References

1. Title 30 of the Texas Administrative Code, Part 1, Chapter 288, Subchapter B, Rules 288.20 and 288.22, downloaded from [http://info.sos.state.tx.us/pls/pub/readtac\\$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288](http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288), July 2012
2. Freese and Nichols, Inc.: Model Water Resource Management Plan for NTMWD Members Cities and Customers, prepared for the North Texas Municipal Water District, Fort Worth, October 2012.
3. Definitions from City of Austin Water Conservation and Drought Contingency Ordinance adopted August 16, 2012. http://www.austintexas.gov/sites/default/files/files/Water/Conservation/Planning_and_Policy/ProposedCodeRevision_DRAFT_with_watering_schedule-8-15-2012.pdf
4. Definition from City of San Antonio Water Conservation Ordinance adopted 2005. http://saws.org/conservation/ordinance/docs/Ch34_Ordinance_2009.pdf
5. Definition developed by Freese and Nichols, Inc.
6. Freese and Nichols, Inc.: Water Conservation and Drought Contingency and Water Emergency Response Plan, prepared for North Texas Municipal Water District, Fort Worth, March 2008.
7. Texas Water Development Board, Texas Commission on Environmental Quality, Water Conservation Advisory Council. "DRAFT Guidance and Methodology for Water Conservation Reporting."
8. Freese and Nichols, Inc. "2011 Region C Water Plan".

Appendix B

Letter to Region C Planning Group

April 15, 2014

Region C Water Planning Group
c/o North Texas Municipal Water District
505 E. Brown St.
P.O. Box 2408
Wylie, TX 75098

Dear Sir/Madam,

Enclosed please find a copy of the Water Conservation Plan and a copy of the Water Resource Management Plan (which is an update to the previous Drought Contingency and Water Emergency Response Plan) for the City of Richardson, Texas. I am submitting a copy of both plans to the Region C Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules.

The City of Richardson's City Council adopted the Water Conservation Plan and the Water Resource Management Plan through Ordinance No. 4043 on April 14, 2014.

Sincerely,

Dan Johnson
City Manager
City of Richardson, Texas

Appendix B

Letter to Region D Planning Group

April 15, 2014

Mr. Brett McCoy
Chair, Region D Water Planning Group
700 CR3347
Omaha, TX 75571

Enclosed please find a copy of the Water Conservation Plan and a copy of the Water Resource Management Plan (which is an update to the previous Drought Contingency and Water Emergency Response Plan) for the City of Richardson, Texas. I am submitting a copy of both plans to the Region D Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules.

The City of Richardson's City Council adopted the Water Conservation Plan and the Water Resource Management Plan through Ordinance No. 4043 on April 14, 2014.

Sincerely,

Dan Johnson
City Manager
City of Richardson, TX

Appendix C
Adoption of Water Resource Management Plan
Ordinance No. 4043

RESOLUTION NO. 14-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, AUTHORIZING EXECUTION OF A FOURTH AMENDED AND RESTATED POLICE TRAINING CENTER OPERATING AGREEMENT BY AND BETWEEN THE CITY OF PLANO, TEXAS, AND THE CITY OF RICHARDSON, TEXAS (HEREINAFTER THE “PARTIES”), FOR THE JOINT OPERATION AND MAINTENANCE OF THE PLANO/RICHARDSON POLICE TRAINING CENTER; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 31, 1990, the Parties entered into an agreement for the joint operation and maintenance of the Plano/Richardson Police Training Center located at 4912 14th Street, in the City of Plano, Texas (the “Training Center”); which expired on May 31, 2000. The Parties entered into a like agreement on October 1, 2001; which was revised by a Second Amended and Restated Agreement on November 27, 2007; and replaced by a Third Amended and Restated Agreement on August 22, 2011; and

WHEREAS, the Parties desire to enter into a Fourth Amended and Restated Agreement to authorize the City of Plano to solely construct and pay for a roof improvement project at the Training Center and to provide for an adjustment to the percentage of fair market value paid by the City of Plano to the City of Richardson upon termination of the Agreement to offset the cost of the roof investment by the City of Plano.

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

SECTION 1. That the City Manager is hereby authorized to execute the Fourth Amended and Restated Police Training Center Operating Agreement, attached hereto as Exhibit “A”, on behalf of the City, and any amendments or other instruments related thereto.

SECTION 2. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 14th day of April, 2014.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:3-25-14:TM 65401)

Exhibit "A"

Fourth Amended and Restated Police Training Center Operating Agreement

(to be attached)

STATE OF TEXAS §
§
§
COUNTIES OF COLLIN §
AND DALLAS §

**FOURTH AMENDED AND RESTATED POLICE
TRAINING CENTER OPERATING AGREEMENT**

This Operating Agreement (the "Agreement") is by and between the City of Plano ("Plano") a Texas home-rule municipal corporation, and the City of Richardson ("Richardson"), a Texas home-rule municipal corporation (collectively referred to as the "Parties"), acting by and through their authorized representatives.

RECITALS

WHEREAS, on May 31, 1990, the parties entered into an agreement for the joint operation and maintenance of the Plano/Richardson Police Training Center located at 4912 14th Street in the City of Plano (the "Training Center") which expired on May 31, 2000; The parties entered into a like agreement on October 1, 2001; which was revised by a Second Amended and Restated Agreement on November 27, 2007, and replaced by a Third Amended and Restated Agreement on August 22, 2011.

WHEREAS, the Parties desire to enter into this Fourth Amended and Restated Agreement (the "Agreement") as set forth herein to authorize the City of Plano to solely construct and pay for a roof improvement project at the Training Center and to provide for an adjustment to the percentage of fair market value paid by the City of Plano to the City of Richardson upon termination of the Agreement to offset the cost of the roof investment by the City of Plano; and

NOW, THEREFORE, for and in consideration of performance of the mutual covenants, obligations and undertakings by each of the respective parties to this Agreement the Parties agree as follows:

**Article I
Purpose**

The purpose of this Agreement is to provide for the methods by which the Parties will use, operate, maintain and manage the Training Center and for the reimbursement of certain costs upon termination of this Agreement.

**Article II
Term of this Agreement**

2.1 The term of this Agreement shall be for a period of ten (10) years beginning October 1, 2011, unless sooner terminated as provided herein. Either Party may withdraw from this Agreement upon the giving of notice in writing to the other Party twelve (12) calendar

months prior to the date of withdrawal. Except as otherwise provided herein, a withdrawing Party shall no longer be bound by any of the provisions herein after the date of withdrawal.

2.2 Upon the withdrawal from or non-renewal of this Agreement, the Parties agree that Plano shall continue to own the real property (land) upon which the Training Center is located. All improvements, either capital or otherwise, made to the Training Center during the term of the Operating Agreement or this Agreement shall become the property of Plano. All capital improvements constructed as a result of the Operating Agreement or during this Agreement shall be appraised to determine their fair market value. Plano shall, within 30 days after the Richardson withdrawal date, pay to Richardson a sum equal to 43.4% of the fair market value of all capital improvements made to or in the Training Center. If the Parties cannot agree upon an appraiser within thirty (30) days after the Richardson notice of withdrawal, then each Party shall appoint an appraiser holding the MAI designation or successor, within fifteen (15) days after the expiration of such thirty (30) day period. Each of the two appraisers shall then independently determine the fair market value. If the two appraisers cannot agree upon the fair market value within thirty (30) days after they have been appointed, the fair market value shall be the average of the fair market value determined by each of the two appraisers.

Article III Training Center Operations

3.1 Board of Managers. The Police Chiefs of Plano and Richardson shall comprise the Board of Managers of the Training Center. The Board of Managers shall have the duty to develop, plan, maintain, operate and generally manage the Training Center, as well as to develop, implement, and enforce a set of procedures and policies governing operations of the Training Center. The Board of Managers may appoint committees as necessary to perform these duties.

3.2 Training Committee. The Police Chiefs of Plano and Richardson shall each appoint a representative from their respective departments to the Training Committee of the Training Center. The Training Committee shall consist of four members, two members appointed by the Plano Police Chief and two members appointed by the Richardson Police Chief. The chairperson of the Training Committee shall rotate between the two cities annually. The Chairperson of the Training Committee, or the designated representative, shall be responsible for the day-to-day supervision and operation of the Training Center training program.

3.3 Facility Management. The buildings comprising the Training Center shall be managed by a facility manager appointed by the Plano Police Chief, or designee.

3.4 Usage of Facilities. The use of the Training Center shall be restricted to the Parties except with the prior written unanimous consent of the Board of Managers. Any use by an additional party shall be on a temporary basis only. Additional parties utilizing the facility shall pay all costs associated with such use as determined by the Board of Managers, and shall in writing indemnify and hold Plano and Richardson harmless from any claim, death or property damage resulting in any manner from the sole negligence of its agents, employees, or officers which caused bodily injury, death or property damage occurring at the Training Center or while traveling to or from the Training Center.

3.5 Maintenance and Operating Fund. For each fiscal year that this Agreement is in effect there shall be established by the Board of Managers a maintenance and operating fund (the "Fund") for the purpose of meeting all financial obligations relating to operation of the Training Center for such fiscal year. The Fund shall be maintained and administered by Plano using generally accepted accounting and financial standards and practices. Consistent with Chapter 791 of the Texas Government Code, as amended, each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

3.6 Operating Budget. (a) Prior to February 15 of each calendar year that this Agreement is in effect, Plano shall cause to be prepared and submitted to Richardson for its approval a proposed Operating Budget for the ensuing fiscal year. This Operating Budget shall include all estimated expenses to be incurred in operating the Training Center for such year. Personnel costs, if any, included in said budget, shall include only costs directly attributable to supervision, operation, and maintenance of the facility.

(b) Plano and Richardson shall proportionally share the Operating Budget. The individual share of each Party shall be determined on a percentage basis by the use of a fraction, the numerator of which shall be the total number of budgeted, full-time authorized personnel (both civil and non-civil service) in the City's police department and the denominator of which is the total number of budgeted, full-time authorized personnel in the two participating police departments. For purposes of this Agreement, these numbers shall be the number of budgeted full-time authorized personnel as of January 1 of each calendar year.

(c) On or before October 5 of each calendar year, Plano and Richardson shall each render one-half (1/2) of their respective share of the Operating Budget to the Fund. Plano shall account, manage, invest, and otherwise treat the Fund as if it were a fund of Plano, but shall segregate all transactions in order to provide for an auditable trail of all transactions. Plano shall prepare an analysis of the performance of the Fund for the prior fiscal year and provide a copy to Richardson. Within five (5) working days after April 1 of each calendar year, Plano and Richardson shall each render the remaining one-half (1/2) of their respective share of the Operating Budget, adjusted by any surplus or deficit which may have accrued from the prior six calendar months of such fiscal year.

3.7 Capital Improvement Budget. Plano shall prepare and submit to Richardson a Capital Improvement Budget for the Training Center prior to February 15 of each calendar year that this Agreement is in effect. A Capital Improvements Budget shall be prepared and submitted only if capital improvements are anticipated to be made to the Training Center during the ensuing fiscal year. Capital Improvements to be constructed on the Training Center site shall be constructed only in accordance with the Capital Improvements Budget. Any and all projects planned shall be approved by the City Councils of Plano and Richardson before construction may commence or before a contract may be let. All capital improvement costs shall be borne equally by Plano and Richardson with the exception of the roof improvement project agreed to by the Parties in 2013 which cost shall be borne solely by Plano and is authorized by approval of the Fourth Amended and Restated Agreement by the City Councils of Plano and Richardson.

The debt service on the 2002, 2003, and 2005 series bonds for construction and expansion of the Training Center shall be borne equally by Plano and Richardson.

3.8 Annual Audits. Plano agrees to make all accounting records, transactions, and reports related to the Fund available for inspection by an authorized representative of Richardson during normal business hours. Plano further agrees to include all transactions relating to the Fund and other matters regarding the Fund in all financial disclosures, statements, and reports prepared for, or by, Plano and its internal or external auditors. Copies of these reports will be available to Richardson upon request.

3.9 Overtime. Overtime costs at the Training Center which are the direct result of unilateral action by the Parties shall be borne wholly by the City causing the overtime.

3.10 Real Property and Improvements. The Parties agree that Plano shall continue to own the real property (land) upon which the Training Center is located. All improvements, either capital or otherwise, made to the Training Center during the term of the Operating Agreement or this Agreement shall become the property of Plano.

Article IV Miscellaneous

4.1 Hold Harmless and Indemnification. Each Party shall accept responsibility for, and shall hold the other Party harmless from any claim, cause of action or responsibility, and bodily injury, death or property damage resulting in any manner from the sole negligence of its agents, employees, or officers, which cause bodily injury, death, or property damage occurring at the Training Center or while traveling to or from the Training Center.

4.2 Amendment and Assignment. This Agreement may not be amended except in writing by the Parties hereto and may not be assigned. The Parties hereby bind themselves, their successors, designees, and legal representatives with respect to the terms, conditions, and obligations of this Agreement.

4.3 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

Plano:	Chief of Police 909 14 th Street P.O. Box 860358 Plano, Texas 75086-0358 Facsimile No.: 972.941.2177
--------	---

With a copy to: Paige Mims
1520 Avenue K
P.O. Box 860358
Plano, Texas 75086-0358
Facsimile No.: 972.424.0099

Richardson: Chief of Police
140 N. Greenville Avenue
P.O. Box 831078
Richardson, Texas 75083-1078
Facsimile No.: 972.744.5996

With a copy to: Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Lincoln Plaza
500 N. Akard Street
Dallas, Texas 75201
Facsimile No.: 214.965.0010

4.4 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

4.5 Governing Law. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall exclusively be in the State District Court of Collin County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

4.6 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement or withdrawal of a party shall survive termination.

4.7 Recitals. The recitals to this Agreement are incorporated herein.

4.8 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

4.9 Effective Date. The effective date of this Agreement shall be the latest date of execution hereof.

(signature page to follow)

RESOLUTION NO. 14-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AMENDMENT #1 TO THE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT FOR AN INCREASE OF THE AUTHORIZED PROJECT FUNDING FOR THE GALATYN PARKWAY PROJECT, BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council previously adopted Resolution No. 11-23 on August 22, 2011, which approved Amendment #1 to the Local Transportation Project Advance Funding Agreement by and between the City of Richardson, Texas, and the State of Texas, acting by and through the Texas Department of Transportation (herein "TxDOT"); and

WHEREAS, TxDOT did not execute the Amendment #1 to the Local Transportation Project Advance Funding Agreement approved by the City Council on August 22, 2011, and has requested the City execute a new Amendment #1 to the Local Transportation Project Advance Funding Agreement; and

WHEREAS, the City Council has been presented a revised Amendment #1 to the Local Transportation Project Advance Funding Agreement by and between the City of Richardson, Texas, and the State of Texas, acting by and through the Texas Department of Transportation, which provides that Attachment C, Project Budget Estimate and Source of Funds, of the original contract is deleted in its entirety and is replaced with Attachment C-1, Project Budget Estimate and Source of Funds, , attached as Exhibit "A" and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute Amendment #1 on behalf of the City of Richardson, Texas; **NOW THEREFORE**,

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

SECTION 1. That Amendment #1 to the Local Transportation Project Advance Funding Agreement for an increase in the authorized funding for the Galatyn Parkway Project, attached hereto as Exhibit "A", having been reviewed by the City Council of the City of Richardson, Texas, and found to be acceptable and in the best interest of the City and its citizens, be, and the same is hereby, in all things approved, and the City Manager is hereby authorized to execute the Amendment #1 on behalf of the City of Richardson, Texas.

SECTION 2. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson,
Texas, on this the 14th day of April, 2014.

CITY OF RICHARDSON, TEXAS

MAYOR

APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY
(PGS:3-26-14:TM 65264)

CITY SECRETARY

EXHIBIT "A"

CSJ #: 0918-45-821
District #: 18-Dallas
Code Chart 64 #: 35200
Project: Gatalyn Parkway
Federal Highway Administration
CFDA#: 20.205
Not Research and Development

STATE OF TEXAS §
COUNTY OF TRAVIS §

**ADVANCE FUNDING AGREEMENT
AMENDMENT #1**

THIS AMENDMENT is made by and between the State of Texas, acting through the Texas Department of Transportation, called the State, and the City of Richardson, acting by and through its duly authorized officials, called the Local Government.

WITNESSETH

WHEREAS, the State and the Local Government executed a contract on the 20th of July 2007 to effectuate their agreement to extend the existing grade separation of Gatalyn Parkway from US 75; and,

WHEREAS, it has become necessary to amend that contract;

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, the State and the Local Government do agree as follows:

AGREEMENT

1. Description of Amended Items

Attachment C, Project Budget Estimate and Source of Funds, of the original contract is deleted in its entirety and replaced with Attachment C-1, Project Budget Estimate and Source of Funds, which is attached and made part of this Agreement.

All other provisions of the original contract are unchanged and remain in full force and effect.

2. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

THIS AGREEMENT IS EXECUTED by the State and the Local Government in duplicate.

THE LOCAL GOVERNMENT – CITY OF RICHARDSON

STATE OF TEXAS

By: _____
Dan Johnson
City Manager

By: _____
Janice Mullenix
Director of Contract Services
Texas Department of Transportation

Date: _____

Date: _____

EXHIBIT "A"

CSJ #: 0918-45-821
 District #: 18-Dallas
 Code Chart 64 #: 35200
 Project: Gatalyn Parkway
 Federal Highway Administration
 CFDA#: 20.205
 Not Research and Development

**ATTACHMENT C-1
 PROJECT BUDGET ESTIMATE AND SOURCE OF FUNDS**

Costs will be allocated based on 80% Federal funding and 20% Local Government funding until the Federal funding reaches the maximum obligated amount. The Local Government will then be responsible for 100% of the costs.

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Engineering (by State)	\$600,000	80%	\$480,000	0%	\$0	20%	\$120,000
Construction (by State)	\$2,489,376	80%	\$1,991,501	0%	\$0	20%	\$497,875
Subtotal	\$3,089,376		\$2,471,501		\$0		\$617,875
Environmental Direct State Costs	\$0	0%	\$0	0%	\$0	0%	\$0
Engineering Direct State Costs	\$30,000	80%	\$24,000	0%	\$0	20%	\$6,000
Right of Way Direct State Costs	\$0	0%	\$0	0%	\$0	0%	\$0
Utility Direct State Costs	\$0	0%	\$0	0%	\$0	0%	\$0
Construction Direct State Costs (11.5%)	\$286,278	80%	\$229,022	0%	\$0	20%	\$57,256
Indirect State Costs (4.85%)	\$149,835	0%	\$0	100%	\$149,835	0%	\$0
TOTAL	\$3,555,489		\$2,724,523		\$149,835		\$681,131

Payment received from the Local Government to the State in July 2007: \$70,600.00

Initial payment by the Local Government to the State: \$126,000

Payment by the Local Government to the State before construction: \$555,131.00

Estimated total payment by the Local Government to the State: \$681,131.00

This is an estimate. The final amount of Local Government participation will be based on actual costs.



MEMO

DATE: April 7, 2014

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager

SUBJECT: Award of Bid #21-14 for the 2014 Bridge Rail Maintenance Project to LDM Design and Construction pursuant to unit prices

Proposed Date of Award: April 14, 2014

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the second low bidder, LDM Design and Construction, for the above referenced construction pursuant to unit prices, as outlined in Mr. Spanos attached memorandum.

The term of the contract is for six (6) months with options for up to two (2) additional six (6) month renewal periods, if agreeable to both parties. The award of this contract allows the city to use the bridge rail maintenance services as the requirements and needs of the city arise during the contract period and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum amount of bridge rail maintenance services, payment will be rendered pursuant to the unit prices bid.

The bid was advertised in *The Dallas Morning News* on January 8 & 15, 2014 and was posted on Bidsync.com. A prebid conference was held on January 16, 2014 and 10 bids were solicited and 2 bids were received.

Concur:

Kent Pfeil

Attachments

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



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *COM*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Award of Bid No. 21-14 for the 2014 Bridge Rail Maintenance to LDM Design and Construction
DATE: April 4, 2014

ACTION REQUESTED:

Council to consider award of Bid No. 21-14 for the 2014 Bridge Rail Maintenance to LDM Design and Construction pursuant to the attached unit prices.

BACKGROUND INFORMATION:

On January 28, 2014, the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest base bid was submitted by Todo Construction, Inc., in the amount of \$139,784.88. References provided by Todo Construction, Inc. did not demonstrate sufficient work experience on similar projects.

City staff has reviewed the second low bidder's company financials and references and recommends awarding the contract to LDM Design and Construction. As outlined in the specifications, it is the intent of the City to schedule approximately \$150,000 of work during a contract term of 6 months. The contract may be renewed for 1 or 2 additional 6 month terms and allows the City to decrease or increase the amount of work during the contract period based on funding availability.

The project consists of performing bridge rail maintenance work including, but not limited to, painting rails and concrete walls and replacing damaged stonework at various locations in the City.

FUNDING:

Funding is provided from account 011-2011-531-3499.

SCHEDULE:

Capital Projects plans to begin construction for this project in May 2014 and be completed by October 2014.

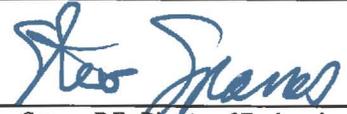
Cc: Padma Patla, P.E., Project Engineer *PP*

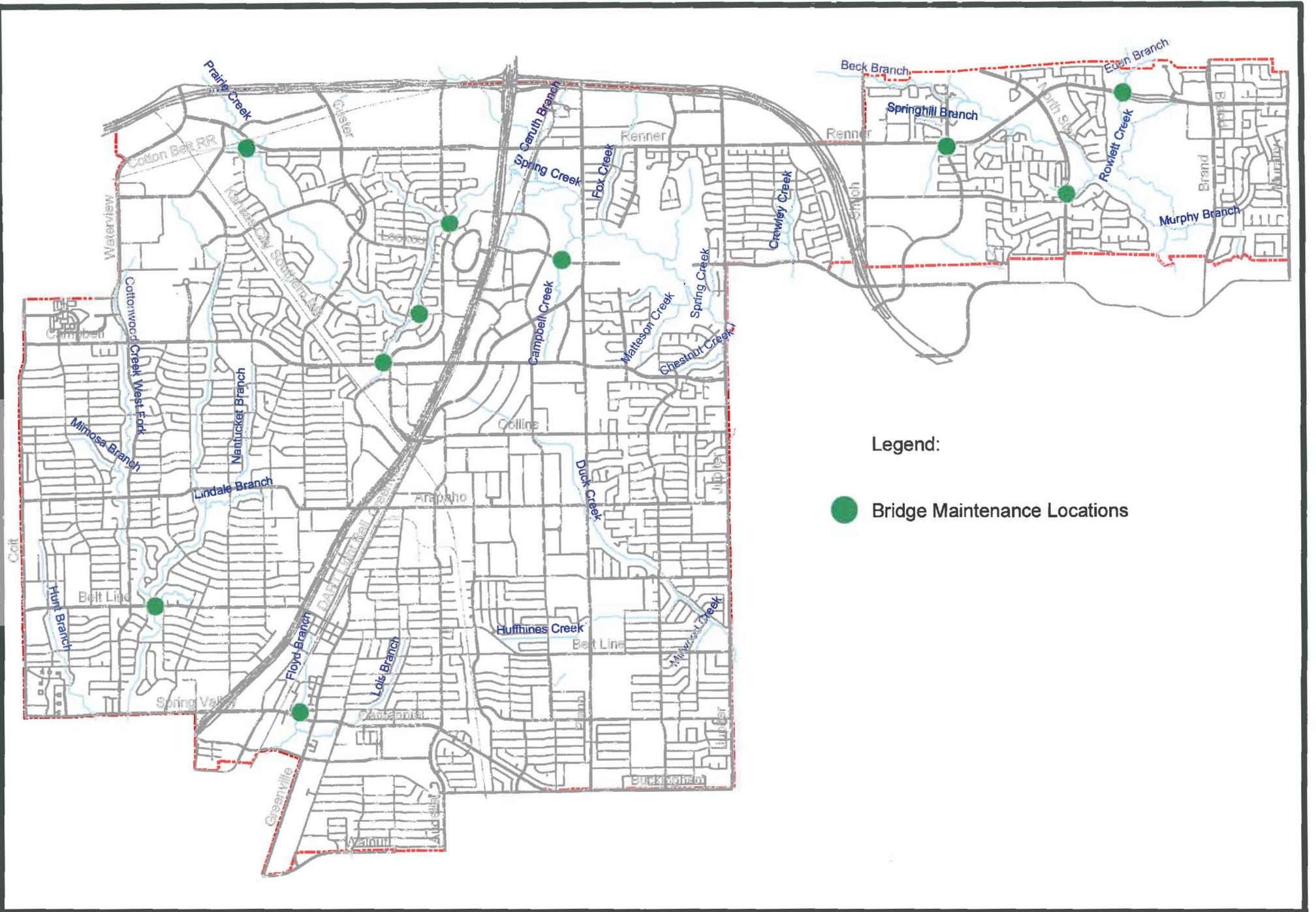
2014 BRIDGE RAIL MAINTENANCE PROJECT

BID # 21-14

ITEM NO.	DESCRIPTION	EST QTY	UNIT	TODO		LDM		AVERAGES	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Traffic Control	11	EA	\$729.76	\$8,027.36	\$1,537.00	\$16,907.00	\$1,133.38	\$12,467.18
2	Erosion Control	11	EA	\$437.86	\$4,816.46	\$223.00	\$2,453.00	\$330.43	\$3,634.73
3	Remove and Replace Sidewalk	300	SF	\$2.92	\$876.00	\$8.00	\$2,400.00	\$5.46	\$1,638.00
4	Prep and Paint Railing Type 1 (40" - 55"Ht)	3,376	LF	\$1.84	\$6,211.84	\$8.00	\$27,008.00	\$4.92	\$16,609.92
5	Prep and Paint Railing Type 2 (20" - 24" Ht)	709	LF	\$1.53	\$1,084.77	\$6.50	\$4,608.50	\$4.02	\$2,846.64
6	Prep and Paint Railing Type 3 (<12" Ht)	6,378	LF	\$1.38	\$8,801.64	\$4.00	\$25,512.00	\$2.69	\$17,156.82
7	Prep and Paint Railing Type 1 (40" - 55"Ht) with Lead	350	LF	\$2.76	\$966.00	\$16.00	\$5,600.00	\$9.38	\$3,283.00
8	Prep and Paint Railing Type 2 (20" - 24" Ht) with Lead	100	LF	\$2.53	\$253.00	\$12.00	\$1,200.00	\$7.27	\$726.50
9	Prep and Paint Railing Type 3 (< 12" Ht) with Lead	650	LF	\$2.07	\$1,345.50	\$8.60	\$5,590.00	\$5.34	\$3,467.75
10	Remove, Salvage Existing Natural Stone	469	SF	\$5.11	\$2,396.59	\$2.00	\$938.00	\$3.56	\$1,667.30
11	Remove, Salvage Existing Cultured Stone	666	SF	\$5.11	\$3,403.26	\$2.00	\$1,332.00	\$3.56	\$2,367.63
12	Remove, Salvage Existing Capstone	185	LF	\$5.11	\$945.35	\$2.00	\$370.00	\$3.56	\$657.68
13	Construct Concrete Wall Foundation	2.31	CY	\$656.99	\$1,517.65	\$1,600.00	\$3,696.00	\$1,128.50	\$2,606.82
14	Construct Stone Wall 2 ft-4ft height	60	LF	\$131.36	\$7,881.60	\$100.00	\$6,000.00	\$115.68	\$6,940.80
15	Construct Stone Wall up to 2 ft height	20	LF	\$87.57	\$1,751.40	\$75.00	\$1,500.00	\$81.29	\$1,625.70
16	Install Natural Stone facia	670	SF	\$14.60	\$9,782.00	\$21.00	\$14,070.00	\$17.80	\$11,926.00
17	Install cultured stone facia	500	SF	\$14.60	\$7,300.00	\$28.00	\$14,000.00	\$21.30	\$10,650.00
18	Sod	100	SY	\$29.19	\$2,919.00	\$44.00	\$4,400.00	\$36.60	\$3,659.50
19	Top Soil	130	SY	\$7.30	\$949.00	\$25.00	\$3,250.00	\$16.15	\$2,099.50
20	Prep and Paint Concrete wall (streetside)	13,608	SF	\$1.42	\$19,323.36	\$1.60	\$21,772.80	\$1.51	\$20,548.08
21	Prep and Paint Concrete wall (creekside)	11,904	SF	\$1.80	\$21,427.20	\$1.60	\$19,046.40	\$1.70	\$20,236.80
22	Power Wash Stone street side	3,615	SF	\$0.73	\$2,638.95	\$0.60	\$2,169.00	\$0.67	\$2,403.98
23	Power Wash Stone creek side	1,900	SF	\$1.17	\$2,223.00	\$0.65	\$1,235.00	\$0.91	\$1,729.00
24	Install 3/8" - 5"x5" Galvanized Angle Iron	50	LF	\$72.98	\$3,649.00	\$25.00	\$1,250.00	\$48.99	\$2,449.50
25	Install 3/8" - 3"x3" Galvanized Steel Angle Iron Lentil	50	LF	\$72.98	\$3,649.00	\$35.00	\$1,750.00	\$53.99	\$2,699.50
26	Remove Concrete Sidewalk - FC-1	270	SF	\$2.92	\$788.40	\$4.00	\$1,080.00	\$3.46	\$934.20
27	Remove and Salvage Stone Wall - FC-1	31	LF	\$3.65	\$113.15	\$15.00	\$465.00	\$9.33	\$289.08
28	Remove and Salvage Wingwall - FC-1	113	SF	\$3.65	\$412.45	\$10.00	\$1,130.00	\$6.83	\$771.23
29	Paint Existing Railing - FC-2	180	LF	\$14.60	\$2,628.00	\$13.00	\$2,340.00	\$13.80	\$2,484.00
30	Construct Variable Ht Stacked Stone Wall-FC-3	31	LF	\$72.98	\$2,262.38	\$190.00	\$5,890.00	\$131.49	\$4,076.19
31	Install Salvaged Wingwall Cladding as shown on FC-3	113	SF	\$72.98	\$8,246.74	\$52.00	\$5,876.00	\$62.49	\$7,061.37
32	Construct Concrete Foundation as shown on FC-3	4	CY	\$291.90	\$1,167.60	\$900.00	\$3,600.00	\$595.95	\$2,383.80
TOTAL BASE BID					\$139,757.65		\$208,438.70		\$174,098.17
CONTRACTOR'S BID					\$139,784.88		\$208,492.70		

**ENGINEERS ESTIMATE:
\$150,000**

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



**2014 Bridge Rail Maintenance Contract
April 2014**





MEMO

DATE: April 7, 2014
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #39-14 for the overhead door replacement at Fire Stations 5 & 6 to Johnson Equipment Company in the amount of \$85,054

Proposed Date of Award: April 14, 2014

I concur with the recommendation of Joe Travers – Assistant Director of Public Services and request permission to award a contract to the low bidder, Johnson Equipment Company, for the above referenced overhead door replacement in the amount of \$85,054 as outlined in the attached memo.

Funding is provided from account 234-1410-581-7301, Projects FD1402 and FD1403.

The bid was advertised in *The Dallas Morning News* on February 19 & 26, 2014 and was posted on Bidsync.com. A prebid conference was held on February 27, 2014 and 2 vendors and 4 staff members were in attendance. A total of 515 solicitations were sent; 26 potential bidders viewed the bid; and 2 bids were received.

Concur:


Kent Pfeil

Attachments

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



MEMO

To: Pam Kirkland, Purchasing Manager \

From: Joe Travers, Assistant Director of Public Services

Subject: Bid 39-14

Date: March 21, 2014

We have reviewed the bids received for the Fire Station overhead doors. We recommend that this work be awarded to Johnson Equipment Co. The award amount will be \$85,054, which includes the base bid and project contingency for both Fire Station 5 and 6. We will forward a purchase requisition shortly. Please let me know if you need anything further. Thanks.

xc. Cynthia Sandlin, Sr. Administrative Secretary

BID TABULATION-FURNISH INSTALL OVERHEAD DOORS @ FIRE STATION NO. 5

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	Johnson Equipment Co.		Overhead Doors		UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT				
1	System 1-Station No. 5										
	Lump Sum	1	ea	38386.000	\$38,386.00	40979.000	\$40,979.00				
	Owner's Contingency	1	ea	2000.000	\$2,000.00	2000.000	\$2,000.00				
	Total Cost for System 1	1	ea		\$40,386.00		\$42,977.00				
2	System 1-Station No. 6										
	Lump Sum	1	ea	42668.000	\$42,668.00	41896.000	\$41,896.00				
	Owner's Contingency	1	ea	2000.000	\$2,000.00	2000.000	\$2,000.00				
	Total Cost for System 2	1	ea		\$44,668.00		\$43,896.00				
TOTAL GROSS PRICE					\$85,054.00		\$86,873.00				



MEMO

DATE: April 10, 2014

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #46-14 for the cooperative purchase of a pre-fabricated restroom facility for the Dog Park to Restroom Facilities Ltd. in the amount of \$125,423 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #423-13

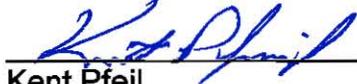
Proposed Date of Award: April 14, 2014

I concur with the recommendation of Michael Massey – Director of Parks & Recreation to issue a purchase order for a pre-fabricated restroom facility to Restroom Facilities Ltd., as outlined in the attached, for a total expenditure of \$125,423.

The above referenced restroom facility has been competitively bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #423-13. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is available in account 234-3061-581-7102, Project PM1442 for this expenditure.

Concur:


Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Dan Johnson, City Manager
THROUGH: Shanna Sims-Bradish, Assistant City Manager
FROM: Michael Massey, Director of Parks & Recreation *Mick*
SUBJECT: Purchase of Restroom for Dog Park from Buy Board Contract 423-13
DATE: March 17, 2014

ACTION REQUESTED:

Council to consider authorization to purchase a pre-fabricated restroom building from Buy Board purchasing agreement 423-13 for Restroom Facilities Limited for a total amount of \$125,423.00 turnkey fabrication, delivery and installation.

BACKGROUND INFORMATION:

In an effort to move forward in an efficient timeframe and reduce overall cost of the project the Parks and Recreation Department wishes to procure the restroom for the new Dog Park from Restroom Facilities Limited of Marble Falls, Texas.

In order to meet the timeline for construction of the Dog Park to be complete early November 2014 it is necessary to begin the process of prefabrication of the restroom building now to ensure delivery and placement at the appropriate time in August for the park construction schedule. The review and evaluation of this vendor is positive and highly rated for fabrication of park type restrooms, and the vendor being located in Texas reduces shipping expenses of other fabricators.

FUNDING:

Funding is provided in short-term capital for this project and the restroom building is in the project budget.

SCHEDULE:

Construction is expected to begin June 2014 and be completed by November 2014.

Cc: Roger Scott, Assistant Director of Parks & Planning
Paul Nassauer, Park Planner



March 17, 2014
PK No.: 3498-13.428

Mr. Roger K. Scott
Assistant Director/Parks and Planning
RICHARDSON PARKS & RECREATION DEPARTMENT
PO Box 830309
Richardson, Texas, 75083

Re: **RICHARDSON 190 DOG PARK**
Richardson, Texas

Dear Mr. Scott:

Pacheco Koch has contacted several pre-fabricated restroom manufacturers, requesting information and quotes from them in relation to the Dog Park structure proposed at the southwest corner of PGBT and SH 75. After discussion and consideration, Pacheco Koch is recommending the purchase by the City of a structure manufactured by Restroom Facilities Ltd. The cost is comparable to all others we investigated, has a Buy-Board fixed price, and is a Texas company in Marble Falls, which also cuts some of the shipping costs other firms would need to carry. The company has been in business for over 25 years and enjoys a very good reputation.

Attached is the contract information for your review. We recommend that the City proceed immediately with a contract purchase of the structure to ensure installation and delivery in early August. Pacheco Koch will provide on the bidding site plans the required infrastructure the quote describes.

Please call with any further questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Wade Peterson" with a stylized flourish at the end.

Wade C. Peterson, Associate Principal

WCP/alm
3498-13.428_2014-03-14_Memo



TURNKEY QUOTATION

PROJECT NAME: City Dog Park
OWNER: City of Richardson, Texas
DATE: March 12, 2013

Restroom Facilities Limited (RFL), the Nation's leading specialized restroom design/build firm since 1988, offers to furnish and install, per plans and specifications, subject to our attached Scope of Work, and the Standard Terms and Conditions of Sale, which become part of our offer to sell.

BUYBOARD CONTRACT 423-13

RFL BASE MODEL # B312	@	\$109,423.00
FREIGHT, CRANE, AND INSTALL	@	<u>\$ 16,000.00</u>
TOTAL WITH BUYBOARD DISCOUNT	@	\$ 125,423.00

This cost includes freight, crane and installation. Payment terms: 50% upon submittal of drawings for Client review; 40% in progress billings during construction; and balance of 10% upon completion of delivery and installation, no retention. Payment of 90% must be received by RFL prior to scheduling of delivery and installation. Thank you for considering RFL as your restroom specialist for this project.

HOW WE WORK

If you are the apparent low just simply send us a letter of intent and we will begin the construction drawings. Once plans have been approved and engineer stamped, the manufacturing process begins. Typically, the construction time frame is 90-120 days. In-plant inspection reports and certifications will be provided by an independent inspection agency. The client must prepare the site in accordance with the "Scope of Work by General" attached and coordinate any required on site inspections. After the site prep has been completed, our crew arrives to perform the installation. They will verify elevation, offsets, location, and access.

Exclusions:

- A. Sidewalks beyond building slab.
- B. Site issues beyond the control of RFL.
- C. Damage to existing improvements.
- D. Protection of existing utilities, landscaping, and improvements.
- E. Required footing labor and materials to be provided by others.

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GENERAL'S SCOPE OF WORK
TURNKEY INSTALLATION OF RESTROOM BUILDING WITH ATTACHED SLAB

1. SURVEY STAKES:

Provide ten foot offset stakes and locate front corners of building, existing utilities, and inverts within the area of construction. Locate and mark final slab elevation.

2. SUBGRADE PAD:

Preparing the site is fairly simple. Detailed instructions to prepare the building site are as follows:

- 2.1. Excavate down ten inches below the finish floor elevation (the slab is eight inches thick on top of a two inch sand bed).
- 2.2. If soils are poor, it may be necessary to import six inches of Class II base rock, and pour for a footing and/or piers. (This is not necessary if native soils will compact)
- 2.3. Compact to 95%, or to local code requirement.
- 2.4. Compact one foot over in all directions (over build).
- 2.5. Supply approximately five cubic yards of clean sand, on side of site, for fine grading.
- 2.6. Excavate and backfill trenches for underground plumbing and utility kit.
- 2.7. Depending on weather, all irrigation should be turned off prior to delivery to allow the surrounding soils to dry and bear the weight of the truck and crane.
- 2.8. Check corner locations against plans for proper sizing.
- 2.9. Verify finish floor elevation for concrete slab (shipped fully attached to the building.)
- 2.10. Excavate one foot perimeter footing if required by local code to specified depth.

3. SITE ACCESS AND STORAGE:

Provide suitable safe clear access to allow a crane (up to 110 tons), and the building on a semi-trailer (up to 40 tons) to reach site (14' width, 70' length, and 14' in height). If path to site is over existing utilities, sidewalks, or other damageable areas, proper marking, plating or other appropriate protection must be provided by GENERAL. GENERAL is responsible for removing any overhead obstructions (i.e. power lines, trees). This proposal provides for a 110 ton crane with access to within 25' of the building pad. The proposal is based on four (4) hours of crane time. If access is limited a larger crane may be required. All additional crane costs shall be borne by the GENERAL. A direct route to the project site is assumed. Should routes be altered due to road closures or restrictions, additional fees may apply.

4. UTILITIES:

Bring water, sewer, and power (if applicable) utilities into point of connection Christy boxes (supplied by RFL), within six feet of the building line at the location shown on our plan.

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Page 2 of 7

- 4.1. **Water:** RFL will furnish and install a water point of connection (isolation valve), from mechanical chase to a Christy box six feet from the building line. GENERAL must connect service to valve.
- 4.2. **Sewer:** RFL will furnish and install a sewer point of connection from mechanical chase to a Christy box six feet from the building line. GENERAL must connect service.
- 4.3. **Electrical:** (when this option is chosen) RFL will furnish and install a PVC conduit and a Christy box to the point of connection six feet from the building line. GENERAL to pull the electrical service line through the conduit and connect to the main panel lugs inside the building. All electrical inside the building will be furnished and installed by RFL, except as noted above in exclusions.
- 4.4. If the utilities are not available when we depart the site, testing and minor leaks will be the responsibility of the GENERAL.
- 4.5. A minimum 1½" line with 25 gpm at 60 psi pressure minimum is required to ensure that water closets will operate as designed. If this is not available an auxiliary holding tank may be required.

5. SPECIAL CONDITIONS AND COSTS:

If specifications by owner require any testing or special inspections, costs, if any, shall be borne by GENERAL.

6. PERMITS AND FEES:

All building permits and fees shall be borne by GENERAL.

7. INSPECTIONS:

It is very important that the GENERAL understand that our costs are based upon fast track construction and that delays for inspection are an impediment to the timely completion of the project. We seek the full cooperation of the GENERAL and local building officials or project inspectors in accomplishing this end. We require that all inspections be scheduled with adequate notice to ensure that the underground plumbing and electrical work is approved prior to placement of building. We require that final inspection and acceptance by owner and building officials be performed immediately following RFL's completion of installation. We also require final inspection and acceptance immediately following RFL's conclusion of any correction items.

8. SITE CLEANUP AND DEBRIS REMOVAL:

GENERAL shall provide an on-site trash bin for disposal of one pick up load of debris. All excess spoils shall be responsibility of GENERAL. All rough and final grading shall be by GENERAL.

9. SOILS INFORMATION:

Even though the building department may not require an official soils report, it is always a good idea to obtain one. Our slab requires a minimum allowable soil bearing pressure of

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1,000 psf. This value needs to be confirmed, on site, by the owner, or through the owner's contractor, and not by RFL. The need to obtain a soils report is only a recommendation by RFL. Ultimately, it is up to the owner and the local jurisdiction to decide whether or not to pursue evaluating the soils beyond the generally conservative assumptions given in current applicable codes.

STANDARD TERMS AND CONDITIONS OF SALE

1. LINKAGE:

These Terms and Conditions of Sale shall apply and form a part of the Company's Offer to Sell and supersede all other expressed or implied terms and be linked to our Agreement for work whether or not signed by the Purchaser.

2. ACCEPTANCE:

Unless otherwise expressly stated herein, the Company's Offer supersedes all previous quotations and expires, unless accepted by purchaser, within thirty (30) days from date of Offer. None of the Terms and Conditions contained in this quotation may be added to, modified, superseded or otherwise altered except by a written instrument signed by the President of the Company. Each shipment to buyer from the Company shall be deemed to be only under these Terms and Conditions of Sale, which shall become part of our Offer to Sell, notwithstanding any Terms and Conditions that may be contained in any purchase order or other form of the buyer, notwithstanding the shipment, acceptance of payment or similar act of the Company. All Purchase Orders when accepted by the Company at 1707 Colt Circle, Marble Falls, Texas 78654, will be in accordance with the Laws of the State of Texas. All orders are subject to review by the Company in accordance with the Company's Offer to Sell before final acceptance is authorized. All disputes shall be governed by applicable Texas Law and all claims shall be filed and litigated in Burnet County, Texas, with the prevailing party recovering attorney's fees.

3. PRICES:

Sales tax is not required provided the structure is installed by RFL. All Use taxes, and applicable in plant taxes, permits and fees are paid for by RFL. If payment is not made by client in accordance with the Contract Terms, interest will be charged at the rate of 1-1/2% (one and one/half percent) per month until paid. If an order is accepted by the Company, and a delivery date is accepted by the Client, and delivery is delayed by the Client, payment of all but 10% is due upon completion at the Point of Manufacture. A 1-1/2% (one and one/half percent) per month added fee shall be due for each month the shipment is delayed.

4. TERMINATION:

Purchaser shall be responsible for costs of work performed which will include overhead and profit. Contract may not be cancelled once production has commenced.

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5. TITLE AND LIEN RIGHTS:

All Products remain the personal property of the Company, whether or not affixed to any other real property or structure, until the price (including any notes given therefore) of the equipment has been fully paid in cash. The Company shall, in the event of the purchaser's default, have the right to enter upon any premises and repossess such structures and equipment wherever it may be located.

6. LACHES:

Failure of the Company to exercise any right or remedy under this contract shall not be deemed a waiver of such right, nor shall any lien or other right of the Company be lost or impaired by laches or in any manner or by any act or failure to act.

7. LIMITATION OF LIABILITY:

Under no circumstances, unless stated in our Offer to Sell or bid, shall the Company have any liability for liquidated damages, for collateral, consequential special damages, loss of profits, loss of production, delay in the progress of construction, whether resulting from delays in delivery, performance, breach of warranty, due to lack of timely performance in reviewing and approving shop drawings, completing site preparation or lack of payment in accordance with the terms set forth herein. The aggregate total liability of the Company under the contract, whether for breach of warranty or otherwise shall in no event exceed the contract price. Buyer agrees to indemnify and holds harmless the Company from all claims by third parties which extend beyond the foregoing limitations on the Company's liability.

8. DELIVERY:

Except as may be otherwise specified in the attached Offer, delivery will be F.O.B. point of manufacture. Time of delivery is an estimate only. The Company shall in no event be liable for delays caused by fires, acts of God, strikes, labor difficulties, acts of Government or military, delays in transportation or procurement of materials or causes of any kind beyond the Company's immediate control. If building is ready for shipment and Customer delays said shipment, Company shall store the facility at the point of manufacturing and charge 1-1/2% (one and one-half percent) per month as a storage charge. If shipment arrives and site is not ready, Owner shall pay any off-site storage fees as applicable.

9. WARRANTY:

All Products produced by the company are warranted to the purchaser to be free from defects in material, workmanship and title. The Company will replace or repair, at its option, defects in workmanship or any part which is proven defective within one year from delivery. This warranty applies only where the Company has been notified in writing of the defect within the warranty period and where any equipment has been properly operated and maintained in accordance with the Company's instructions: the Company having no responsibility for abuse, neglect or improper storage. Should any issues arise

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where additional work must be performed RFL retains the right to perform this work at the earliest opportunity. Should it be necessary to have this work performed by others due to the nature of the work or a conflict in scheduling, RFL must be notified 48 hours in advance in writing and given the opportunity to perform said work. Should it be necessary to have this work performed by others a written estimate must be approved by RFL in advance of any work being undertaken. The Company assigns any and all warranties for fixtures, appliances, and other equipment manufactured by others to said other manufacturer. Due to its nature, concrete is prone to settling and cracking. Minor cracking in the concrete is normal and is not the responsibility of RFL. We use high quality 304 stainless steel in our products and under certain conditions and/or improper maintenance stainless steel may rust. Minor rust spots or discoloration are not the responsibility of RFL. The foregoing shall constitute the said liability of the Company and the sole remedy to the purchaser. Company's warranties as set forth in this paragraph are exclusive and are in lieu of, and purchaser hereby waives all other warranties, expressed or implied, including without limitation, any implied warranties or merchantability and fitness. This warranty shall be void if payment in full for the project is not received by the Company in accordance with these Terms and Conditions of Sale.

10. **CREDIT:**

(Deposit and Progress Payments)

11. **MUNICIPAL AND FEDERAL GOVERNMENT AGENCIES:**

Orders may require deposits or progress payments. If buyer's financial situation justifies such action, the Company may at its election require payment in advance or cancel the order as to any unshipped item and require payment of its reasonable cancellation charges. If the buyer delays completion of manufacture or a delay in shipment, the Company shall require payment according to the percentage of completion. In the event of the default of the buyer, the Company is entitled to the full amount due including reasonable attorneys fees, costs, storage, expenses of physical recovery, and interest at 1-1/2% (one and one/half percent) per month.

12. **GENERAL CONTRACTORS AND NON-GOVERNMENT AGENCIES:**

Orders may require deposits or advance payment as well as progress payments subject to the buyer's credit worthiness in accordance with the Company's applicable credit policies. Breach of any payment terms shall accelerate full payment which shall be due the balance of the contract amount including change orders.

Restroom Facilities Limited

Howard Worthing, President

Date

Client Name

Name and Title

Date

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CITY DOG PARK
RICHARDSON, TEXAS
RFL MODEL # B312



1. FLOOR / FOUNDATION

- 1.1. The floor/foundation for the modular restroom shall be a prefabricated 8-inch thick monolithic 5,000psi concrete mat slab shipped integral with the restroom building. The slab reinforcing shall be #3 and #5 grade 60 deformed rebar, placed and tied per the structural engineered drawings continuously throughout. #3 grade 60 vertical rebar for CMU walls shall be incorporated into the slab reinforcing rebar to a minimum length of 18", bent to vertical 90 degrees and extended above the concrete slab a minimum of 24". Doweling of the vertical CMU reinforcing steel into the mat slab is not permitted. The slab shall be designed to allow relocation of the slab and building intact at any future date with built-in lifting hardware.
- 1.2. Concrete shall cure for a minimum of 14 days before moving and have a minimum 28-day compressive strength of 5,000 psi.
- 1.3. The floor/foundation shall contain a concrete encased electrode consisting of 20' of bare copper conductor (No. 4 AWG) located near the bottom of the foundation, and encased in a minimum of 2" of concrete. Stub the ground conductor up through the foundation near the panel board location.
- 1.4. A 6-mil thick vapor and moisture barrier shall be placed on the leveled building pad prior to setting of the building. Barrier shall extend at least 12" beyond building footprint.

2. WALL SYSTEMS

- 2.1. Walls to 7'-4" above finish floor (AFF) shall be hollow load-bearing concrete masonry units and shall conform to UBC Standard 21-4, Grade N, and ASTM C-90. All units shall be medium weight. Wall system to be solid grout filled and to receive steel reinforcement throughout.
- 2.2. Walls above 7'-4" shall be framed with 2x kiln dried, #2 or better, SYP at 16" on center, nominal. Framing to be coated with Eco Red Shield preservative which is a proprietary broad spectrum anti-fungal, mold and termite blend with fire inhibiting chemicals. Red Shield is an approved product treatment through testing in accordance with ICC-ES Acceptance Criteria AC433 demonstrating full compliance as stated with an Engineering Services Report (ESR-3255). Wall system shall be anchored to block wall with 5/8" diameter all-thread 16" minimum into block.

3. INTERIOR FINISHES

- 3.1. Restroom floors to receive a two coat 100% solids modified epoxy floor coating system at 30-50 mils in thickness. To have a compressive strength of 15,000 psi per ASTM C579, flexural strength of 17,000 psi per ASTM D790, tensile strength of 11,300 psi per ASTM D307, Hardness Shore D of 82-85 per ASTM D2240 and a Taber Abrasion per ASTM D4060 of loss/1000 cycles = 25mg using CS 17 wheels. On wood frame walls with FRP the epoxy coating to be run 4" up the wall for an integral cove base. Owner to make color selection from manufacturer's provided color chart.
- 3.2. Chase floor to receive a light broom finish with no more than a 0.60 coefficient of friction. To receive a high solids, non-yellowing curing and sealing compound.
- 3.3. Restroom walls to 7'-4" AFF to be CMU block, precision finish. To receive one coat of prime & fill acrylic block filler, one coat of 100% acrylic primer and two finish coats of 100% acrylic semi-gloss enamel paint. Color to be White.
- 3.4. Chase walls to 7'-4" AFF to be CMU block, precision finish. To receive one coat of 100% acrylic primer. Color to be Gray.
- 3.5. Chase walls above 7'-4" to be 5/8" structural rated, exterior grade OSB glued and screwed to gable wall framing. To receive one coat of 100% acrylic primer. Color to be Gray.
- 3.6. Restroom walls to 7'-4" above finish floor (AFF) to be 3/32", pebble grained, Class "A" fire rated fiberglass reinforced plastic (FRP) with integral anti-graffiti shield laminated to 5/8" Red Shield coated tongue and groove OSB with two-part epoxy glue. FRP finish is seamless from wall to wall. Color of FRP to be White.
- 3.7. Restroom walls above 7'-4" to be 3/32", pebble grained, Class "A" fire rated fiberglass reinforced plastic (FRP) with integral anti-graffiti shield laminated to 5/8" structural OSB with two-part epoxy glue. FRP finish to be seamless from wall to wall and 7'-4" to ceiling. Color of FRP to be White.
- 3.8. Ceilings to be exposed plank and beam. To receive two coats of Superdeck stain or equal, color to be Redwood.

4. DOORS

- 4.1. Restroom and Chase doors to be 1 3/4" thick, full-flush, 16-gauge steel face with stiffening ribs. Door jambs shall be 16-gauge steel. Doors and jambs to receive one coat of DTM acrylic urethane Gray primer and two coats of DTM acrylic urethane tint base. Owner to make color selection from manufacturer's provided color chart.
- 4.2. Hinges for all pass-through doors to receive Roton continuous geared fully concealed leaf to ANSI/BHMA A156.26, aluminum; manufactured of 3 interlocking aluminum extrusions. (2 hinge leafs and 1 cover channel), door leaf and jamb leaf geared together for entire hinge length and joined by cover channel.

- 4.3. Door hardware is as follows (or equal):

Restroom Doors

Roton 780-224HD hinge
Schlage B662 deadbolt, key/key
Ives 8111-5 Pull Handle
LCN 1461 CUSH door closer
Ives 8400, 10" high stainless steel kick plate (inside only)

Chase Door

Roton 780-224HD hinge
Schlage B660P deadbolt, key/thumb turn
Ives 8111-5 Pull handle
Wright Door Retainer chain stop

5. ROOF

- 5.1. Roof structure to be 2x6 v-joint, tongue and groove, kiln dried #2 or better SYP decking over 4x6 kiln dried #2 or better SYP rafters at 48" on center, nominal. Blocking with vent holes between rafters at exterior walls. Rafter to ridge connection via Simpson U26 or equal hangers. There shall be no roof penetrations except that of utilities.
- 5.2. Roof finish to be Metal Sales Image II or equal 26-gauge standing seam metal panels over 30lb. felt paper. Owner to make color selection from manufacturer's provided color chart.
- 5.3. Rake and fascia to be kiln dried Red Shield clear coated 2x SPF. To one coat of 100% acrylic primer and two finish coats of 100% acrylic semi-gloss enamel paint. Owner to make color selection from manufacturer's provided color chart.

6. EXTERIOR FINISHES

- 6.1. Exterior of block to be split face with glass block accents where shown on plans. To receive one coat of prime & fill acrylic block filler, one coat of 100% acrylic primer and two finish coats of 100% acrylic semi-gloss enamel paint. Owner to make color selection from manufacturer's provided color chart.
- 6.2. Exterior finish above 7'-4" to be James Hardie Hardiplank® or equal fiber reinforced cement horizontal lap siding, 7" weather. To receive one coat of 100% acrylic primer and two finish coats of 100% acrylic semi-gloss enamel paint. Owner to make color selection from manufacturer's provided color chart.

7. VENTILATION

- 7.1. Building to receive custom fabricated translucent louvers of obscured polycarbonate in an inverted V-pattern mechanically fastened to a welded steel frame and supports. Steel frame to receive one coat of DTM acrylic urethane Gray primer and two coats of DTM acrylic urethane tint base. Color to match roof.

8. ACCESSORIES AND SIGNAGE

- 8.1. All wall mounted toilet accessories to be installed with stainless steel tamper-resistant

screws.

8.2. Toilet partitions to be 1" high-density polyethylene plastic (HDPE). Partitions to receive custom stainless steel pilasters and mounting hardware. Color of partitions and doors to be Black Paisley. Each toilet stall door to receive one (1) Bobrick B-212 coat hook or equal.

8.3. Accessories are as follows (or equal):

36" Stainless Steel Grab Bar	Bobrick B6806.36
48" Stainless Steel Grab Bar	Bobrick B6806.48
Stainless Steel 3-Roll TP holder	Royce Rolls TP-3

Optional Accessories

18"x30" Stainless Steel Mirrors	Bobrick B-1556 1830
Baby Changing Station	Koala, horizontal
Toilet Seat Cover Dispenser	Bobrick B-221
Soap Dispenser, Surface Mounted	Bobrick B-2111
Sanitary Napkin Receptacle	Bobrick B-270

8.4. Signage to be in compliance with ADA for restroom entrances.

9. PLUMBING

9.1. Plumbing drain, waste, and vent piping shall be schedule 40 PVC with solvent welded connections. All vents through the roof shall be cast iron and capped.

9.2. Water lines shall be Type L copper above ground and Type K copper below ground. Water supply in building shall have a built-in valve combo including a pressure-reducing valve to 125 psi, an in-line 10-micron filter, and two 125 psi pressure gauges.

9.3. Incoming water service shall be a 1-1/2" line, 50 gpm and 60psi minimums.

9.4. Each fixture shall be isolated with a ball valve or plumbing fixture flush valve. All flush valves and P-traps shall be concealed in chase.

9.5. Plumbing fixtures shall be stainless steel as follows (or equal):

Water Closet	Metcraft 4110HS
Flush Valve	Zurn Z-6144-WS1-9L-L3
Urinal	Metcraft 7130-17" deep max
Flush Valve	Zurn Z-6195AV-WS1-9L-L3
Lavatory	Metcraft 5683
Metering Faucet	Chicago 333-665PSHCP

9.6. A single hose bibb shall be in the plumbing chase and shall be installed with a vacuum breaker, to code. Hose bibb to be Woodford 24 - 3/4" or equal.

9.7. Floors shall drain to an integral floor drain with trap primers. Floor drains to be Zurn Z415-90-2NH w/ 5" B strainer or equal.

- 9.8. A commercial grade hose reel with 75' of hose shall be installed in the Chase for spray down cleaning of restrooms.

10. ELECTRICAL

- 10.1. Building shall have a 125 amp, 120/240V, 1-phase, 3-wire, 12-pole, NEMA type 1 load center with snap-in breakers. Panel to be a Cutler Hammer CH12B125B or equal.
- 10.2. Restroom lights shall be Kenall MS11EL-PP-MW-18L40K-120, 18 watt LED or equal in a marine grade die-cast aluminum base with integral heat sinks and a die-cut, closed cell EPDM self adhesive gasket sealing baseplate to mounting surface. Lens to be UV stabilized, high impact resistant, virgin injection molded pearlescent polycarbonate. Color of housing to be White.
- 10.3. Restroom lights to be controlled by a Leviton ODS15-IDW or equal motion sensor mounted to wall and inside a custom manufactured wire cage for vandal resistance. Color to be White.
- 10.4. Exterior light(s) shall be Kenall MS11EL-PP-DB-18L40K-120, 18 watt LED or equal in a marine grade die-cast aluminum base with integral heat sinks and a die-cut, closed cell EPDM self adhesive gasket sealing baseplate to mounting surface. Lens to be UV stabilized, high impact resistant, virgin injection molded pearlescent polycarbonate. Color of housing to be Dark Bronze.
- 10.5. Exterior light(s) shall be controlled by an Tork 3000 photo cell.
- 10.6. Chase light shall be a Kenall ES5-48-50L40K-DCC-DV-2H-PP or equal 50 watt LED in a one-piece 20-gauge CRS housing with welded ends, UV-stabilized pearlescent polycarbonate lens and a 4000K color temperature. To be controlled by a single pole, 20 amp, toggle switch. Color of housing to be White.
- 10.7. Each restroom shall receive one Fastaire HD03 manually operated hand dryer with cast aluminum nozzle, universal type 1/6hp motor with lubricant ball bearings, 2-stage blower and filter, 30 second activated timer after start, 50cfm airflow and 120VAC, 60Hz, 7.5A power. Motor and blower to be located in chase.
- 10.8. Building shall have one Leviton 7899W or equal, 20 amp, 125 volt, GFI duplex receptacle located in chase. Color of cover plate to be White.
- 10.9. Building shall be fitted with integral cast in-ground wires to code, a buried secondary ground rod to code, and a lightning rod properly grounded.

11. EXTERNAL UTILITY CONNECTIONS

- 11.1. All utilities (water, sewer and electrical) shall be stubbed to 6' outside building line, and be terminated in concrete ground boxes properly marked sewer, water and electrical.

- 11.2. Flexible Connections: Due to a chance of total and differential settlements, flexible utility connections will be necessary. Ball joints, and sleeve-type or other flexible couplings shall be used when connecting existing utility stub-outs to the building system, as required



MEMO

DATE: March 18, 2014

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager

SUBJECT: Award of Bid #47-14 for a cooperative annual requirements contracts for regular unleaded and TxLED diesel fuel with Martin Eagle Oil Company (primary); TAC Energy (secondary) and for B20 biodiesel fuel with Douglass Distributing Company (primary) and Martin Eagle Oil Company (secondary) pursuant to plus or minus discounts from the Oil Price Information Service Index through Tarrant County Bid #2014-063

Proposed Date of Award: March 24, 2014

I concur with the recommendation of Ernie Ramos, Fleet & Materials Manager, and request permission to issue primary and secondary annual requirements contracts, as follows, pursuant to markup and/or discounts per gallon from the Oil Price Information Service Index (OPIS) through Tarrant County Cooperative Purchasing Program.

Tarrant County, acting as the lead agency, competitively bid a cooperative annual requirements contract for the above reference fuel on Bid #2014-063. A total of 23 entities including Addison, Allen, Carrollton, Coppell, Denton, Denton County, Desoto, Duncanville, Euless, Farmers Branch, Flower Mound, Frisco, Garland, Grand Prairie, Grapevine, Hurst, Euless, Bedford ISD, Lancaster, Lewisville, Mesquite, Northwest ISD, Plano, Richardson, The Colony, in addition to Tarrant County, agreed to form a cooperative to achieve volume pricing for the group.

Prices were based on the estimated quantities of the 23 agencies who agreed to participate in the cooperative bid thus taking advantage of joint economies of scale allowing for better prices than the individual entities could achieve by bidding their own fuel individually.

Tarrant County Commissioner's Court awarded the bid on March 18, 2014. The bid included two sections - Section 1 – Gasoline and Diesel Fuels and Section 2 – Biodiesel. The bid also allowed for a primary and secondary contract for each section in order to provide a backup contractor in case the primary contractor is unable to perform. Martin Eagle Oil Company, Inc. was awarded the primary contract for Section 1 - Gasoline and Diesel Fuels and a secondary contract for Section 2 - Biodiesel. TAC Energy was awarded a secondary contract for Section 1 - Gasoline and Diesel Fuels. Douglass Distributing was awarded a primary contract for Section 2 - Biodiesel Fuel.

The bid was not awarded by line item but by section. In order to receive an award for Section 1 or 2, bidders had to bid all items within the section and be the overall low bidder per section. The attached tabulation indicates the low bidders per section, as awarded by Tarrant County, and the items highlighted in yellow are items which will be used by the City of Richardson. The

total amount per section indicates the amount of markup and/or discount from the daily OPIS rate per gallon based on the estimated quantities from all 23 agencies participating in the bid.

The bid was structured to provide a "plus or minus" discount per gallon on the Dallas Metro Texas Oil Price Information Service Index (OPIS) Rack Average net price sent at 10:00 a.m. EST for the date the fuel is delivered. All prices for these agreements will include the delivery cost to any designated area within Tarrant, Dallas, Denton and Collin County and the vendor must deliver within 24 hours after receipt of order. The award of this contract allows the city to use the fuels 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 product, payment will be rendered pursuant to the unit prices bid.

The term of the contracts is twelve (12) months with options for three (3) additional twelve month renewal periods, if agreeable to both parties.

The City of Richardson and Tarrant County have an existing interlocal agreement for cooperative purchasing as provided by Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Concur:


Kent Pfeil

Attachments

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



MEMO

DATE: March 18, 2014
TO: Pam Kirkland, Purchasing Manager
FROM: Ernie Ramos, Fleet & Materials Manager 
RE: Fuel Contract Recommendation, Second Year Renewal of existing
Tarrant County Fuel Contract, Bid # 2014-063

I have reviewed the Tarrant County Fuel Contract, and recommend that we enter into an agreement to renew this contract for purchasing fuel. We currently purchase fuel from this contract and wish to remain part of the consortium utilizing this contract.

Gasoline and Diesel Fuel

Martin Eagle Oil Company has been awarded the primary vendor for Gasoline and Diesel fuel and TAC Energy has been awarded the secondary vendor. Projected usage is listed below.

87-octane Unleaded Fuel: 239,296 Gallons

TxLED, Diesel Fuel: 200,253 Gallons

Biodiesel Fuel (B-20)

Douglass Distributing has been awarded the primary vendor for Bio-diesel fuel and Martin Eagle Oil Company has been awarded the secondary vendor. Projected usage is listed below.

Bio-diesel (B-20) 37,265 Gallons

Contact for the Tarrant County Fuel Contract is Tim Jones, Senior Buyer, and he can be reached at (817) 884-2820, E-mail: tjones@tarrantcounty.com, or Fax: (817) 212-3048.

CC: Kent Pfeil, Director of Finance

**Attachment A
Entity Participation**

Entity	Unleaded Regular Gasoline	Unleaded Mid-Grade Gasoline	Unleaded Plus Gasoline	E-85	No. 2 ULSD TxLED Diesel	Red Dyed Diesel	B10 Biodiesel	B20 Biodiesel
Town of Addison		80,000			20,000			
City of Allen	180,000				65,000			
City of Carrollton	264,353				102,640	3,350		
City of Coppell	90,000							45,000
City of Denton	300,000			50,000	300,000			725,000
Denton County	202,000				162,000			
City of Desoto	128,000				39,000			
City of Duncanville	70,000				43,000			
City of Euless	115,000					30,000	15,000	
City of Farmers Branch	116,800				59,800			
Town of Flower Mound	125,000			26,000	64,000			
City of Frisco	300,000				110,000			
City of Garland	650,000				630,000	130,000		
City of Grand Prairie	444,788				193,825	111,310		
City of Grapevine	80,000			100,000	120,000			
HEB ISD	42,700				126,800			
City of Lancaster	126,000				57,750			
City of Lewisville	227,290				84,298			
City of Mesquite	4,000	438,536			167,602			
Northwest ISD	25,000				325,000			
City of Plano	3,000					80,000		
City of Richardson	239,296				200,253			37,265
City of The Colony					13,000	10,000		
TOTALS:	3,733,227	518,536	0	176,000	2,883,968	364,660	15,000	807,265
Tarrant County	290,090				238,860			
TOTALS:	4,023,317	518,536	0	176,000	3,122,828	364,660	15,000	807,265

Grand Total Gallons:	9,027,606
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BID NO. 2010-063, ANNUAL CONTRACT FOR FUEL

SECTION ONE: GASOLINE AND DIESEL FUEL

Bid Award Recommendation

ITEM	DESCRIPTION	EST. USAGE	Alternate		PRIMARY				Secondary			
			Douglass Distributing Sherman, TX HUB - No		Lykins Energy Solutions Milford, PA HUB - No		Martin Eagle Oil Company Denton, TX HUB - No		RKA Petroleum Corporation Romulus, MI HUB - Yes		TAC Energy Dallas, TX HUB - No	
			Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount
1	Reformulated Unleaded Regular Gasoline, Transport Load (7,500 gallons or more)	1,675,973	Even .0000	0.00	Minus .0320	(53,631.14)	Plus .0087	14,580.97	Plus .0623	104,413.12	Plus .0029	4,860.32
2	Reformulated Unleaded Regular Gasoline, Short Load (4,000 gallons to 7,499 gallons)	1,347,255	Plus .0600	80,835.30	Minus .0115	(15,493.43)	Plus .0187	25,193.67	Plus .0808	108,858.20	Plus .0212	28,561.81
3	Reformulated Unleaded Regular Gasoline, Tank Wagon Load (3,999 gallons or less)	1,000,189	Plus .0800	80,015.12	Plus .1850	185,034.97	Plus .0387	38,707.31	Plus .1743	174,332.94	Plus .0875	87,516.54

BID NO. 2010-063, ANNUAL CONTRACT FOR FUEL

SECTION ONE: GASOLINE AND DIESEL FUEL

Bid Award Recommendation

ITEM	DESCRIPTION	EST. USAGE	Alternate		PRIMARY				Secondary			
			Douglass Distributing Sherman, TX HUB - No		Lykins Energy Solutions Milford, PA HUB - No		Martin Eagle Oil Company Denton, TX HUB - No		RKA Petroleum Corporation Romulus, MI HUB - Yes		TAC Energy Dallas, TX HUB - No	
			Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount
4	Reformulated Unleaded Mid-Grade Gasoline, Transport Load (7,500 gallons or more)	80,000	Even .0000	0.00	Minus .0320	(2,560.00)	Plus .0087	696.00	Plus .0623	4,984.00	Plus .0056	448.00
5	Reformulated Unleaded Mid-Grade Gasoline, Short Load (4,000 gallons to 7,499 gallons)	438,536	Plus .0600	26,312.16	Minus .0115	(5,043.16)	Plus .0187	8,200.62	Plus .0808	35,433.71	Plus .0329	14,427.83
6	Reformulated Unleaded Mid-Grade Gasoline, Tank Wagon Load (3,999 gallons or less)	1	Plus .0800	0.08	Plus .1850	0.19	Plus .0387	0.04	Plus .1743	0.17	Plus .0902	0.09

BID NO. 2010-063, ANNUAL CONTRACT FOR FUEL

SECTION ONE: GASOLINE AND DIESEL FUEL

Bid Award Recommendation

ITEM	DESCRIPTION	EST. USAGE	Alternate		PRIMARY				Secondary			
			Douglass Distributing Sherman, TX HUB - No		Lykins Energy Solutions Milford, PA HUB - No		Martin Eagle Oil Company Denton, TX HUB - No		RKA Petroleum Corporation Romulus, MI HUB - Yes		TAC Energy Dallas, TX HUB - No	
			Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount
7	Reformulated Unleaded Plus Gasoline, Transport Load (7,500 gallons or more)	1	Even .0000	0.00	Minus .0320	(0.03)	Plus .0087	0.01	Plus .0623	0.06	Minus .0441	(0.04)
8	Reformulated Unleaded Plus Gasoline, Short Load (4,000 gallons to 7,499 gallons)	1	Plus .0600	0.06	Minus .0115	(0.01)	Plus .0187	0.02	Plus .0808	0.08	Minus .0258	(0.03)
9	Reformulated Unleaded Plus Gasoline, Tank Wagon Load (3,999 gallons or less)	1	Plus .0800	0.08	Plus .2250	0.23	Plus .0387	0.04	Plus .1743	0.17	Plus .0405	0.04
10	E-85 Gasoline, Transport Load (7,500 gallons or more)	50,000	Even .0000	0.00	Plus .0275	1,375.00	Plus .0315	1,575.00	Plus .0701	3,505.00	Plus .0192	960.00

BID NO. 2010-063, ANNUAL CONTRACT FOR FUEL

SECTION ONE: GASOLINE AND DIESEL FUEL

Bid Award Recommendation

ITEM	DESCRIPTION	EST. USAGE	Alternate		PRIMARY				Secondary			
			Douglass Distributing Sherman, TX HUB - No		Lykins Energy Solutions Milford, PA HUB - No		Martin Eagle Oil Company Denton, TX HUB - No		RKA Petroleum Corporation Romulus, MI HUB - Yes		TAC Energy Dallas, TX HUB - No	
			Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount
11	E-85 Gasoline, Short Transport Load (4,000 gallons to 7,499)	100,000	Plus .0600	6,000.00	Plus .0300	3,000.00	Plus .0415	4,150.00	Plus .0913	9,130.00	Plus .0375	3,750.00
12	E-85 Ethanol, Tank Wagon Load (3,999 gallons or less)	26,000	Plus .0800	2,080.00	Plus .3500	9,100.00	Plus .0615	1,599.00	Plus .1743	4,531.80	Plus .1038	2,698.80
13	No. 2 ULSD TxLED Diesel, Transport Load (7,500 gallons or more)	1,016,300	Even .0000	0.00	Plus .006	6,097.80	Minus .0037	(3,760.31)	Plus .0576	58,538.88	Plus .0098	9,959.74
14	No. 2 ULSD TxLED Diesel, Short Transport Load (4,000 gallons to 7,499 gallons)	1,083,169	Plus .0600	64,990.14	Plus .0125	13,539.61	Plus .0063	6,823.96	Plus .0808	87,520.06	Plus .0291	31,520.22

BID NO. 2010-063, ANNUAL CONTRACT FOR FUEL

SECTION ONE: GASOLINE AND DIESEL FUEL

Bid Award Recommendation

ITEM	DESCRIPTION	EST. USAGE	Alternate		Lykins Energy Solutions Milford, PA HUB - No		PRIMARY Martin Eagle Oil Company Denton, TX HUB - No		RKA Petroleum Corporation Romulus, MI HUB - Yes		Secondary TAC Energy Dallas, TX HUB - No			
			Douglass Distributing Sherman, TX HUB - No		Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount
			Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount
15	No. 2 ULSD TxLED Diesel, Tank Wagon Load (3,999 gallons or less)	1,023,359	Plus .0800	81,868.72	Plus .1950	199,555.01	Plus .0263	26,914.34	Plus .1743	178,371.47	Plus .0904	92,511.65		
16	Red Dyed Diesel, Transport Load (7,500 gallons or more)	1	Even .0000	0.00	Plus .0075	0.01	Plus .0063	0.01	Plus .0596	0.06	Plus .0036	0.01		
17	Red-Dyed Diesel, Short Transport Load (4,000 gallons to 7,499 gallons)	1	Plus .0600	0.06	Plus .0125	0.01	Plus .0163	0.02	Plus .0833	0.08	Plus .0179	0.02		
18	Red-Dyed Diesel, Tank Wagon Load (3,999 gallons or less)	364,660	Plus .0800	29,172.80	Plus .1950	71,108.70	Plus .0263	9,590.56	Plus .1773	64,654.22	Plus .0842	30,704.37		
TOTAL AMOUNT OF BID FOR SECTION ONE:				371,274.52		412,083.74		134,271.26		834,274.02		307,919.37		

BID NO. 2010-063, ANNUAL CONTRACT FOR FUEL

SECTION ONE: GASOLINE AND DIESEL FUEL

Bid Award Recommendation

ITEM	DESCRIPTION	EST. USAGE	Alternate		PRIMARY				Secondary			
			Douglass Distributing Sherman, TX HUB - No		Lykins Energy Solutions Milford, PA HUB - No		Martin Eagle Oil Company Denton, TX HUB - No		RKA Petroleum Corporation Romulus, MI HUB - Yes		TAC Energy Dallas, TX HUB - No	
			Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount
	Normal Delivery Days After Receipt of Order (ARO)		1 Day		1 Day		1 Day		1 Day		1 Day	
	Provides Tank Monitoring Service?		Yes		No		Yes		No		Yes	

BID NO. 2010-063, ANNUAL CONTRACT FOR FUEL

SECTION TWO: BIODIESEL

Bid Award Recommendation

ITEM	DESCRIPTION	EST. USAGE	PRIMARY		Lykins Energy Solutions Milford, PA HUB - No		Secondary		RKA Petroleum Corporation Romulus, MI HUB - Yes		Alternate		TAC Energy Dallas, TX HUB - No	
			Douglass Distributing Sherman, TX HUB - No		Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount
			Plus / Minus Diff.	Total Bid Amount										
1	Bio Diesel, B-10, Soy Based per ASTM D 6751. Transport Load (7,500 gallons or more)	1	Even .0000	0.00	Plus .0050	0.01	Plus .0079	0.01		NO BID	Plus .0232	0.02		
2	Bio Diesel, B-10 Soy Based per ASTM D 6751. Short Transport Load (4,000 gallons to 7,499 gallons)	1	Plus .0600	0.06	Plus .0150	0.02	Plus .0179	0.02		NO BID	Plus .0375	0.04		
3	Bio Diesel, B-10 Soy Based per ASTM D 6751. Tank Wagon Load, 3,999 gallons or less	15,000	Plus .0800	1,200.00	Plus .3550	5,325.00	Plus .0379	568.50		NO BID	Plus .1038	1,557.00		

BID NO. 2010-063, ANNUAL CONTRACT FOR FUEL

SECTION TWO: BIODIESEL

Bid Award Recommendation

ITEM	DESCRIPTION	EST. USAGE	PRIMARY		Secondary		Secondary		Alternate			
			Douglass Distributing Sherman, TX HUB - No		Lykins Energy Solutions Milford, PA HUB - No		Martin Eagle Oil Company Denton, TX HUB - No		RKA Petroleum Corporation Romulus, MI HUB - Yes		TAC Energy Dallas, TX HUB - No	
			Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount
4	Bio Diesel, B-20, Soy Based per ASTM D 6751. Transport Load (7,500 gallons or more)	762,265	Even .0000	0.00	Plus .0050	3,811.33	Plus .0079	6,021.89		NO BID	Plus .0232	17,684.55
5	Bio Diesel, B-20 Soy Based per ASTM D 6751. Short Transport Load (4,000 gallons to 7,499 gallons)	1	Plus .0600	0.06	Plus .0150	0.02	Plus .0179	0.02		NO BID	Plus .0375	0.04
6	Bio Diesel, B-20 Soy Based per ASTM D 6751. Tank Wagon Load, 3,999 gallons or less	45,000	Plus .0800	3,600.00	Plus .3550	15,975.00	Plus .0379	1,705.50		NO BID	Plus .1038	4,671.00
TOTAL AMOUNT OF BID FOR SECTION TWO:			4,800.12		25,111.38		8,295.94		NO BID		23,912.65	

BID NO. 2010-063, ANNUAL CONTRACT FOR FUEL

SECTION TWO: BIODIESEL

Bid Award Recommendation

ITEM	DESCRIPTION	EST. USAGE	PRIMARY		Secondary				Alternate			
			Douglass Distributing Sherman, TX HUB - No		Lykins Energy Solutions Milford, PA HUB - No		Martin Eagle Oil Company Denton, TX HUB - No		RKA Petroleum Corporation Romulus, MI HUB - Yes		TAC Energy Dallas, TX HUB - No	
			Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount	Plus / Minus Diff.	Total Bid Amount
	Normal Delivery Days After Receipt of Order (ARO)		1 Day		1 Day		1 Day		NO BID		1 Day	
	Provides Tank Monitoring Service?		Yes		No		Yes		NO BID.		Yes	

**CITY OF RICHARDSON
SIGN CONTROL BOARD MINUTES – APRIL 9, 2014**

Ms. Dorthy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:27 p.m. on Wednesday, April 9, 2014, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

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

MEMBERS ABSENT: CHARLES WARNER, MEMBER

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

Ms. McKearin stated there is a quorum present. Mr. Petty will vote in the place of Mr. Warner's absence.

Ms. Moudy made a motion to approve the minutes of the February 5, 2014 meeting. The motion was seconded by Mr. Ikram and it carried unanimously.

SCB CASE #14-04: TO CONSIDER THE REQUEST OF SAINT PAUL CHURCH FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(30)(c) TO ALLOW FOR AN ADDITIONAL FREESTANDING SIGN IN A RESIDENTIAL ZONED DISTRICT ON THE PROPERTY LOCATED AT 720 S. FLOYD ROAD; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Ms. Guerra introduced the request of Saint Paul Church for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(30)(c) to allow for an additional freestanding sign in a residential zoned district on the property located at 720 S. Floyd Road. A power point presentation was shown for review.

Ms. McKearin asked if the Board had any questions for City staff. The Board did not have any questions.

Mr. Richard Kaniss, 1009 Newberry Drive, Richardson, TX, President of the Men's Club at Saint Paul Church, stated the church is requesting a larger sign for visibility purposes and would be relocating the current pole sign.

Ms. Moudy asked what will be the distance between the proposed sign and the relocated Project Gabriel sign. Mr. Kaniss stated it is approximately 100 feet south of the proposed sign. Ms. Moudy asked what the distance is between the monument sign to the proposed sign. Mr. Kaniss

stated it will be approximately 35 feet. Ms. Moudy confirmed the proposed sign would be placed where the current pole sign is located. Mr. Kaniss stated that to be correct.

Mr. Ikram asked if the temporary sign is a seasonal sign. Mr. Kaniss stated it is a temporary sign which has been there for quite some time.

Mr. Petty asked what material the proposed sign will be. Mr. Kaniss stated the pole sign is made of stainless steel and quarter inch thick compressed aluminum. It meets windload and other city requirements. Mr. Petty inquired if this new pole sign will be designed to be a permanent sign. Mr. Kaniss stated that to be correct.

Mr. Ikram asked what the attendance is at the school. Mr. Kaniss stated they are at 250 students at this time.

Ms. Moudy asked what grades are in their school program. Mr. Kaniss stated they have Pre-K up to eighth grade. Ms. Moudy asked if the Board approved the variance request will the church continue putting up a seasonal temporary sign because she felt too many signs would look cluttered. Mr. Kaniss stated the church did not want to put seasonal signs out because it was not working. Ms. Moudy asked if the school was going to be open enrollment year round. Mr. Kaniss stated their intent was to have the school be open enrollment all year not just seasonally and a permanent sign looks more professional.

Ms. McKearin confirmed if the temporary sign would be removed. Mr. Kaniss stated it would be recycled to scrap.

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

No comments were made from the Board.

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

Mr. Petty moved to approve the SCB Case #14-04. Mr. Izard seconded the motion and it carried unanimously.

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

SCB CASE #14-05: TO CONSIDER THE REQUEST OF TEN 50 BBQ FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(2)(d)(3)(ii) FOR A SIGN WHICH WILL BE LOCATED SIX FEET ABOVE THE ROOFLINE IN AN INDUSTRIAL ZONED DISTRICT WITH A SPECIAL PERMIT FOR A RESTAURANT LOCATED AT 1050 N. CENTRAL EXPRESSWAY; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Ms. Guerra introduced the request of Ten 50 BBQ for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(2)(d)(3)(ii) for a sign which will be located six feet above the roofline in an industrial zoned district with a special permit for a restaurant located at 1050 N. Central Expressway. A power point presentation was shown for review.

Ms. McKearin asked if the Board had any questions for City staff.

Mr. Larry Lavine, 1050 N. Central Expressway, Richardson, TX, owner of Ten 50 BBQ, stated his request for the variance is to increase the visibility of the south bound traffic. Mr. Lavine also stated they wanted a unique design to match the project.

Ms. Marshall asked if the sign will be illuminated. Mr. Lavine stated the sign will be illuminated.

Mr. Izard inquired when the restaurant planned to open for business. Mr. Lavine stated he hoped to open in July.

Mr. Ikram asked what made him decide to request a sign six feet above the roofline as opposed to the allowable four feet. Mr. Lavine stated it needed to be taller so it could be seen. Mr. Lavine stated he wanted to design a sign that had an industrial look that matched the design of the overall project.

Mr. Izard asked if there are plans for placing a sign on the east side of the building. Mr. Lavine stated he did not plan to put any additional signs on the east side. Ms. Moudy asked if you would be able to see it from the DART rail. Mr. Lavine stated he was not sure if the restaurant was visible from DART rail because of the Public Storage warehouses being in the way. Ms. Moudy stated she liked the concept of the sign.

Mr. Ikram asked if there was parking on the north side of the property. Mr. Lavine stated there is parking on both the north and south sides. Mr. Lavine stated a driveway has been put in place to connect the north and south parking lots.

Mr. Petty asked if the roof behind the sign is a false roof design. Mr. Lavine stated it to be a true roof and it was approximately ten feet above the sign. Mr. Petty asked what the capacity of the restaurant will be. Mr. Lavine stated under 300 customers.

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

No comments were made from the Board.

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

Mr. Izard moved to approve the SCB Case #14-05. Mr. Ikram seconded the motion and it carried unanimously.

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

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

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

DORTHY MCKEARIN, CHAIR
