

**RICHARDSON CITY COUNCIL
MONDAY, MARCH 28, 2016
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:00 PM
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, March 28, 2016 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 7:00 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. PRESENT PROCLAMATION IN HONOR OF ALTRUSA'S KINDNESS INITIATIVE

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 RECORDS MANAGEMENT PROGRAM UPDATE

D. REVIEW AND DISCUSS INTERSECTION IMPROVEMENTS

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 – 7:00 PM, COUNCIL CHAMBERS

1. INVOCATION – MARTA GÓMEZ FREY

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARTA GÓMEZ FREY

3. MINUTES OF THE MARCH 14, 2016 AND MARCH 21, 2016 MEETINGS

4. VISITORS

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

PUBLIC HEARING ITEM:

5. PUBLIC HEARING, ZONING FILE 16-03: A REQUEST BY VINCENT HIRTH, REPRESENTING FOUR SEASONS MARKETS, FOR APPROVAL OF A SPECIAL PERMIT FOR A TEMPORARY OPEN AIR MARKET TO BE LOCATED AT 101 S. COIT ROAD, THE SOUTHEAST CORNER OF BELT LINE ROAD AND COIT ROAD. THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

ACTION ITEM:

6. VARIANCE 16-01: A REQUEST BY CAMI YOUNG, REPRESENTING CAMPBELL PLAZA LTD., FOR A VARIANCE TO CHAPTER 21, SUBDIVISION AND DEVELOPMENT CODE, TO APPROVE A REDUCED PARKING RATIO FOR AN EXISTING RETAIL CENTER LOCATED AT 581 CAMPBELL ROAD.

7. CONSENT AGENDA:

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

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4154, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY REPEALING ORDINANCE NO. 4103; GRANTING A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A TEMPORARY OPEN AIR MARKET ON A 7.3-ACRE TRACT ZONED LR-M(2) LOCAL RETAIL, LOCATED WEST OF NANTUCKET DRIVE, ON THE SOUTH SIDE OF W. CAMPBELL ROAD, RICHARDSON, TEXAS.
2. ORDINANCE NO. 4155, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING CHAPTER 12, ARTICLE I, SECTION 12-4, TO ADOPT AN INCREASE IN THE AMOUNT OF THE RESIDENCE HOMESTEAD EXEMPTION FOR INDIVIDUALS SIXTY-FIVE (65) YEARS OF AGE OR OLDER, AND FOR INDIVIDUALS WHO ARE DISABLED, FROM SIXTY THOUSAND DOLLARS (\$60,000.00) TO SEVENTY THOUSAND DOLLARS (\$70,000.00).

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #43-16 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO LINED RIGHT ATHLETIC FIELD MARKING FOR ESTABLISHING AND MAINTAINING ATHLETIC FIELD MARKINGS PURSUANT TO UNIT PRICES.
2. BID #50-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SAM PACK'S FIVE STAR FORD FOR THE CO-OP PURCHASE OF VARIOUS TRUCKS FOR THE STREETS DEPARTMENT (\$52,229.38), WATER UTILITIES DEPARTMENT (\$49,558.69), FACILITIES DEPARTMENT (\$44,788.00), PARKS DEPARTMENT (\$47,288.00), ANIMAL SERVICES DEPARTMENT (\$21,579.69), AND THE SOLID WASTE DEPARTMENT (\$77,078.65) THROUGH THE STATE OF TEXAS CONTRACT #072-A1 FOR A TOTAL EXPENDITURE OF \$292,522.41.

• **ADJOURN**



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, March 28, 2016

Agenda Item: Present Proclamation in honor of Altrusa's Kindness Initiative

Staff Resource: Shanna Sims-Bradish, Assistant City Manager

Summary: On April 2nd- 3rd 2016, Altrusa International of Richardson is encouraging all members of the community to engage in kindness initiatives through their Kindness Action Ninja program. The Mayor will present a proclamation to members of Altrusa to recognize them for these efforts.

Board/Commission Action: N/A

Action Proposed: None



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, March 28, 2016

Agenda Item: Review and Discuss Records Management Program Update

Staff Resource: Aimee Nemer, City Secretary

Summary: City staff will review the Records Management Program

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, March 28, 2016

Agenda Item: Review and Discuss Planned Intersection and Roadway Improvements in Richardson

Staff Resource: Dave Carter, Asst. Dir. Development Services, Transportation and Traffic

Summary: Staff will provide an update of work plans for intersection and roadway improvements along the President George Bush Turnpike frontage road at Jupiter and Renner Roads.

Board/Commission Action: N/A

Action Proposed: N/A



MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
MARCH 14, 2016

• **Call to Order**

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

Paul Voelker	Mayor
Mark Solomon	Mayor Pro Tem
Bob Townsend	Councilmember
Scott Dunn	Councilmember
Mabel Simpson	Councilmember
Marta Gomez Frey	Councilmember
Steve Mitchell	Councilmember (arrived at 6:40)

The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Lough	Assistant to the City Manager
Keith Dagen	Director of Finance
Lori Smeby	Director of Parks and Recreation
Brent Tignor	Chief Building Official
Bill Alsup	Director of Health

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBER

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

Brent Tignor, Chief Building Official, reviewed Item 5, Sign Control Board Cases 16-03 and 16-04. Don Magner, First Assistant City Manager, reviewed Consent Agenda Item 6A2, regarding regulating noise from construction activities.

B. REVIEW AND DISCUSS THE OVER 65 AND DISABLED PERSON EXEMPTION

Keith Dagen, Director of Finance, reviewed this item and the recommendation from Staff to increase the current exemption from \$60,000 to \$70,000.

C. REVIEW AND DISCUSS STRATEGY FOR THE INCREASING PARTICIPATION AND CONTRIBUTIONS CITYWIDE AND A PHILANTHROPY STRATEGY FOR SPRING CREEK NATURE AREA

Shanna Sims-Bradish, Assistant City Manager, reviewed this item for Council focusing on:

- Analyzing the historical profile of donors and their contributions
- Recommending a framework for a citywide strategy regarding cultivating philanthropic opportunities and sponsorships of city services and events
- Providing a strategy/timeline for solicitation preparation for Spring Creek Nature Area

D. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Pro Tem Solomon introduced his new office intern. He also commented on the dedication of the courtyard at the Animal Shelter donated by Animaluv. Councilmember Simpson commented on the successful Police Awards Banquet.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

- 1. INVOCATION – MABEL SIMPSON**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MABEL SIMPSON**
- 3. MINUTES OF THE FEBRUARY 22, 2016 MEETING**

Council Action

Mayor Pro Tem Solomon moved to approve the Minutes with corrections. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

4. VISITORS

Mr. Jedd Keith, 317 Fall Creek, addressed Council with concerns regarding the proposed ordinance on the agenda regulating construction noise. Mr. Keith recommended that Council postpone action on the ordinance until other items can be addressed. He expressed concerns with allowing construction on Saturdays and Sundays, and also would like to see work restrictions on state, federal, and local holidays. In addition to construction noise, Mr. Keith recommended addressing other construction issues such as requiring orange fencing to maintain the construction area, construction vehicle parking in neighborhoods, type of construction allowed such as alley entrance neighborhoods/front entrance neighborhoods, and changes in topography.

ACTION ITEM:

- 5. RECEIVE THE MARCH 9, 2016 SIGN CONTROL BOARD MINUTES AND CONSIDER CONTINUANCE OF SCB CASE #16-03, A VARIANCE FOR SPRING VALLEY GAS AND MORE LOCATED AT 701 W. CAMPBELL RD. AND FINAL APPROVAL OF SCB CASE #16-04, A VARIANCE FOR CARMEL CAR WASH LOCATED AT 1400 E. CAMPBELL RD.**

Council Action

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

6. CONSENT AGENDA:

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

- 1. ORDINANCE NO. 4152, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 10, SECTION 10-126(a), ADOPTING THE TEXAS FOOD ESTABLISHMENT RULES, TEXAS ADMINISTRATIVE CODE TITLE 25, CHAPTER 228, ADOPTED BY THE TEXAS DEPARTMENT OF STATE HEALTH SERVICES, EFFECTIVE OCTOBER 11, 2015, WITH AMENDMENTS BY AMENDING SECTION 10-126 (a); BY AMENDING SECTION 10-126 TO DELETE SUBSECTION (i) AND RENUMBERING THE REMAINING SUBSECTIONS; BY**

DELETING SECTION 10-129; BY UPDATING REFERENCES TO STATE LAW.

- 2. ORDINANCE NO. 4153, AMENDING THE CODE OF ORDINANCES BY AMENDING SECTION 13-75 (9) REGULATING NOISE FROM CONSTRUCTION ACTIVITIES.**

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #13-16 – WE RECOMMEND THE AWARD TO FLOOR COATINGS ETC., INC. FOR SLIP RESISTANT FLOORING FOR FIRE STATIONS #2 AND #6 IN THE AMOUNT OF \$51,000.**
- 2. BID #36-16 – WE RECOMMEND THE AWARD TO BP EQUIPMENT CO. FOR THE EISEMANN CENTER GARAGE PARKING ACCESS AND REVENUE CONTROL SYSTEM IMPROVEMENTS IN THE AMOUNT OF \$196,232.33.**
- 3. BID #37-16 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO LONGHORN, INC. FOR IRRIGATION SUPPLIES PURSUANT TO UNIT PRICES.**

Council Action

Prior to the motion, Councilmember Townsend stated that he would not be pulling Item 6A2 as he had stated during the Work Session because he understood the clarification that the proposed ordinance does not prohibit construction hours on Saturdays as long as the work does not exceed the noise requirements. Staff further clarified that the proposed ordinance does not address or change any construction work hours; it clarifies that construction noise near residential areas must meet certain requirements. Council was in agreement that implementing the proposed ordinance will provide better enforcement. Council was also in agreement that other items regarding construction in residential areas should be addressed in future discussions with staff.

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

EXECUTIVE SESSION

In compliance with Section 551.072 of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Real Property
 - Purchase of Real Estate in the Greenville Ave./Main St. Area

Council Action

Council convened into Executive Session at 8:00 p.m.

RECONVENE INTO REGULAR SESSION

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

Council Action

Council reconvened into Regular Session at 9:03 p.m. There was no action taken as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:03 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION MEETING
MARCH 21, 2016

• **Call to Order**

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

Paul Voelker	Mayor
Mark Solomon	Mayor Pro Tem
Bob Townsend	Councilmember
Scott Dunn	Councilmember
Mabel Simpson	Councilmember (arrived at 6:07)
Marta Gomez Frey	Councilmember
Steve Mitchell	Councilmember (arrived at 6:10)

The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Lough	Assistant to the City Manager
Michael Spicer	Director of Development Services
Dave Carter	Assistant Director of Development Services
Mark Titus	Transportation Manager

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBER

A. VISITORS

There were no visitors comments submitted.

C. REVIEW AND DISCUSS TRAFFIC & TRANSPORTATION DEPARTMENT TOUR

D. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Pro Tem Solomon reported on the 11th Annual Colors Run with over 600 runners. Councilmember Dunn reported on the Richardson Symphony League's 50th Gala.

Depart Civic Center/City Hall to Traffic Operations and Traffic Management Center, 1260 Columbia Dr., Suite #209, Richardson, TX

E. TOUR TRAFFIC OPERATIONS AND TRAFFIC MANAGEMENT CENTER

Council recessed and departed the meeting at 6:22 p.m. Council reconvened at the Traffic Operations and Management Center at 6:35 p.m.

Staff conducted a tour of the Traffic Management Center, Traffic Signal Shop, and Traffic Sign Shop for Council followed by a review of these operations.

EXECUTIVE SESSION

In compliance with Section 551.074(1) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Personnel
 - Review and Discuss Appointments/Reappointments to the DART Board, North Texas Municipal Water District, and the Zoning Board of Adjustment

Council Action

Council convened into Executive Session at 9:35 p.m.

RECONVENE INTO REGULAR SESSION

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

Council Action

Council reconvened into Regular Session at 9:54 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:54 p.m.

MAYOR

ATTEST:

CITY SECRETARY



MEMO

DATE: March 24, 2016
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services MS
SUBJECT: Zoning File 16-03 – Special Permit – Temporary Open Air Market

REQUEST

Vincent Hirth, representing Four Seasons Markets, is requesting approval of a Special Permit for a temporary open air market to be located at 101 S. Coit Road, the southeast corner of Belt Line Road and Coit Road.

BACKGROUND

The proposed temporary open air market would operate on a portion of the parking lot fronting Coit Road between the Big Shucks restaurant and the multi-tenant retail building next to McDonald's. This portion of the parking lot is situated directly in front of Richardson Mercantile. The applicant states that the European-style market is a venue where local farmers, artisanal food producers, and craftsmen can sell their products. The market would operate on Sundays only, between 9:00 a.m. and 3:00 p.m. The applicant currently operates a temporary open air market on Saturdays during the same hours on Campbell Road, between Nantucket Drive and Floyd Road. Similar to the Campbell Road site, the proposed request contains conditions related to various operational aspects of the use including the following:

- The maximum number of vendors would be forty-eight (48).
- The minimum food to non-food ratio is 40/60.
- Concessions and food trucks will be allowed within the "vendors" area marked on Exhibit "B".
- Barricades will be required to control traffic as shown on Exhibit "B".
- The Special Permit would be restricted to the applicant exclusively.

There are 803 parking spaces on-site. Based on the current tenant roster, 784 parking spaces are required. The applicant states that parking demand is reduced to 664 parking spaces when only those businesses currently open on Sundays between 9:00 a.m. and 3:00 p.m. are taken into account. Based on the parking counts provided by the applicant, it appears that adequate parking would be available on Sundays between 9:00 a.m. and 3:00 p.m. to accommodate both existing retail tenants and the temporary open air market.

No written correspondence regarding this request has been received. No one spoke in favor or opposition to the request at the City Plan Commission public hearing.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by unanimous vote, recommends approval of the request as presented.

ATTACHMENTS

Special Conditions	Oblique Aerial Looking East
CC Public Hearing Notice	Zoning Exhibit (Exhibit "B")
City Plan Commission Minutes 3-1-2016	Applicant's Statement
Staff Report	CPC Notice of Public Hearing
Zoning Map	Notification List
Aerial Map	

ZF 16-03 Special Conditions

1. A temporary open air market shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof. Food concessions, including food trucks are allowed within the area marked as “vendors” as shown on the concept plan in conjunction with the temporary open air market, provided they are properly licensed and the appropriate permits are issued.
2. The temporary open air market shall be allowed to only operate on Sundays from 9:00 a.m. to 3:00 p.m.
3. The maximum number of vendors allowed to operate shall be forty-eight (48) during the permitted hours of operation, of which, no less than 40% of the total number of vendors shall be comprised of temporary open air market food vendors.
4. The location of vendor spaces, concession areas, and food trucks shall be limited as shown on Exhibit “B”.
5. During the operation of the temporary open air market, barricades shall be placed as shown on Exhibit “B” for traffic control.
6. The Special Permit is conditionally granted for a temporary open air market and is limited to Vincent Hirth. No other person, company, business or legal entity may operate a temporary open air market on the property other than Vincent Hirth. The Special Permit automatically terminates upon the change in ownership or operator, or change in the business name, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: March 8, 2016
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 11, 2016

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, March 28, 2016, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 16-03

A request by Vincent Hirth, representing Four Seasons Markets, for approval of a Special Permit for a temporary open air market to be located at 101 S. Coit Road (southeast corner of Coit Road and Belt Line Road). The property is currently zoned C-M Commercial.

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

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

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES –MARCH 1, 2016**

PUBLIC HEARING

Zoning File 16-03 – Four Seasons Market: Consider and take necessary action on a request for approval of a Special Permit for a temporary open air market to be located at 101 S. Coit Road, southeast corner of Coit Road and Belt Line Road. The property is currently zoned C-M Commercial.

Mr. Shacklett stated the applicant was requesting approval of a Special Permit for a temporary open air market at the southeast corner of Belt Line and Coit Roads. He added the market would be similar to the market at Campbell Road and Nantucket Drive that operates on Saturdays from 9:00 a.m. to 3:00 p.m. with the exception the proposed market would operate only on Sundays.

Mr. Shacklett indicated the temporary open air market would be located along the eastern edge of the parking lot in front of the Richardson Mercantile with a maximum of 48 vendors and a requirement that a minimum of 40 percent of those individuals would be food vendors. In addition, there would be limitations on vendor concession spaces as well as food truck areas.

Regarding the available parking, Mr. Shacklett noted the site was over parked by 19 spaces taking into account all the tenants on site; however, with the market taking up approximately 165 spaces (maximum), a 146 space deficiency would be created. He added that the applicant conducted a parking study on a number of Sundays and out of the 803 parking spaces there were never more than 417 spaces occupied.

Mr. Shacklett concluded his presentation by noting that no correspondence had been received and highlighted the six conditions recommended by staff.

Commissioner Frederick asked if there had been a conversation with the applicant to have the market in a north/south alignment as opposed to an east/west alignment to allow the aisle running parallel to Coit Road to remain open.

Mr. Shacklett replied that if the alignment was north/south it would create a problem with traffic having to back up at a difficult angle then drive out that same way they came in, which could cause traffic movement concerns for the site.

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

Mr. Vincent Hirth, Four Seasons Market, 3206 Christie Circle, Garland, Texas, said that if approved, the proposed market would not be as large as the market on Campbell Road because it would be a Sunday Only market and those tend to be smaller in size.

Commissioner Roland asked the applicant if he had spoken with any of the other tenants in the retail center and would he be in competition with any of those stores.

Mr. Hirth replied the Weitzman Group, who owns the center, did speak with the tenants and the tenants were in favor of the request because the market brings more traffic to the site.

Commissioner Southard pointed out that two weekends a year the Cottonwood Festival was held at the nearby Cottonwood Park and many of the attendees park at the retail center and asked the applicant if he would consider not operating on those weekends.

Mr. Hirth said the Weitzman Group did not have an agreement in place with the operators of the Cottonwood Festival and, since the property in question was private property, the market would have first choice of the parking spaces. However, if the Sunday market was causing concerns for the festival, they would consider closing on those two dates.

With no other comments or questions in favor or opposed, Chairman Bright closed the public hearing.

Commissioner DePuy asked to clarify the applicant's intent to operate his market throughout the Cottonwood Festival during the first year but would close the 2nd year if there were concerns.

Chairman Bright said he understood that was what Mr. Hirth was saying, but noted that if the item was approved "as is" the closing would be at Mr. Hirth's discretion. Staff confirmed that was their understanding of the applicant's statement as well.

Motion: Commission Maxwell made a motion to recommend approval of Zoning File 16-03 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, Assistance Director of Development Services **SC**

DATE: March 24, 2016

RE: **Zoning File 16-03:** Four Seasons Markets – 101 S. Coit Road.

REQUEST:

Approval of a Special Permit for a temporary open air market to be located in the parking lot at 101 S. Coit Road. The site is located at the southeast corner of Coit Road and Belt Line Road.

APPLICANT / PROPERTY OWNER:

Vincent Hirth – Four Seasons Markets / Joseph Lea, agent for Cencor Realty Services, Inc.

EXISTING DEVELOPMENT:

The 12.7-acre site contains four (4) buildings totaling approximately 158,000 square feet of building area. This does not include the McDonald's and Big Shucks restaurants located along Coit Road.

ADJACENT ROADWAYS:

Coit Road: Six-lane, divided arterial; 56,400 vehicles per day on all lanes, northbound and southbound, between Belt Line Road and Spring Valley Road (January 2015).

Belt Line Road: Six-lane, divided arterial; 28,500 vehicles per day on all lanes, eastbound and westbound, east of Coit Road (January 2015).

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial; C-M Commercial

South: Single Family; R-1100-M Residential

East: Office; O-M Office

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 Residential

East: Neighborhood Service

West: Retail & Office; City of Dallas

EXISTING ZONING:

C-M Commercial (Ordinance Number 94-A).

TRAFFIC & INFRASTRUCTURE IMPACTS:

The requested Special Permit will not have any significant impacts on the existing utilities or traffic in the area. The proposed drive aisle closure will not affect the fire lanes/fire access and will be appropriately barricaded to prohibit vehicular traffic through the temporary open air market area during the hours of operation.

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Request:

The applicant's request is for a Special Permit to allow a temporary open air market to operate in a portion of the parking lot along Coit Road, between the Big Shucks restaurant and the multi-tenant retail building next to McDonald's. This portion of the parking lot is in front of Richardson Mercantile. The applicant states that the European-style market is a venue where local farmers, artisanal food producers, and craftsmen can sell their products. The market would operate on Sundays only between 9:00 a.m. and 3:00 p.m. The applicant currently operates a market on Saturdays during the same hours on Campbell Road, between Nantucket Drive and Floyd Road.

In November 2014, the Council adopted Ordinance Number 4084 which amended the Comprehensive Zoning Ordinance (CZO) to include a definition for a "temporary open air market" as well as the addition of a requirement of a Special Permit for the use in Local Retail, Commercial, and certain Planned Development Zoning Districts. In addition to the CZO amendment, Chapter 12 of the City of Richardson Code of Ordinances was revised to create regulations governing the operation of temporary open air markets. The following is a list of key requirements listed in Chapter 12 regulating temporary open air markets:

- Permit Approval Authority
- Application Process (after approval of a Special Permit)
- Denial, Appeal and Revocation Provisions
- Operational Criteria
- Food Safety, Equipment and Physical Facility Requirements, and
- Signage Criteria

Regulations not governed in Chapter 12 of the City of Richardson Code of Ordinances may be considered and included in the conditions of the proposed Special Permit. These types of requirements include further limitations on days/hours of operation, maximum number of vendors, food to non-food ratios, and traffic control measures.

The applicant proposes to operate a temporary open air market at the subject property on Sundays from 9:00 a.m. to 3:00 p.m. The proposed market area would be limited to the area shown on the zoning exhibit (Exhibit “B”). The following conditions, along with a comparison of the market on Campbell Road, are included and detailed below:

- Maximum number of vendors would be forty-eight (48). Sixty-five (65) allowed on Campbell Road.
- The minimum food to non-food ratio is 40/60. The same ratio is approved at Campbell Road.
- Concessions and food trucks will be allowed within the “vendors” area marked on Exhibit “B”. The same condition applies at Campbell Road.
- Barricades will be required to control traffic as shown on Exhibit “B”. The same condition applies at Campbell Road.
- The Special Permit would be limited to the applicant. The same condition applies at Campbell Road.

Parking – The site currently provides 803 parking spaces. Based on a tenant roster provided by the applicant, the current parking demand for the tenants in the shopping center is 784 parking spaces per City Parking Regulations. Additionally, the applicant states the parking demand is reduced to 664 parking spaces when only those businesses currently open on Sundays between 9:00 a.m. and 3:00 p.m. are taken into account.

The applicant anticipates the temporary open air market could occupy up to 165 parking spaces, which includes spaces occupied by the vendor tents, vendor vehicles, and customer vehicles. If 165 spaces were occupied, 638 parking spaces would remain, creating 146-space deficiency. The deficiency would be reduced to a 26-space deficiency when taking into account those businesses open on Sundays. Although the applicant acknowledges a deficiency would exist based on the City’s Parking Regulations, he believes that there will be some cross-traffic of customers who will be visiting the open air market and tenants within the shopping center. Furthermore, the applicant has conducted counts of the number of occupied spaces on the site on Sundays between 9:00 a.m. and 3:00 p.m., which are listed below:

- Sunday, February 21, 2016 (10:05 a.m.) – 282 occupied spaces / 521 unoccupied

- Sunday, February 21, 2016 (11:35 a.m.) – 364 occupied spaces / 439 unoccupied
- Sunday, February 21, 2016 (12:30 p.m.) – 417 occupied spaces / 386 unoccupied
- Sunday, February 21, 2016 (2:10 p.m.) – 325 occupied spaces / 478 unoccupied

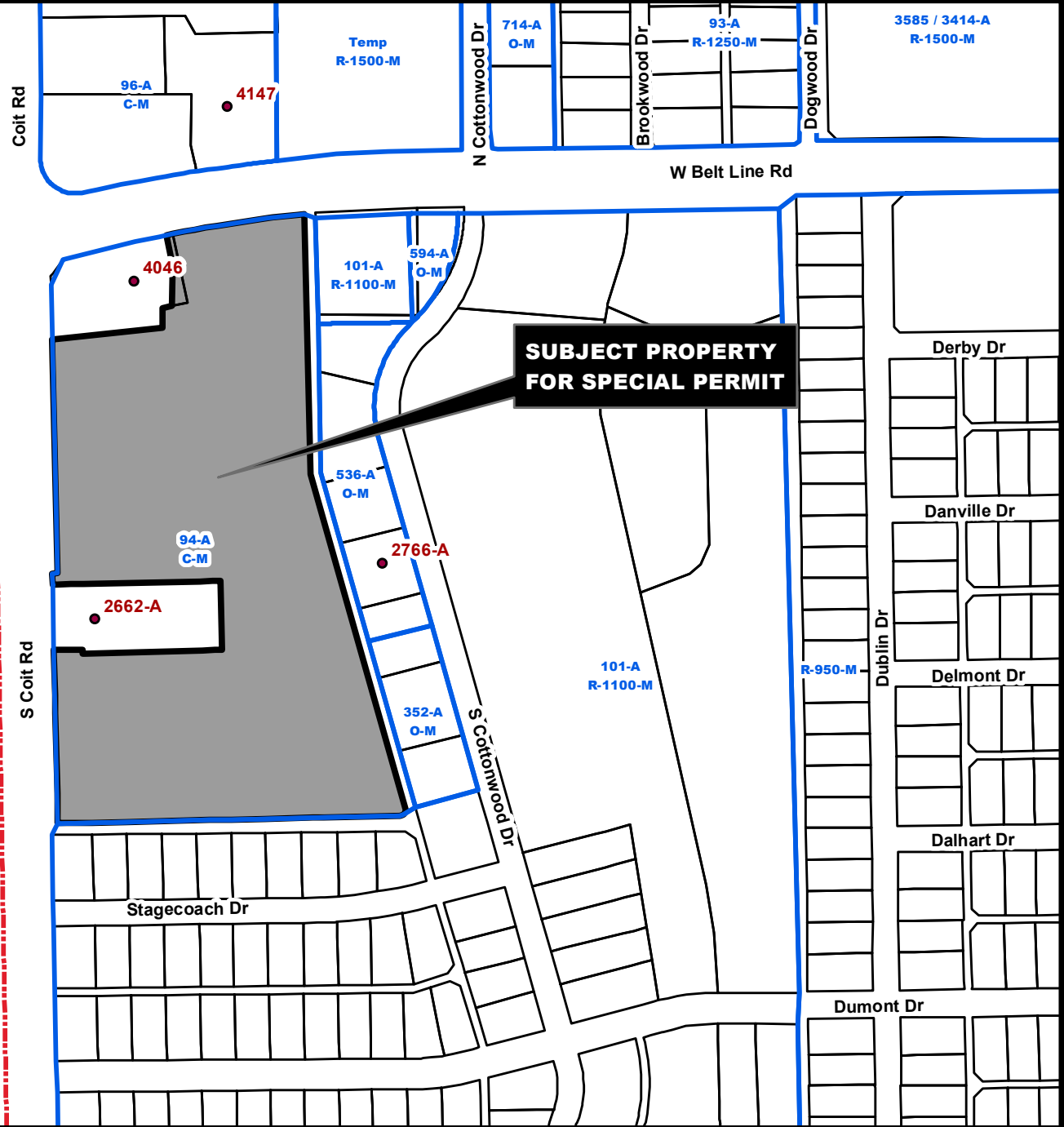
Based on the parking counts provided by the applicant, it appears that adequate parking is available on Sundays between 9:00 a.m. and 3:00 p.m. to accommodate the existing retail tenants and the spaces necessary for the temporary open air market.

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

Motion: On March 1, 2016, the City Plan Commission recommended approval of the applicant's request as presented, subject to the following conditions:

1. A temporary open air market shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof. Food concessions, including food trucks are allowed within the area marked as "vendors" as shown on the concept plan in conjunction with the temporary open air market, provided they are properly licensed and the appropriate permits are issued.
2. The temporary open air market shall be allowed to only operate on Sundays from 9:00 a.m. to 3:00 p.m.
3. The maximum number of vendors allowed to operate shall be forty-eight (48) during the permitted hours of operation, of which, no less than 40% of the total number of vendors shall be comprised of temporary open air market food vendors.
4. The location of vendor spaces, concession areas, and food trucks shall be limited as shown on Exhibit "B".
5. During the operation of the temporary open air market, barricades shall be placed as shown on Exhibit "B" for traffic control.
6. The Special Permit is conditionally granted for a temporary open air market and is limited to Vincent Hirth. No other person, company, business or legal entity may operate a temporary open air market on the property other than Vincent Hirth. The Special Permit automatically terminates upon the change in ownership or operator, or change in the business name, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

ZF 16-03



**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 16-03 Zoning Map

Updated By: shacklett, Update Date: February 15, 2016
File: DS\Mapping\Cases\Z\2015\ZF1603\ZF1603 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 16-03



SUBJECT PROPERTY FOR SPECIAL PERMIT

ZF 16-03 Aerial Map

Updated By: shacklett, Update Date: February 15, 2016
File: D:\Mapping\Cases\Z\2015\ZF1603\ZF1603 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.





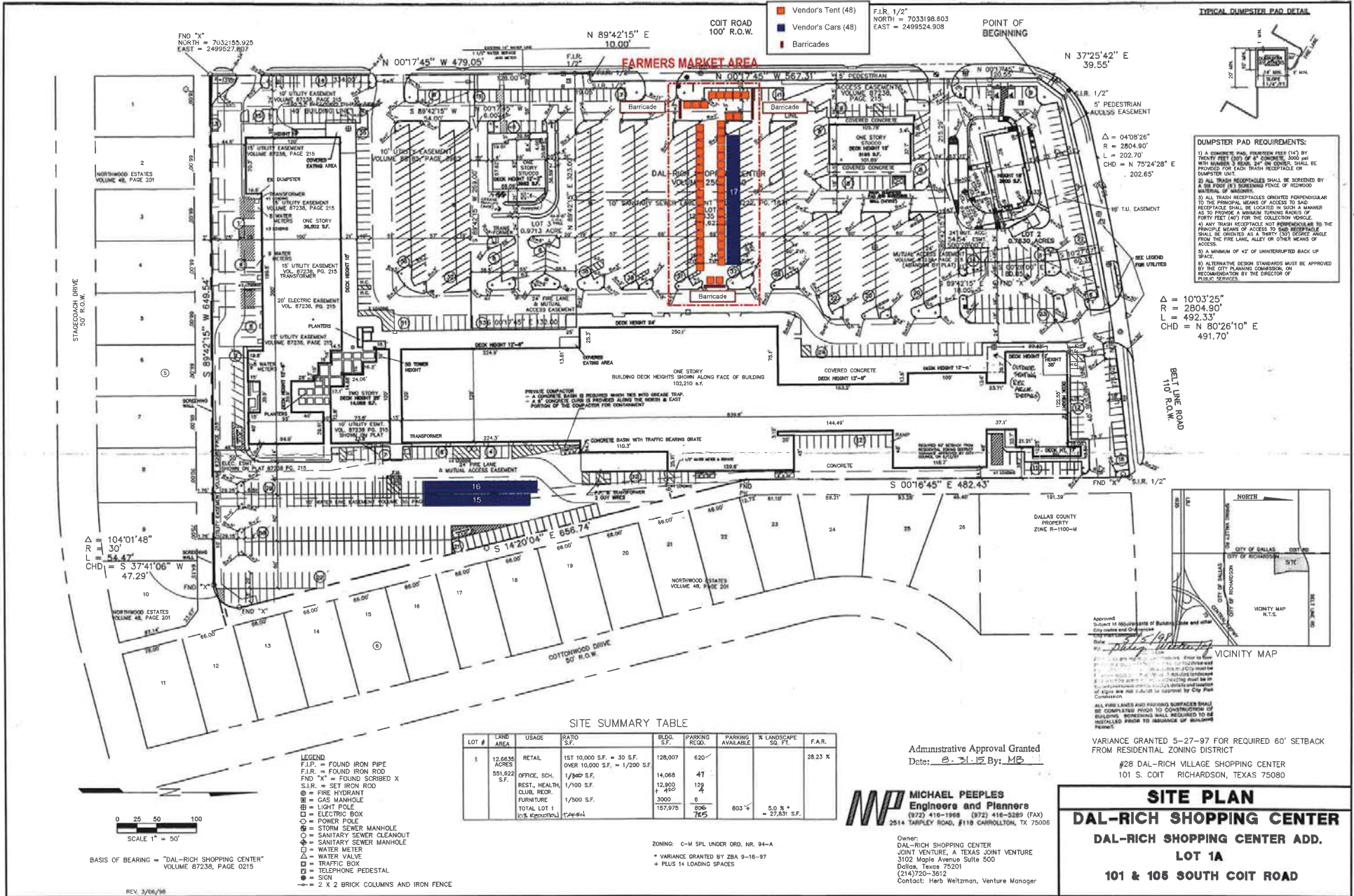
Cottonwood Drive

Belt Line Road

Temporary
Open Air
Market Area

Coit Road

Oblique Aerial
Looking East



DUMPSTER PAD REQUIREMENTS:

- 1) A CONCRETE PAD, FOUR FEET (4') BY TWENTY FEET (20') OF 4" CONCRETE, 3000 PSI WITH REINFORCING BARS, 3/4" ON CENTER, SHALL BE PROVIDED FOR EACH TRASH RECEPTACLE OR TRAMPERT UNIT.
- 2) ALL TRASH RECEPTACLES SHALL BE SCREENED BY A SIX FOOT (6') SCREENING FENCE OR REDWOOD MATERIAL OF EQUIVALENT.
- 3) ALL TRASH RECEPTACLES ORIENTED PERPENDICULAR TO THE PRINCIPAL MEANS OF ACCESS TO SAID RECEPTACLE SHALL BE LOCATED IN SUCH A MANNER AS TO PROVIDE A MINIMUM TURNING RADIUS OF FORTY FEET (40') FOR THE COLLECTION VEHICLE.
- 4) ANY TRASH RECEPTACLE NOT PERPENDICULAR TO THE PRINCIPAL MEANS OF ACCESS TO SAID RECEPTACLE SHALL BE ORIENTED AS A THIRTY (30) DEGREE ANGLE FROM THE FIRE LANE, ALLEY OR OTHER MEANS OF ACCESS.
- 5) A MINIMUM OF 42" OF UNINTERRUPTED BACK UP SPACE.
- 6) ALL ALTERNATIVE DESIGN STANDARDS MUST BE APPROVED BY THE CITY PLANNING COMMISSION, ON RECOMMENDATION BY THE DIRECTOR OF PUBLIC SERVICES.

$\Delta = 10'03'25"$
 $R = 2804.90'$
 $L = 492.33'$
 $CHD = N 80'26'10" E 491.70'$

BET LINE ROAD
110' R.O.W.



SITE SUMMARY TABLE

LOT #	LAND AREA	USAGE	RATIO S.F.	BUILD. S.F.	PARKING FLOOR	PARKING AVAILABLE	% LANDSCAPE SQ. FT.	F.A.R.
1	12.663 ACRES 551,623 S.F.	RETAIL	1ST 10,000 S.F. = 30 S.F. OVER 10,000 S.F. = 1/200 S.F.	128,007	620	47	14,068	28.23 X
		OFFICE, SCH.	1/300 S.F.	14,068	129	4		
		REST., HEALTH, CLUB, RECR., FURNITURE	1/100 S.F.	12,900	4			
			1/500 S.F.	2,500	0			
		TOTAL LOT 1	1/144 S.F.	157,975	806	51	14,072	5.0 X* = 27,831 S.F.

- LEGEND**
- F.I.P. = FOUND IRON PIPE
 - F.I.R. = FOUND IRON ROD
 - FND "X" = FOUND SCORBED X
 - S.I.R. = SET IRON ROD
 - ⊕ = FIRE HYDRANT
 - ⊞ = GAS MANHOLE
 - ⊡ = LIGHT POLE
 - ⊞ = ELECTRIC BOX
 - ⊞ = POWER POLE
 - ⊞ = STORM SEWER MANHOLE
 - ⊞ = SANITARY SEWER CLEANOUT
 - ⊞ = SANITARY SEWER MANHOLE
 - ⊞ = WATER METER
 - ⊞ = WATER VALVE
 - ⊞ = TRAFFIC BOX
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = SIGN
 - ⊞ = 2 X 2 BRICK COLUMNS AND IRON FENCE

Administrative Approval Granted
Date: 8-31-12 By: MB

VARIANCE GRANTED 5-27-97 FOR REQUIRED 60' SETBACK FROM RESIDENTIAL ZONING DISTRICT
#28 DAL-RICH VILLAGE SHOPPING CENTER
101 S. COIT RICHARDSON, TEXAS 75080

MP MICHAEL PEEPLES
Engineers and Planners
 (972) 416-1968 (972) 416-3289 (FAX)
 2514 TAPLEY ROAD, #118 CARROLLTON, TX 75006
 Owner:
 DAL-RICH SHOPPING CENTER
 JOINT VENTURE, A TEXAS JOINT VENTURE
 3102 Maple Avenue Suite 500
 Dallas, Texas 75201
 (214)720-3612
 Contact: Herb Weltman, Venture Manager

SITE PLAN
DAL-RICH SHOPPING CENTER
DAL-RICH SHOPPING CENTER ADD.
LOT 1A
101 & 105 SOUTH COIT ROAD



BASIS OF BEARING = "DAL-RICH SHOPPING CENTER" VOLUME 87238, PAGE 0215

REV. 3/06/98

BELTLINE FARMERS MARKET

Explanation & Description of Request

The market replicates a European-style market where you can not only meet local farmers, artisanal food producers and craftsmen, but sample and purchase their products in a colorful, family-friendly venue.

- 1.- Operating Hours: 9am - 3pm
- 2.- Maximum Number of Vendor Spaces: 48
- 3.- Parking Spaces for Customers: 90
- 4.- Minimum Ratio Food/non-Food: 40-60
- 5.- Concessions and Food Trucks allowed
- 6.- The market will operate every Sunday (year-round)
- 7.- Vendor setup/breakdown:
 - a) Vendors drive to their space to unload and then go park their vehicles away from the market (usually close to a non-business/deserted area). Setup starts 2 hours prior to the market opening. The loading/unloading process takes between 10 and 20 minutes per vendor. Most vendors don't even drive to their spots. Instead, they carry their equipment by hand. That process is supervised by the market manager who is the last person to leave the place.
 - b) Vehicles include cars, pick-up trucks and small trailers (rare).
 - c) When available, we use trailers to block one entrance of the market and we use orange cones to block the other one. We can use a pick-up truck when no trailers are available.

Parking Considerations – The site currently has a 19-space surplus based on existing and expected tenants. However, it is expected that the market will utilize up to 165 spaces, which includes areas for the vendor's tents, their vehicles, and customer parking. This creates a 146-space deficiency on the site. The deficiency is reduced to 26 spaces when those businesses closed on Sundays are removed from the calculations.

Parking surveys were conducted on at various times on Sundays between the hours of 9:00 a.m. and 3:00 p.m. The results show that at a given time, a minimum of 386 parking spaces were unoccupied, leaving adequate parking to serve the tenants as well as provide adequate parking lot area for the temporary open air market vendors and customers.



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 16-03 / Four Seasons Market
Property Owner: Joseph Lea / Cencor Realty Services
Applicant: Vincent Hirth / Four Seasons Markets
Location: 101 S. Coit Road (See map on reverse side)
Current Zoning: C-M Commercial
Request: A request for approval of a Special Permit for a temporary open air market.

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

TUESDAY, MARCH 1, 2016
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.

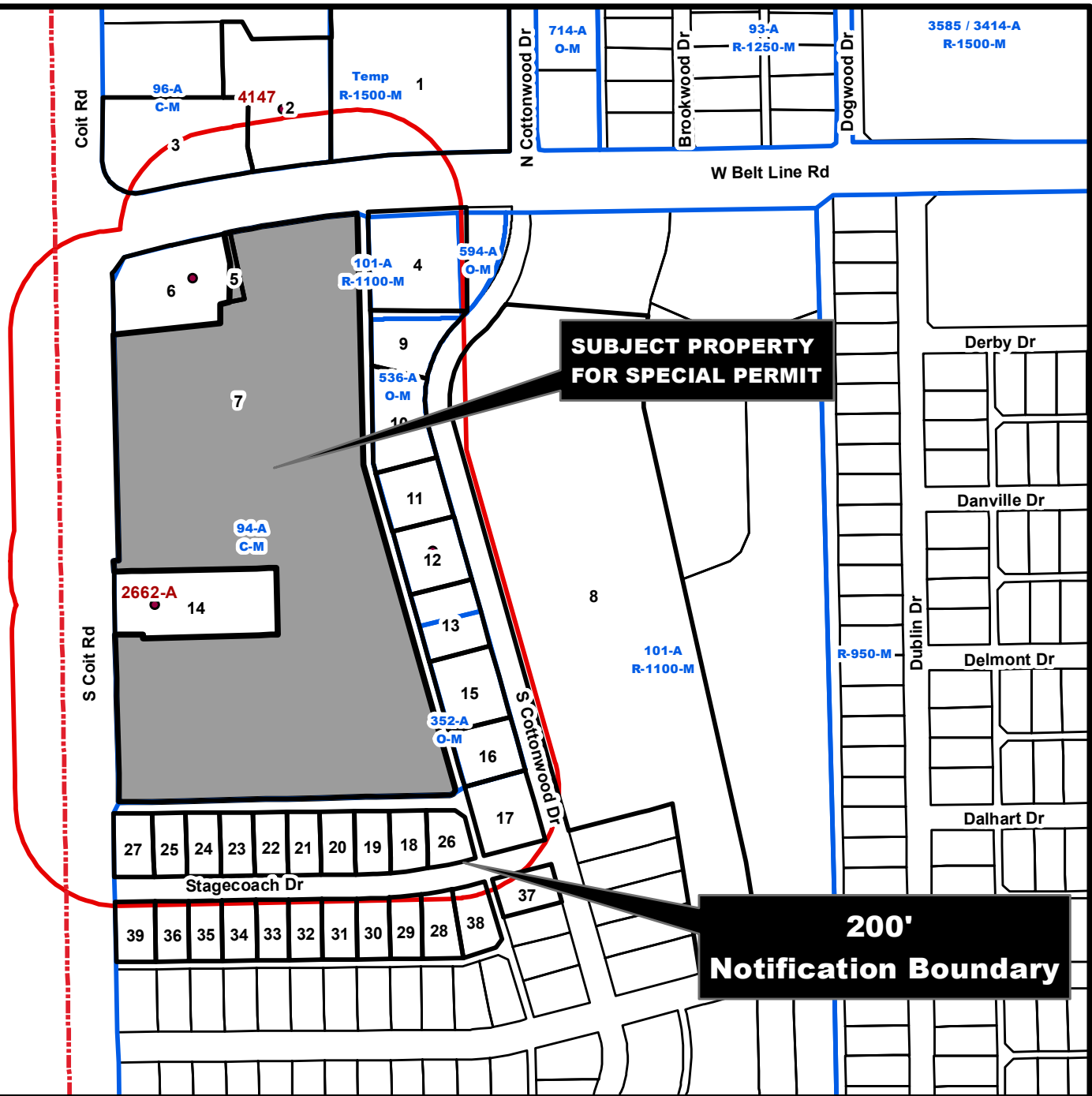
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

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 16-03.

Date Posted and Mailed: 02/19/2016

ZF 16-03



ZF 16-03 Notification Map

Updated By: shacklett, Update Date: February 15, 2016
File: DSI\Mapping\Cases\Z\2015\ZF1603\ZF1603 notification.mxd

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2-1380 W BELT LINE LP
ATTN: CLAY SMITH
8343 DOUGLAS AVE STE 100
DALLAS, TX 75225-5884

13-AMM HOLDINGS II LLC
2385 HAMMOND DR STE 6
SCHAUMBURG, IL 60173-3844

12-APOSTOLIC CHURCH THE
212 S COTTONWOOD DR
RICHARDSON, TX 75080-5706

28-ARMSTRONG MARINA L & ADAM C
1417 STAGECOACH DR
RICHARDSON, TX 75080-5720

19-ARROYO BERENICE &
NOBLIN DAVID L JR
1420 STAGECOACH DR
RICHARDSON, TX 75080-5719

36-BAGGETT GERALD PRESTON & MI
1433 STAGECOACH DR
RICHARDSON, TX 75080-5720

39-BLAIR ELAINE EST OF
PO BOX 1715
ROGERS, AR 72757-1715

30-BRENNAN DAVID &
DEREK KELM
1421 STAGECOACH DR
RICHARDSON, TX 75080-5720

CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TX 75201

9,10,15-COTTONWOOD PROPERTIES INC
% GREGORY COMMERCIAL
PO BOX 7084
DALLAS, TX 75209-0084

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

5,7,14-DAL RICH VILLAGE LTD
% JOSEPH LEA
CENCOR REALTY SVC INC
3102 MAPLE AVE STE 500
DALLAS, TX 75201-1262

4-DALLAS COUNTY OF
RECORDS BLDG
DALLAS, TX 75202

25-DE LA GARZA SEVERO &
DELORES C
1432 STAGECOACH DR
RICHARDSON, TX 75080-5719

38-GONZALEZ ROBERTO & ELOISA
LIVING TRUST THE
1415 STAGECOACH DR
RICHARDSON, TX 75080-5720

33-GRAY CRAIG D & BARBARA A
1427 STAGECOACH DR
RICHARDSON, TX 75080-5720

18-GUTIERREZ CYNTHIA TRUST
1418 STAGECOACH DR
RICHARDSON, TX 75080-5719

16-HMK LTD
1119 SINGLETON BLVD
DALLAS, TX 75212-5217

21-LARRY JERALD H
1424 STAGECOACH DR
RICHARDSON, TX 75080-5719

22-LAURENT CHARLES P
PO BOX 21347
DURHAM, NC 27703-1347

24-MOODY JO ANNE MARY
1430 STAGECOACH DR
RICHARDSON, TX 75080-5719

27-NUNEZ PEDRO F &
MASCORRO JULIAN
1434 STAGECOACH DR
RICHARDSON, TX 75080-5719

35-OSLON INNA D
1431 STAGECOACH DR
RICHARDSON, TX 75080-5720

23-PLOEGSTRA HAROLD W
1428 STAGECOACH DR
RICHARDSON, TX 75080-5719

26-RACHEL TAMARA DENE
1416 STAGECOACH DR
RICHARDSON, TX 75080-5719

34-RANGEL JORGE & NELLY
15155 KINGSTREE DR
DALLAS, TX 75248-5210

1&8-RICHARDSON CITY OF
TAX DEPT SUITE 101
411 W ARAPAHO RD STE 101
RICHARDSON, TX 75080-4543

20-SMITH SIMON L &
ERICKA OLEVIA
1422 STAGECOACH DR
RICHARDSON, TX 75080-5719

17-SPRADLING MARK &
OHSRADLING LEIA
406 S COTTONWOOD DR
RICHARDSON, TX 75080-5708

29-STAHN BRUCE A
1419 STAGECOACH DR
RICHARDSON, TX 75080-5720

31-STEPHENSON JOSEPH E TR
1423 STAGECOACH DR
RICHARDSON, TX 75080-5720

11-T&N TUTORING LLC
208 S COTTONWOOD DR
RICHARDSON, TX 75080-5706

32-THARP JEFFREY L
1425 STAGECOACH DR
RICHARDSON, TX 75080-5720

37-THORNTON CHRISTOPHER J
500 S COTTONWOOD DR
RICHARDSON, TX 75080-5710

VINCENT HIRTH
FOUR SEASONS MARKETS
3206 CHRISTIE CIRCLE
GARLAND, TX 75044

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

ZF 16-03



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, March 28, 2016

Agenda Item: VAR 16-01 Campbell Plaza Center

Staff Resource: Michael Spicer, Director of Development Services

Summary This is a request for approval of a variance to the City of Richardson's Subdivision and Development Code, Chapter 21, Article III, Section 21-52(i), *Off Street Parking*, to allow a parking ratio of one (1) space per 250 square feet of floor area for a multitenant retail building. The applicant is requesting this parking ratio to allow more flexibility for leasing the shopping center.

Board/Commission Action: On March 1, 2016 the City Plan Commission unanimously recommended approval of the request.

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

Variance 16-01 Campbell Plaza Center

Attachments:

1. Locator
2. Staff Report
3. Applicant's Statement
4. Tenants Roster
5. Variance Exhibit
6. Parking Survey
7. CPC Minutes from March 1, 2016
8. Notice of Variance Request
9. Notification List
10. Notification Map



VAR 16-01 Campbell Plaza Center
581 W. Campbell Road



**CITY COUNCIL
BACKGROUND INFORMATION
March 28, 2016**

Variance 16-01

SUMMARY

Owner: Campbell Plaza, Ltd.

Applicant: Daniel Young

Project Name: VAR 16-01 Campbell Plaza Center

Location: 581 W. Campbell Road

Request: This is a request for approval of a variance to the Subdivision and Development Code, Article III, Section 21-52(i) (Off-street Parking) to allow a parking ratio of one (1) space per 250 square feet of floor area for a multitenant retail building. The applicant is requesting this parking ratio to allow more flexibility for leasing the shopping 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.

Correspondence: To date, no written correspondence has been received.

CPC Action: On March 1, 2016, the City Plan Commission unanimously recommended approval of the request

DEVELOPMENT SUMMARY

Land Area: 1.67 acres (72,567 sq. ft)

Zoning: LR-M(2) Local Retail District

Existing Development: 22,400 sq. ft. multi-tenant retail center

 Current occupancy 17,700 square feet (79%)

 Current vacancy 4,700 square feet (21%)

Adjacent Land Use/ Zoning:

<i>Northwest</i>	Convenience store with fuel pumps and auto repair with a carwash; zoned LR-M(2) Local Retail.
<i>East</i>	Multitenant retail center and a freestanding restaurant; zoned LR-M(2) Local Retail.
<i>South</i>	Adult daycare center; zoned LR-M(2) Local Retail.
<i>West</i>	Multitenant retail center and a carwash; zoned LR-M(2) Local Retail.

BACKGROUND INFORMATION

Background: The Subdivision and Development Code requires off-street parking spaces be determined based on the gross floor area for all uses within the buildings on the property. The approved site plan for the subject site indicates a 22,400 square foot building served with 91 parking spaces. The site is served by a single drive along Campbell Road; three (3) drives along Campbell Road via a mutual access easement with the adjacent properties to the east; and three (3) drives along Nantucket Drive via a mutual access easement with the adjacent properties to the west.

Based on the City required parking ratios, the existing 91 parking spaces allow only office and retail uses for the vacant lease spaces without the need for requesting a parking variance. The center is restricted in their ability to accommodate uses such as restaurants, coffee shops and fitness centers that require higher parking ratios. As a result, the center was granted a 12-space parking variance to accommodate a martial arts school in 1994, and a 13-space parking variance in 2013 to accommodate two restaurant uses (a donut shop and a Chinese take-out restaurant). Three (3) lease spaces previously occupied by two churches and a barber shop are vacant. The applicant indicates that a fourth space is expected to vacate by the end of March, bringing the total square footage of vacant spaces to 6,400 square feet or 29%.

The applicant is seeking a variance to allow for more flexibility in leasing the remaining vacant spaces. The applicant's request is to allow a parking of one (1) parking space per 250 square feet of floor space for the entire center. In accordance with the modified parking ratio, 90 parking spaces would be required; and 91 spaces are currently provided.

For your convenience, below is the City's required parking ratios for uses permitted under the property's Zoning District.

Permitted Retail Uses	Required Parking Ratio
Bowling Alley	6 spaces / lane
Church or Place of Worship	1 space / 3 seats
Furniture or Appliance Store	1 space / 500 s.f.
Recreation, Private (Health Club, Dance or Martial Arts Studio, etc.)	1 space / 100 s.f. excluding locker rooms
Restaurant	1 space / 100 s.f.
Retail up to 10,000 s.f. over 10,000 s.f. over 100,000 s.f.	1 space / 333 s.f. 30 spaces for 1st 10,000 s.f., plus 1 space / 200 s.f. for remainder 10% reduction in required parking is permitted
Movie Theater	1 space / 3 seats
Office (incl. banks)	
Offices up to 75,000 s.f. over 75,000 s.f.	1 space / 250 s.f. 1 space / 300 s.f.

The applicant conducted a parking survey of the center and the results have been included with this staff report. The survey shows a maximum of 38 spaces were occupied (53 unoccupied spaces) Friday evening between 7:00-8:00 P.M., and a minimum of 7 spaces were occupied (84 unoccupied spaces) Wednesday and Friday morning between 8:00-10:00 A.M. Staff has visited the site to review the parking demand and concurs with the results of the submitted parking survey.

The City Council has previously approved three (3) similar parking variance requests for multitenant shopping centers (see attached list).

<i>MULTI-TENANT RETAIL CENTERS/MIXED USE PROJECTS (sorted by variance percentage)</i>			
PROJECT	LOCATION	VARIANCE GRANTED	DATE
Campbell 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)
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 with a maximum 40% or 10,978 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
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

Campbell Plaza Ltd

7005 Chase Oaks Blvd #200, Plano TX 75025, (ph) 469-916-8888, (fx) 469-916-8889

January 31, 2016

City of Richardson
Development Services Department
4121 W. Arapaho Road
Richardson, TX 75080

Re: Parking Variance

Dear Sir or Madam,

Campbell Plaza at 581 W. Campbell Road, Richardson TX has a shopping space of 22,400sf with a parking lot of 91 spaces. We have previously received two parking variances for 23 spaces, which allowed us a quota of 114 spaces. Out of this total, 45 spaces are allocated to a restaurant and a Hookah lounge. The rest of the 69 parking spaces are sufficient only for doing retail/office business. Currently, the shopping center does not have any space for constructing any more parking spaces.

Current Problem:

In the past two years, we have faced some difficulties with leasing out spaces. Two shops – a Barber shop and a grocery store moved out and one shop of 1900 sq ft has been vacant for a significant amount of time. In all, we currently have three vacancies, with an additional tenant moving out at the end of February bringing the total number of vacancies to four.

We have worked very hard to try to fill the spaces. We have had inquiries and showings, yet for various reasons we have not been successful. We have had a couple of churches rent on a short-term basis; however, our preference is to rent to retail if possible.

Our biggest hurdle is the parking as we are currently restricted to rent to only retail/office based on the City parking regulations. Many potential tenants have asked for a Chinese restaurant, delivery to go (but need a few tables), sandwich shop, coffee house, smoothie café, bubble tea, or small fitness class. With our current parking quota, we are not able to accommodate these businesses.

In order to address our vacancy problem, we are requesting from the city of Richardson to allow the center a modified parking ratio of one (1) space per 250 square feet of floor area for the entire center, where we will not just be limited to retail/office space for our remaining spaces, but will increase our flexibility to accommodate other business uses like restaurants, coffee shops or small fitness centers.

In presenting our case to the city, these are our reasons to support our request.

Current Tenant Mix: Based on our current tenant mix, we have tenants that operate at various hours or have low parking usage that will allow for more parking spaces available for new tenants.

1. Suite 123 is a one-man operated tailor shop. He has been at Campbell Plaza for 20 years.
2. Suite 101 is an off campus bookstore with 3,000 sq feet. Their business is seasonal and only has students come during the beginning of each semester for 2-3 weeks. The business and industry are also changing where more and more sales are done online compared to in-store.
3. Suite 129 is a Pizza pick-up and delivery shop. Customers come in only for a few minutes to pick up. They can't linger because there are no tables for dine-in.
4. Suite 107 is a Donut shop and their store closes at noon. The rest of the day, the parking spaces allocated to this shop would be available for use by other customers.
5. Suite 113 is a Hookah Lounge which opens at 3:00pm daily and usually customers will not come in until the evening.

Parking Lot Analysis

In looking at our analysis of our parking usage, we have sufficient parking spaces to accommodate other uses. Our maximum use in our analysis was Friday evening with 38 parking spaces. In the mornings our average is about 8-10 vehicles and around 18-20 for lunch. From the attached analysis, we have plenty of available parking spaces given our current usage.

With the required parking calculation and the examples we presented, our traffic is very low and it deeply influences the business of our tenants. We realize we need a change to stimulate and revitalize the shopping center. We need more traffic and specific types of retail that will succeed in this particular shopping center. Therefore, we request that the city will consider approving a parking ratio of one space per 250 square feet of floor space that will allow us to have some flexibility for other uses for future tenants.

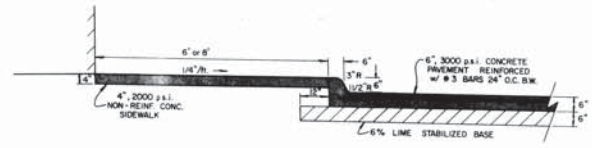
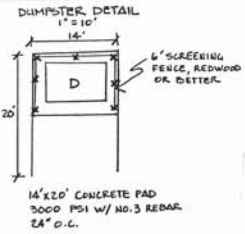
We sincerely hope the City will understand the situation and we would be most grateful to have our request granted.

Thank you very much.

Camie Young
Property Manager

Campbell Plaza
581 Campbell Road, Richardson, Texas 75080
January, 2016

Unit	Suite #	Size (sq. ft.)
Stanza Text Book	101	3,000
Vacant	105	1,500
Donut Shop	107	1,500
Cell Repair	109	1,500
Cairo Café	113	3,000
Mezza Café	114	1,500
Bodyworks UTD	115	1,500
Vacant	119	1,500
Fruit arrangement	121	1,500
Nick's Tailor shop	123	1,500
Vacant	125	1,900
Fadia's Deli	127	1,500
Pizza Oil Pizza	129	1,500
Total		22,400

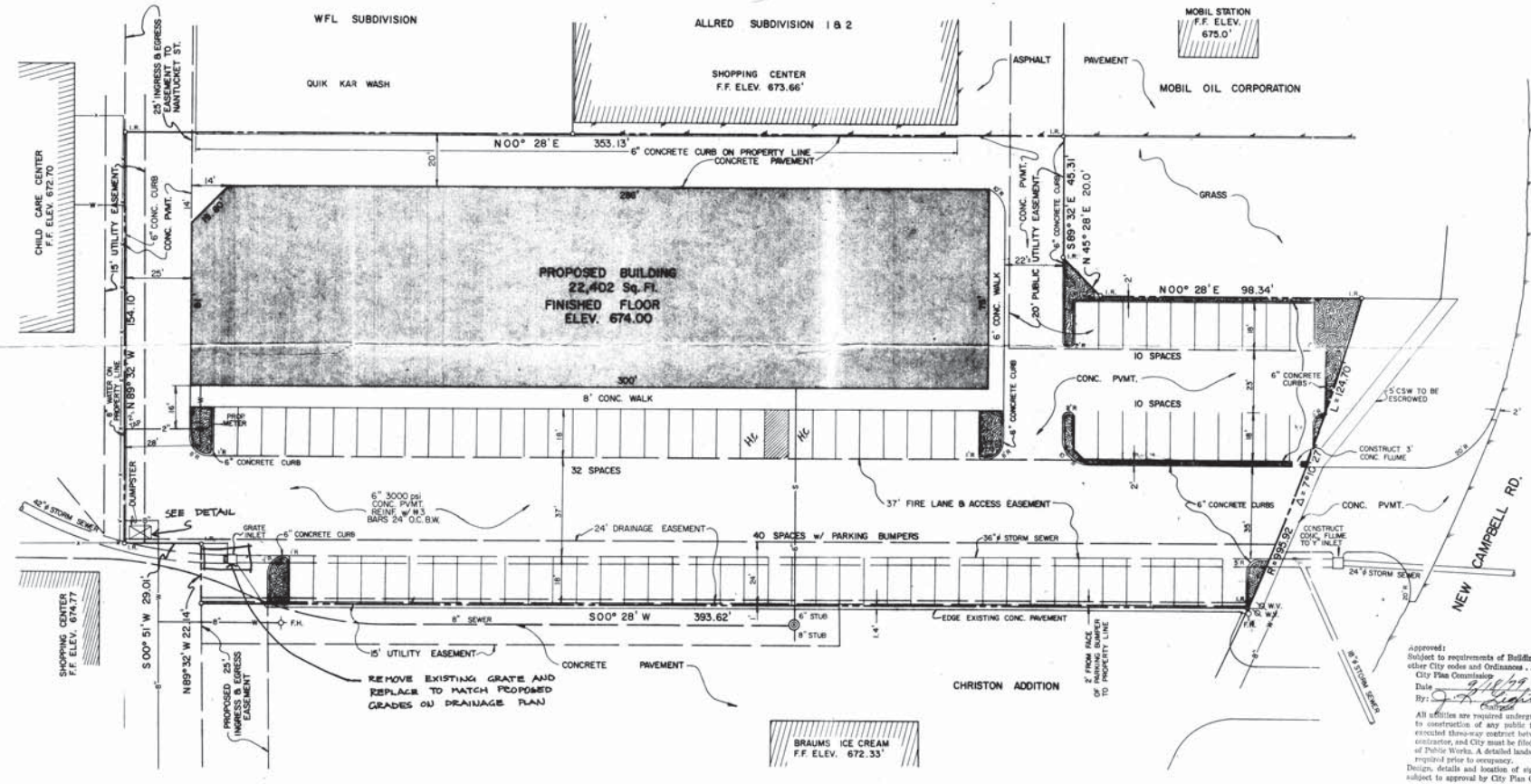


LEGEND

- LANDSCAPED AREA
- PROPOSED BUILDING

Parking Spaces @ 9.0' x 18.0'
ZONE LR-M(2)
Parking Spaces Required = 92
Parking Spaces Provided = 91

NOTE: Parking Allows Retail Activity Only. It Will Not Allow Office Or Restaurant.



Approved: _____
Subject to requirements of Building Code and other City codes and Ordinances ...
City Plan Commission
Date: 9/14/79
By: _____
Engineer

All utilities are required underground. Prior to construction of any public facilities an excavated three-way contact between owner, contractor, and City must be filed with Dept. of Public Works. A detailed landscape plan is required prior to occupancy.
Design details and location of signs are not subject to approval by City Plan Commission.



VARIANCE EXHIBIT
ALLRED SUBDIVISION NO. 3
A SHOPPING CENTER
RICHARDSON, TEXAS
THE ALLRED CORPORATION, OWNER
VERNON ENGINEERS, INC. DALLAS, TEXAS
5489 BLAIR ROAD SEPTEMBER 14, 1979

581 W. CAMPBELL RD.

MICROFILMED 7508

Campbell Plaza Car Park Variation

Jan 25th-Jan 31st

581 W. Campbell Rd, Richardson TX 75080

	Monday 25th		Tuesday 26th		Wednesday 27th		Thursday 28th	
	Cars	Time	Cars	Time	Cars	Time	Cars	Time
Morning	8	8-10am	11	8-10am	7	8-10am	12	8-10am
Midday	18	12-1pm	20	12-1pm	14	12-1pm	22	12-1pm
Evening	24	6pm-7pm	19	6pm-7pm	26	6pm-7pm	27	6pm-7pm

	Friday 29th		Saturday 30th		Sunday 31st	
	Cars	Time	Cars	Time	Cars	Time
Morning	7	8-10am	9	8-10am	10	8-10am
Midday	20	12-1pm	21	12-1pm	18	12-1pm
Evening	24	6pm-7pm	23	6pm-7pm	26	6pm-7pm
Evening	38	7-8pm	25	7-8pm		7-8pm

Day	Date	8-10am		12-1pm		6-7pm		7-8pm	
		Number of Spaces Occupied	% of Total Spaces Occupied	Number of Spaces Occupied	% of Total Spaces Occupied	Number of Spaces Occupied	% of Total Spaces Occupied	Number of Spaces Occupied	% of Total Spaces Occupied
Monday	Jan 25th	8	8.70%	18	19.57%	24	26.09%		
Tuesday	Jan 26th	11	11.96%	20	21.74%	19	20.65%		
Wednesday	Jan 27th	7	7.61%	14	15.22%	26	28.26%		
Thursday	Jan 28th	12	13.04%	22	23.91%	27	29.35%		
Friday	Jan 29th	7	7.61%	20	21.74%	24	26.09%	38	41.30%
Saturday	Jan 30th	9	9.78%	21	22.83%	23	25.00%	25	27.17%
Sunday	Jan 31st	10	10.87%	22	23.91%	26	28.26%		

CPC Minutes from March 1, 2016:

Variance 16-01 – Campbell Plaza: Consider and take necessary action on a request for approval of a variance from Chapter 21, Subdivision and Development Code, for a modified parking ratio for an existing multi-tenant retail center. The site is located at 581 Campbell Road and is zoned LR-M(2) Local Retail.

Mr. Bireima gave a brief history of the property and advised the applicant was requesting to modify the parking ratio to allow more flexibility when trying to attract tenants to the retail center. He added there were 91 parking spaces available, which would only allow for retail and office uses but would restrict a restaurant use from occupying space in the center.

Mr. Bireima stated there had been two previous parking variances: a 12 space variance in 1994 and a 13 space variance in 2013. In addition, the applicant submitted a parking study and staff confirmed the information showing the demand did not exceed the available spaces.

Mr. Bireima concluded his presentation by noting the applicant was requesting a modified parking ratio of 1 space per 250 square feet of floor area, which would require 90 parking spaces and 91 spaces were currently available.

Chairman Bright called for any questions for staff and with none, called for a motion.

Motion: Commission DePuy made a motion to recommend approval of Variance 16-01 as presented; second by Commissioner Ferrell. Motion approved 7-0.



Notice of Variance Request

City Plan Commission • Richardson, Texas

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

File No./Name: VAR 16-01/Campbell Plaza Center
Property Owner: Camie Young/Campbell Plaza Ltd.
Applicant: Daniel Young
Location: 581 W. Campbell Road
Request: Approval of a request for a variance from the City of Richardson Subdivision and Development Code, Article III, Section 21-52(i), to allow a parking ratio of one (1) space per 250 square feet of floor area for a multitenant retail building.

The City Plan Commission will consider this request on:

TUESDAY, MARCH 1, 2016
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

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

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

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

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

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

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

Date Posted and Mailed: February 19, 2016

BAINS BROTHERS LLC
591 W CAMPBELL RD
RICHARDSON, TX 75080-3326

TENG SHAN MEI CHU
11029 SHADY TRL STE 123
DALLAS, TX 75229-7653

WARD LARRY J
4647 FM 1768
OLNEY, TX 76374-6308

TENG SHAN MEI CHU
11029 SHADY TRL STE 123
DALLAS, TX 75229-7653

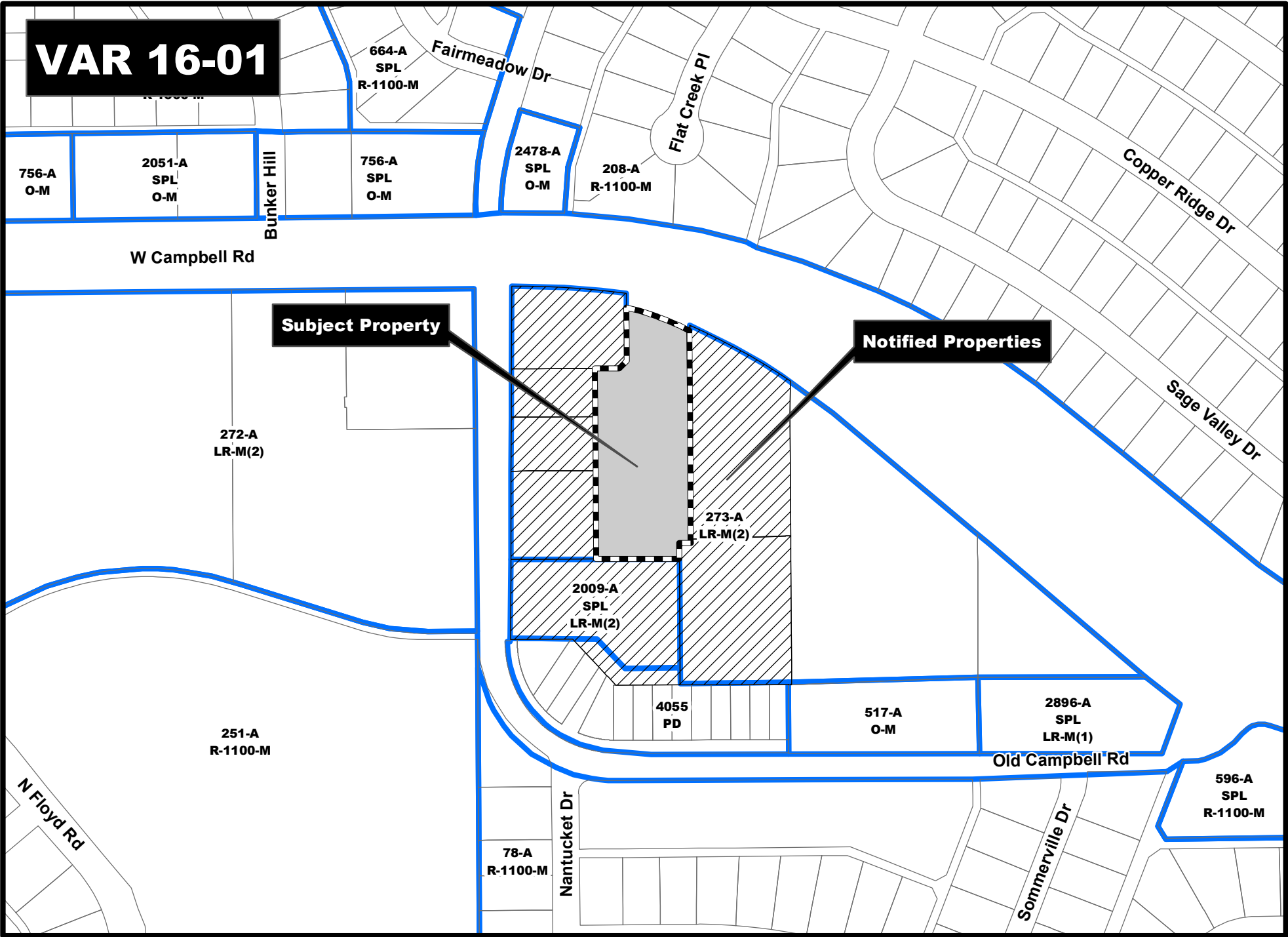
MARINO MICHAEL J
6901 NORTHWOOD RD
DALLAS, TX 75225-2437

WARD LARRY J
4647 FM 1768
OLNEY, TX 76374-6308

GRIFFITH BALIE & BEVERLY
1206 W 6TH ST
AUSTIN, TX 78703-5209

**V 16-01/Campbell Plaza
Center**

VAR 16-01



VAR 16-01
581 W. Campbell Road



ORDINANCE NO. 4154

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY REPEALING ORDINANCE NO. 4103; GRANTING A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A TEMPORARY OPEN AIR MARKET ON A 7.3-ACRE TRACT ZONED LR-M(2) LOCAL RETAIL, LOCATED WEST OF NANTUCKET DRIVE, ON THE SOUTH SIDE OF W. CAMPBELL ROAD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 16-01).

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

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

SECTION 1. That Ordinance No. 4103, granting a special permit for a temporary open air market adopted on February 9, 2015, is hereby repealed.

SECTION 2. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, so as to grant a change in zoning to grant a special permit with conditions for a temporary open air market on a 7.3-acre tract of land zoned LR-M(2) Local Retail located west of Nantucket Drive, on the south side of W. Campbell Road, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 3. That the Special Permit for a temporary open air market is hereby conditionally granted subject to the following special conditions:

1. A temporary open air market shall be allowed and limited to the area shown on the concept plan attached as Exhibit “B” (“Concept Plan”) and made a part thereof. Food concessions, including food trucks, are allowed within the area marked as “vendors” as shown on the Concept Plan in conjunction with the temporary open air market, provided they are properly licensed and the appropriate permits are issued.
2. The temporary open air market shall be allowed to only operate on Saturdays from 9:00 a.m. to 3:00 p.m. The temporary open air market shall be prohibited from operating on any Saturday during which the principal building located on the property is open or holding an event, excluding the operation of a commercial amusement center located in the “K1 Speed Tenant Area” as shown on the Concept Plan.
3. The maximum number of vendors allowed to operate shall be sixty-five (65) during the permitted hours of operation of the temporary open air market, of which, no less than forty percent (40%) of the total number of vendors shall be comprised of temporary open air market food vendors.
4. The location of vendor spaces, concession areas, and food trucks for the temporary open air shall be limited as shown on the Concept Plan.
5. During the operation of the temporary open air market, barricades shall be placed as shown on the Concept Plan for traffic control.
6. The Special Permit is conditionally granted for a temporary open air market and is limited to Vincent Hirth. No other person, company, business or legal entity may operate a temporary open air market on the property other than Vincent Hirth. The Special Permit automatically terminates upon the change in ownership or operator, or change in the business name, in accordance with Article XXII-A, Section 7, of the Comprehensive Zoning Ordinance, as amended.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 5. 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 6. 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 7. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 28th day of March, 2016.

APPROVED:

MAYOR

APPROVED AS TO FORM:

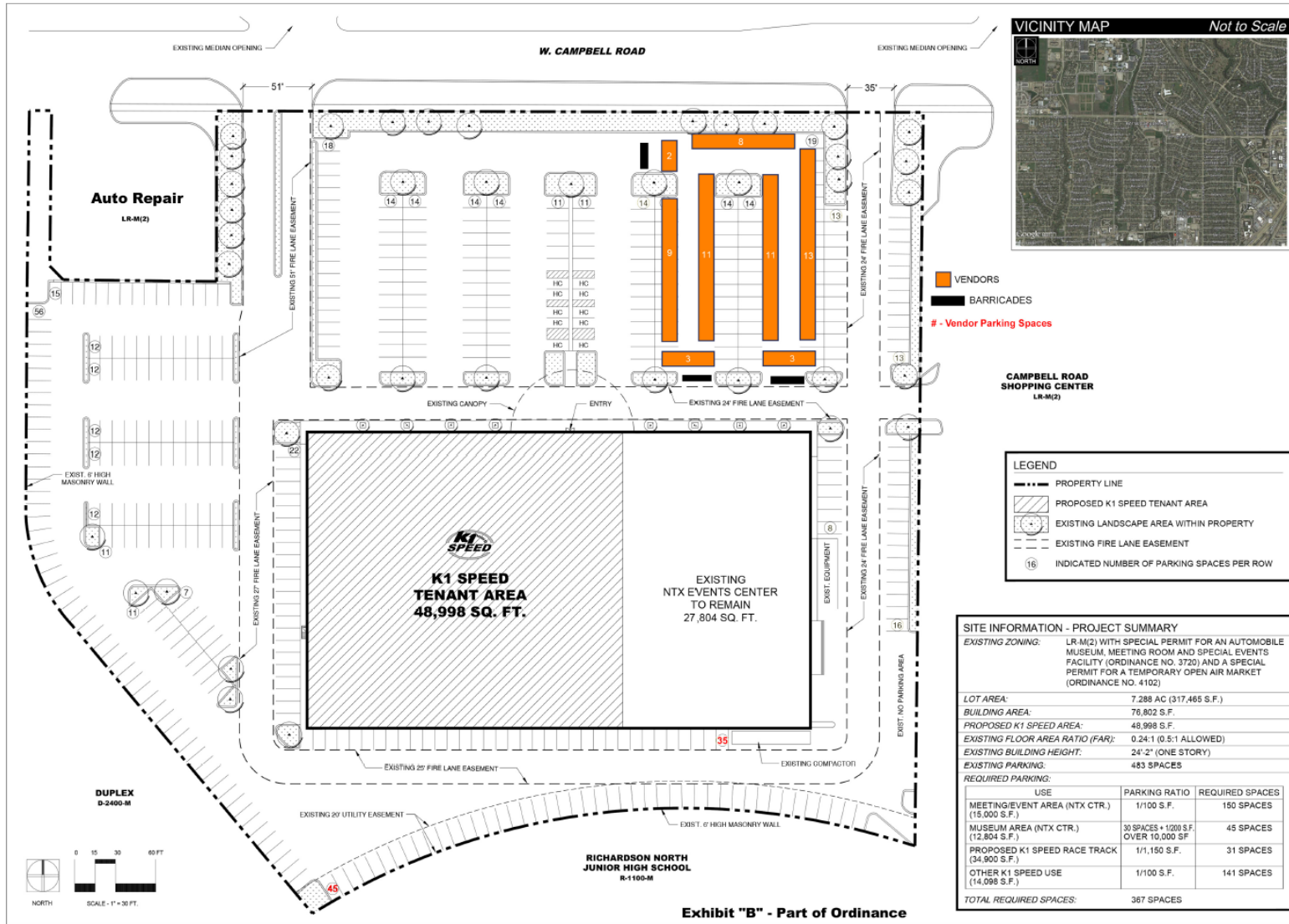
CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:3-14-16:TM 75729)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 16-01

BEING a 7.3-acre tract of land situated in the John Edmonds Survey, Abstract No. 429, Dallas County, Texas; said tract being all of Lot 1, Block A, Sterling Jewelry Addition, an addition to the City of Richardson, Texas according to the plat recorded in Volume 94193, Page 3163 of the Map Records of Dallas County, Texas.



ZONING EXHIBIT - Special Permit RICHARDSON, TX

OWNER: Michael Mazaheri PHONE: (469)534-2297
ADDRESS: 677 W. Campbell Rd. - Richardson, TX 75080 GROSS ACREAGE: 7.288 AC.

Date: 10-19-15
Scale: 1" = 30'
Sheet: 1 of 2 Sheets

1
Zoning Exhibit
ZF 16-01

ORDINANCE NO. 4155

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING CHAPTER 12, ARTICLE I, SECTION 12-4, TO ADOPT AN INCREASE IN THE AMOUNT OF THE RESIDENCE HOMESTEAD EXEMPTION FOR INDIVIDUALS SIXTY-FIVE (65) YEARS OF AGE OR OLDER, AND FOR INDIVIDUALS WHO ARE DISABLED, FROM SIXTY THOUSAND DOLLARS (\$60,000.00) TO SEVENTY THOUSAND DOLLARS (\$70,000.00); PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Constitution and Section 11.13 (d) of the Texas Property Tax Code authorizes the City Council of the City of Richardson, Texas, to provide for an exemption from taxation by the City of a portion of the appraised value of a residence homestead of individuals who are sixty-five (65) years of age, or older and for individuals who are disabled; and

WHEREAS, the City Council of the City of Richardson, Texas, desires to increase the amount of the residence homestead exemption for individuals who are sixty-five (65) years of age, or older and for individuals who are disabled; **NOW, THEREFORE,**

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

SECTION 1. That the Code of Ordinances of the City of Richardson, Texas, be, and the same is hereby amended by amending Chapter 12, Article I, Section 12-4, in part, to read as follows:

“Sec. 12-4. Homestead exemption.

- (a) That, except as provided in subsection (c) of this section, pursuant to the Texas Constitution and V.T.C.A., Property Tax Code § 11.13(d), \$70,000.00 of the appraised value of the residence homestead of an individual who is 65 years of age, or older, shall be exempt from ad valorem taxes beginning tax year 2016, and continuing thereafter provided such person qualifies and makes application for the exemption in accordance with the Texas Property Tax Code.
- (b) That, except as provided in subsection (c) of this section, pursuant to the Texas Constitution and V.T.C.A., Property Tax Code § 11.13(d), \$70,000.00 of the appraised value of the residence homestead of an individual who is disabled shall be exempt from ad valorem taxation

beginning tax year 2016, and continuing thereafter, provided such person qualifies for and makes application for the exemption in accordance with the Texas Property Tax Code.

- (c) In the event an election is called to determine whether to establish a tax limitation as provided by Article VIII, Section 1-b(h) of the Texas Constitution and at such election a majority of the voters are in favor of the tax limitation, the amount of the residence homestead exemption pursuant to V.T.C.A., Property Tax Code § 11.13(d), of an individual who is 65 years of age, or older, and of an individual who is disabled shall be reduced from \$70,000.00 to \$30,000.00 effective for the first tax year that notice to the central appraisal district and the Texas Property Tax Code will allow.
- (d) In order to maintain a proportional benefit for individuals 65 years of age and older, and for individuals who are disabled, the city council shall review the amount of the residence homestead exemption for individuals 65 years of age or older and for individuals who are disabled during the city's annual budget process.”

SECTION 2. 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 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

SECTION 4. This Ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the
28th day of March, 2016.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:3-15-16:TM 75985)



MEMO

DATE: March 23, 2016

TO: Keith Dagen – Director of Finance

FROM: Todd Gastorf – Purchasing Supervisor *TG*

SUBJECT: Award of Bid #43-16 for an Annual Requirements Contract for Establishing and Maintaining Athletic Field Markings to Lined Right Athletic Field Marking pursuant to unit prices

Proposed Date of Award: March 28, 2016

I concur with the recommendation of Bobby Kinser – Assistant Parks Superintendent, and request permission to issue an annual requirements contract for establishing and maintaining athletic field markings to Lined Right Athletic Field Marking pursuant to the attached unit prices.

Only one bid was received from Lined Right Athletic Field Marking.

The term of the contract is for one (1) year with options to renew for up to four (4) additional one-year periods, if agreeable to both parties. The award of this contract allows the city to establish and maintain athletic field markings 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 a minimum or maximum number of field markings, payment will be rendered pursuant to the unit prices specified.

Funding is available in account 011-3061-541-3399.

The bid was advertised in *The Dallas Morning News* on February 22 & 29, 2016 and posted on Bidsync. A total of 1036 electronic solicitations were distributed and 18 vendors viewed the bid. A pre-bid conference was held on March 2, 2016 and 1 bid was received.

Concur:


Keith Dagen

ATTACHMENTS



MEMO

TO: Pam Kirkland, Purchasing Manager
FROM: Bobby Kinser, Assistant Parks Superintendent
DATE: 3-16-16
SUBJECT: Award of bid # 43-16

After careful review the Parks Department recommends award of Bid #43-16, Annual Requirements Contract for Establishing and Maintaining Athletic Field Marking, to Lined Right Athletic Field Marking. They were the only Bidder but have a great reputation with their clients and I received rave reviews from their references

It is estimated that the City of Richardson will spend approximately \$62,700.00 annually for this contract. Funding is available in account # 011-3061-541-3399

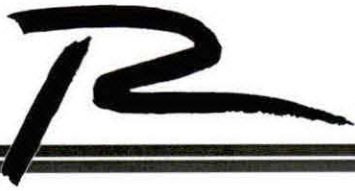
Bobby Kinser

BID TABULATION
 ANNUAL REQUIREMENTS CONTRACT FOR:
 ESTABLISHING AND MAINTAINING ATHLETIC FIELD MARKINGS

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	Lined Right Athletic Field Marking		UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
				UNIT PRICE	AMOUNT				
1	Establish Soccer Field - 120 x 70 yds	1	ea	224.0000	\$224.00		\$0.00		\$0.00
2	Establish Soccer Field - 100 x 60 yds	1	ea	207.0000	\$207.00		\$0.00		\$0.00
3	Establish Soccer Field - 80 x 50 yds	1	ea	192.5000	\$192.50		\$0.00		\$0.00
4	Establish Soccer Field - 60 x 40 yds	1	ea	172.5000	\$172.50		\$0.00		\$0.00
5	Establish Soccer Field - 50 x 30 yds	1	ea	157.5000	\$157.50		\$0.00		\$0.00
6	Establish Soccer Field - 25 x 30 yds	1	ea	72.5000	\$72.50		\$0.00		\$0.00
7	Establish Soccer Field - 15 x 22 yds	1	ea	62.5000	\$62.50		\$0.00		\$0.00
8	Establish Quickfoot Soccer Field - 30 x 20 yards	1	ea	62.5000	\$62.50		\$0.00		\$0.00
9	Establish Quickfoot Soccer Field - 40 x 30 yards	1	ea	72.5000	\$72.50		\$0.00		\$0.00
10	Establish Quickfoot Soccer Field - 55 x 30 yards	1	ea	92.5000	\$92.50		\$0.00		\$0.00
11	Establish Football Field - 30 x 60 yards	1	ea	132.5000	\$132.50		\$0.00		\$0.00
12	Establish Football Field - 40 x 80 yards	1	ea	142.5000	\$142.50		\$0.00		\$0.00
13	Establish Football Field - 40 x 100 yards	1	ea	152.5000	\$152.50		\$0.00		\$0.00
14	Establish Football Field - 120 x 53.3 yards	1	ea	292.5000	\$292.50		\$0.00		\$0.00
15	Establish Lacrosse Field - 120 x 70 yards	1	ea	207.5000	\$207.50		\$0.00		\$0.00
16	Establish Lacrosse Field - 110 x 60 yards	1	ea	197.5000	\$197.50		\$0.00		\$0.00
17	Establish Rugby Field - 110 x 65 yards	1	ea	292.5000	\$292.50		\$0.00		\$0.00
18	Establish Foul Lines	1	ea	30.0000	\$30.00		\$0.00		\$0.00
19	Install Home Plates	1	ea	75.0000	\$75.00		\$0.00		\$0.00
20	Install Pitching Rubbers	1	ea	60.0000	\$60.00		\$0.00		\$0.00
21	Install Base Pins (temporary)	1	ea	45.0000	\$45.00		\$0.00		\$0.00
22	Install Base permanent posts set in concrete	1	ea	30.0000	\$30.00		\$0.00		\$0.00
23	Prep and Drag Fields	1	ea	50.0000	\$50.00		\$0.00		\$0.00
24	Remark Soccer Field - 120 x 70 yds	1	ea	54.0000	\$54.00		\$0.00		\$0.00
25	Remark Soccer Field - 100 x 60 yds	1	ea	52.0000	\$52.00		\$0.00		\$0.00
26	Remark Soccer Field - 80 x 50 yds	1	ea	50.5000	\$50.50		\$0.00		\$0.00
27	Remark Soccer Field - 60 x 40 yds	1	ea	40.5000	\$40.50		\$0.00		\$0.00
28	Remark Soccer Field - 50 x 30 yds	1	ea	38.5000	\$38.50		\$0.00		\$0.00

BID TABULATION
 ANNUAL REQUIREMENTS CONTRACT FOR:
 ESTABLISHING AND MAINTAINING ATHLETIC FIELD MARKINGS

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	Lined Right Athletic Field Marking		UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
				UNIT PRICE	AMOUNT				
29	Remark Soccer Field - 25 x 30 yds	1	ea	30.0000	\$30.00		\$0.00		\$0.00
30	Remark Soccer Field - 15 x 22 yds	1	ea	25.0000	\$25.00		\$0.00		\$0.00
31	Remark Quickfoot Soccer Field - 30 x 20 yards	1	ea	22.5000	\$22.50		\$0.00		\$0.00
32	Remark Quickfoot Soccer Field - 40 x 30 yards	1	ea	28.5000	\$28.50		\$0.00		\$0.00
33	Remark Quickfoot Soccer Field - 55 x 30 yards	1	ea	36.0000	\$36.00		\$0.00		\$0.00
34	Remark Football Field - 30 x 60 yards	1	ea	38.5000	\$38.50		\$0.00		\$0.00
35	Remark Football Field - 40 x 80 yards	1	ea	47.5000	\$47.50		\$0.00		\$0.00
36	Remark Football Field - 40 x 100 yards	1	ea	52.5000	\$52.50		\$0.00		\$0.00
37	Remark Football Field - 120 x 53.3 yards	1	ea	137.5000	\$137.50		\$0.00		\$0.00
38	Remark Lacrosse Field - 120 x 70 yards	1	ea	62.5000	\$62.50		\$0.00		\$0.00
39	Remark Lacrosse Field - 110 x 60 yards	1	ea	62.5000	\$62.50		\$0.00		\$0.00
40	Remark Rugby Field - 110 x 65 yards	1	ea	92.5000	\$92.50		\$0.00		\$0.00
41	Remark Markings on Baseball Fields (League)	1	ea	27.5000	\$27.50		\$0.00		\$0.00
42	Remark Markings on Baseball Fields (Tournament)	1	ea	32.5000	\$32.50		\$0.00		\$0.00
43	Remark Markings on Softball Fields (League)	1	ea	27.5000	\$27.50		\$0.00		\$0.00
44	Remark Markings on Softball Fields (Tournament)	1	ea	32.5000	\$32.50		\$0.00		\$0.00
45	Remark Markings on Softball Fields (Girls League)	1	ea	27.5000	\$27.50		\$0.00		\$0.00
46	Remark Markings on Softball Fields (Girls Tournament)	1	ea	32.5000	\$32.50		\$0.00		\$0.00
47	Remark Markings on Softball Fields (Senior League)	1	ea	27.5000	\$27.50		\$0.00		\$0.00
48	Remark Markings on Softball Fields (Senior Tournament)	1	ea	32.5000	\$32.50		\$0.00		\$0.00
49	Percentage Markup for Materials	1	pct	15.0000	15%		0%		0%
50	Hourly Rate for Additional Requested Work	1	hr	50.0000	\$50.00		\$0.00		\$0.00
	TOTAL GROSS PRICE				\$4,134.50		\$0.00		\$0.00
	CASH DISCOUNT								
	TOTAL NET PRICE								
	DELIVERY				As needed		As needed		As needed
	F.O.B				Destination		Destination		Destination



MEMO

DATE: March 23, 2016

TO: Keith Dagen – Director of Finance

FROM: Todd Gastorf – Purchasing Supervisor *TJG*

SUBJECT: Award of Bid #50-16 for the co-op purchase of various trucks for the Streets Department (\$52,229.38), Water Utilities Department (\$49,558.69), Facilities Department (\$44,788.00), Parks Department (\$47,288.00), Animal Services Department (\$21,579.69), and the Solid Waste Department (\$77,078.65) for a total expenditure of \$292,522.41 to Sam Pack's Five Star Ford through the State of Texas Contract #072-A1

Proposed Date of Award: March 28, 2016

I concur with the recommendations of Ernest Ramos – Fleet & Materials Manager, Hunter Stephens – Assistant Director of Public Services, Jeff Savage – Facilities Maintenance Manager, Dan Baker – Superintendent of Parks, Dennis Wooten – Animal Services Manager, and Travis Switzer – Assistant Director of Public Services and request permission to issue a purchase order to Sam Pack's Five Star Ford for the following equipment, as per the attached quotations:

ITEM	FUND	AMOUNT
F-350 Regular Cab Chassis – Streets	236-2060-581-7421, ST1603	\$ 26,114.69
F-350 Regular Cab Chassis – Streets	236-2060-581-7421, ST1604	26,114.69
F-350 Regular Cab, 1 ton – Water Utilities	511-5211-503-7421	26,114.69
F-150 Extended Cab, ½ ton – Water Utilities	511-5230-503-7421	23,444.00
F-150 Longbed Truck – Facilities	236-2012-581-7421, FM1602	22,394.00
F-150 Longbed Truck – Facilities	236-2012-581-7421, FM1603	22,394.00
F-150 Extended Cab, ½ ton – Parks	236-3061-581-7421, PM1638	23,644.00
F-150 Extended Cab, ½ ton – Parks	236-3061-581-7421, PM1639	23,644.00
F-250 Regular Cab, ¾ ton – Animal Services	236-4513-581-7421, AN1601	21,579.69
F-150 Extended Cab, ½ ton – Solid Waste	590-2040-581-7421, RS1601	23,444.00
F-750 Regular Cab Chassis – Solid Waste	590-2050-581-7421, CS1603	<u>53,634.65</u>
Total Award		\$292,522.41

The above referenced equipment has been bid through the State of Texas Procurement and Support Services Contract #072-A1, as per the attached quotations. The City of Richardson participates in the State Cooperative Purchasing Program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102, which automatically renew annually unless either party gives prior notice of termination.

Concur:

Keith Dagen

 Keith Dagen

ATTACHMENTS



MEMO

DATE: March 18, 2016
TO: Todd Gastorf, Purchasing Supervisor
FROM: Ernie Ramos, Fleet & Materials Manager *E.R.*
RE: Capital Equipment Purchase, Various Trucks for various Departments via State Contract 071-072-AT

I have reviewed the existing contract referenced above and recommend purchasing truck configurations from the State Contract, 071-072-AT via Sam Pack's Five Star Ford for an amount of \$292,522.41. The funding for these purchases is identified below. The contact at Sam Pack's Five Star Ford is Mr. Alan Rosner, and he can be reached at (888) 835-3389, or E-mail: alanr@spford.com, or fax: (972) 245-5278.

Street Department, Project # ST1603, ST1604, Account # 236-2060-581-7421, Funding \$72,000, Capital Equipment Purchase, Ford F-350 Regular Cab Chassis Trucks, Bid Series 870C, as specified on quote, Cost \$26,114.69 x 2 = \$52,229.38

Facilities Department, Project # FM1602, FM1603, Account # 236-2012-581-7421, Funding \$58,000, Capital Equipment Purchase, Ford F-150 Longbed Trucks, Bid Series 861B, as specified on quote, Cost \$22,394 x 2 = \$44,788.

Parks Department, Project # PM1638, PM1639, Account # 236-3061-581-7421, Funding \$50,000, Capital Equipment Purchase, ½-ton Extended Cab Trucks, Bid Series 861B, as specified on quote, Cost \$23,644 x 2 = \$47,288.

Animal Services Department, Project # AN1601, Account # 236-4513-581-7421, Funding \$28,500, Capital Equipment Purchase, 3/4-ton Cab/Chassis Truck, Bid Series 870C, as specified on quote, Cost \$21,579.69

Water Utilities Department, No Project # Account # 511-5211-503-7421, Funding \$50,000, Capital Equipment Purchase, 1-ton Cab/Chassis Truck, Bid Series 870C, as specified on quote, Cost \$26,114.69

Water Utilities Department, No Project # Account # 511-5230-503-7421, Funding \$25,000, Capital Equipment Purchase, 1/2-ton Extended Cab Truck, Bid Series 861B, as specified on quote, Cost \$23,444.

Solid Waste Department, Project # RS1601, Account # 590-2040-581-7421, Funding \$25,000, Capital Equipment Purchase, ½-ton Extended Cab Truck, Bid Series 861B, as specified on quote, Cost \$23,444.

Solid Waste Department, Project # CS1603, Account # 590-2050-581-7421,
Funding \$110,000, Capital Equipment Purchase, Cab/Chassis for Container Lift Body Truck, Bid
Series 985D, as specified on quote, Cost \$53,634.65.


Attachment/s: Copy Contract, (16-pages)
 Copy of Quotes, (8-pages)

CC: Eric Robinson, Streets Superintendent
 Jeff Savage, Facilities Manager
 Jim Dulac, Assistant Director of Capital Projects
 Steve Spanos, Director of Capital Projects
 Ben Hill, Assistant Parks Superintendent
 Bobby Kinser, Assistant Parks Superintendent
 Dan Baker, Superintendent of Parks
 Lori Smeby, Director of Parks and Recreation
 Dennis Wooten, Assistant Director of Health-Animal Services
 Bill Alsup, Director of Health
 Hunter Stephens, Utility Systems Superintendent
 Ryan Delzell, Solid Waste Operations Superintendent
 Travis Switzer, Assistant Director of Public Services
 Darryl Fourte, Director of Public Services
 Keith Dagen, Director of Finance

: ER



MEMO

DATE: March 21, 2016
TO: Todd Gastorf, Purchasing Supervisor
FROM: Hunter Stephens, Assistant Director of Public Services 
RE: Capital Equipment Purchase, Various Trucks for various Departments via State Contract 071-072-AT

I have reviewed the existing contract referenced above and concur with Ernie Ramos on the purchase of truck configurations. Please order the vehicle with accessories as specified in the attached quote. The funding for these purchases are funded from the following account as listed below.

Street Department, Project # ST1603, ST1604, Account # 236-2060-581-7421, Funding \$72,000, Capital Equipment Purchase, Ford F-350 Regular Cab Chassis Trucks, Bid Series 870C, as specified on quote, Cost \$26,114.69 x 2 = \$52,229.38

Water Utilities Department, No Project # Account # 511-5211-503-7421, Funding \$50,000, Capital Equipment Purchase, 1-ton Cab/Chassis Truck, Bid Series 870C, as specified on quote, Cost \$26,114.69

Water Utilities Department, No Project # Account # 511-5230-503-7421, Funding \$25,000, Capital Equipment Purchase, 1/2-ton Extended Cab Truck, Bid Series 861B, as specified on quote, Cost \$23,444.

Cc: Ernie Ramos, Fleet & Materials Manager
Darryl Fourte, Director of Public Services
Keith Dagen, Director of Finance

Memo

To: Todd Gastorf
From: Jeff Savage
CC:
Date: 3/21/2016
Re: Purchase of new Facilities vehicles

Todd,

I have reviewed the proposed vehicles listed as Project #'s FM1602 and FM1603 and am in agreement with Fleet Services for the purchase of these two new vehicles for Facilities Maintenance.

Thank you,


Jeff Savage

Facilities Maintenance Manager



MEMO

DATE: March 21, 2016
TO: Todd Gastorf, Purchasing Supervisor
FROM: Dan Baker, Superintendent of Parks *Dan Baker* 3/21/16
RE: Capital Equipment Purchase, Trucks for Parks Department via State Contract 071-072-AT

Parks Department concurs with Ernie Ramos' recommendation of purchasing the vehicles listed below and recommends purchasing truck configurations from the State Contract, 071-072-AT via Sam Pack's Five Star Ford. The contact at Sam Pack's Five Star Ford is Mr. Alan Rosner, and he can be reached at (888) 835-3389, or E-mail: alanr@spford.com, or fax: (972) 245-5278.

Parks Department, Project # PM1638, PM1639, Account # 236-3061-581-7421, Funding \$25,000, Capital Equipment Purchase, ½-ton Extended Cab Trucks, Bid Series 861B, as specified on quote, Cost \$23,644 x 2 = \$47,288.



MEMO

To: Todd Gastorf, Purchasing Supervisor

From: Dennis Wooten, Animal Services Manager

Date: March 21, 2016

Subject: Capital Equipment Purchase for Animal Services

I would like to concur with the recommendations of Ernie Ramos, Fleet and Materials Manager, to purchase $\frac{3}{4}$ to Cab/Chassis Truck for the specified quote of \$ 21,579.69. The existing fiberglass bed of 4518 will be refurbished. The account # is 236-4513-581-7421

AN1601

Sam Pack's Five Star Ford
 1635 S. IH 35E Carrollton Texas, 75006
 (888) 8 FLEET 9 (888-835-3389) - FAX 972-245-5278 - bidtx@spford.com

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Cars and Light Trucks

Team Members -- Kevin Moore - Ruben Santana - Grace Torres - Jorge Guerra - Alan Rosner

Contract Name: State of Texas 071-072-AT 2014 - Texas Smartbuy Contract **EXPIRES 8-31-2016**

End User: City of Richardson Sam Pack's Rep: Alan Rosner

Contact: Ernie Ramos Date: 3/10/2016

Contact TN/Email: ernest.amos@cor.gov Phone #: 972.744.4421

Product Description: 2016 Ford F-250 Regular Cab Pickups Exterior Color / Interior: WHITE

A. Bid Series: 870C Base Price: **\$ 21,954.69**

B. Published Options (Itemize Each Below)

Code	Description	Bid Price	Code	Description	Bid Price
	Automatic	Included			
	Air Conditioning	Included			
	6, 2L V8	Included			
	Power Group	Included			
	Speed Control	Included			
	Long Bed	Included			
	Trailer Tow	Included			
Total of B. - Published Options					\$ -

C. Ford Factory Published Options

Code	Description	Bid Price	Code	Description	Bid Price
Total of C. - Dealer Published Options					\$ -

D. Fleet Quote

Code	Description	Bid Price	Code	Description	Bid Price
	Combination 2" Ball/Pintle Hitch	\$ 175.00			
	Delete Power Group (F2A)	-\$425.00			
	Delete Speed Control (F2A)	-\$125.00			
Total of D. - Off Menu Options					\$ (375.00)


All Vehicles ordered are about 90-120 days ARO

F. Delivery Charges	0 Miles @ \$2.45/mile	\$	-
G. Option Discounts		\$	-
H. Total of A + B + C + D + E = F		\$	21,579.69
I. Floor Plan Assistance			\$0.00
J. Lot Insurance Coverages			\$0.00
K. Quantity Ordered <u>1</u> X F =		\$	21,579.69
L. Administrative Fee		\$	-
M. Non-Equip Charges & Credits			
N. TOTAL PURCHASE PRICE INCLUDING ADMIN FEE			\$21,579.69



MEMO

TO: Todd Gastorf, Purchasing Supervisor

FROM: Travis Switzer, Assistant Director of Public Services 

DATE: March 21, 2016

SUBJECT: Capital Equipment Purchase, RS1601: ½-ton Extended Cab Truck, Bid Series 861B and CS1603: Cab/Chassis for Container Lift Body Truck, Bid Series 985D

I concur with the recommendation of Ernie Ramos, Fleet & Materials Manager, to purchase one (1) ½-ton Extended Cab Truck from Sam Pack's Five Star Ford for an amount of \$23,444. This purchase is funded from account # 590-2040-581-7421.

I also concur with the recommendation of Ernie Ramos, Fleet & Materials Manager, to purchase one (1) Cab/Chassis for a Container Lift Body Truck from Sam Pack's Five Star Ford for an amount of \$53,634.65. This purchase is funded from account #590-2050-581-7421.

Please reference Mr. Ramos' memo dated March 18, 2016.

xc: Darryl E. Fourte, Director of Public Services
Ryan Delzell, Superintendent of Solid Waste

WM1501, RS1601

Sam Pack's Five Star Ford
 1635 S. IH 35E Carrollton Texas, 75006
 (888) 8 FLEET 9 (888-835-3389) - FAX 972-245-5278 - bidtx@spford.com

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Cars and Light Trucks

Team Members -- Kevin Moore - Ruben Santana - Grace Torres - Jorge Guerra - Alan Rosner
Contract Name: State of Texas 071-072-AT 2014 - Texas Smartbuy Contract EXPIRES 8-31-2016

End User: City of Richardson Sam Pack's Rep: Alan Rosner
 Contact: Ernie Ramos Date: 3/10/2016
 Contact TN/Email ernest.ramos@cor.gov Phone # 972.744.4421

Product Description: 2016 Ford F-150 Regular Cab Pickups Exterior Color / Interior WHITE
 A. Bid Series: 861B Base Price: **\$ 20,599.00**

B. Published Options (Itemize Each Below)

Code	Description	Bid Price	Code	Description	Bid Price
	Automatic	Included			
	Air Conditioning	Included			
	3.7L V6	Included			
	Power Group	Included			
	Speed Control	Included			
	Short Bed	Included			
133	Trailer Tow	\$ 575.00			
Total of B. - Published Options					\$ 575.00

C. Ford Factory Published Options

Code	Description	Bid Price	Code	Description	Bid Price

Total of C. - Dealer Published Options \$ -

D. Fleet Quote

Code	Description	Bid Price	Code	Description	Bid Price
	Combination 2" Ball/Pintle Hitch	\$ 175.00			
	5.0L V8	\$ 1,595.00			
	Delete Power Group (F1C)	-\$425.00			
	Delete Speed Control (F1C)	-\$125.00			
	SuperCab	\$1,050.00			

Total of D. - Off Menu Options \$ 2,270.00

F. Delivery Charges	<u>0 Miles @ \$2.45/mile</u>	\$ -
G. Option Discounts		\$ -
H. Total of A + B + C + D + E = F		\$ 23,444.00
I. Floor Plan Assistance		\$0.00
J. Lot Insurance Coverages		\$0.00
K. Quantity Ordered <u>2</u> X F =		\$ 46,888.00
L. Administrative Fee		\$ -
M. Non-Equip Charges & Credits		
N. TOTAL PURCHASE PRICE INCLUDING ADMIN FEE		\$46,888.00

All Vehicles ordered are about 90-120 days ARO

CS1603

Sam Pack's Five Star Ford
1635 S. IH 35E Carrollton Texas, 75006
(888) 8 FLEET 9 (888-835-3389) - FAX 972-245-5278 - bidtx@spford.com

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Cars and Light Trucks
Team Members -- Kevin Moore - Ruben Santana - Grace Torres - Jorge Guerra - Alan Rosner
Contract Name: State of Texas 071-072-AT 2014 - Texas Smartbuy Contract **EXPIRES 8-31-2016**

End User: City of Richardson Sam Pack's Rep: Alan Rosner

Contact: Ernie Ramos Date: 3/10/2016

Contact TN/Email ernest.ramos@cor.gov Phone # 972.744.4421

Product Description: 2017 Ford F-750 Chassis Cab Exterior Color / Interior WHITE

A. Bid Series: 985D Base Price: **\$ 51,904.65**

B. Published Options (Itemize Each Below)

Code	Description	Bid Price	Code	Description	Bid Price
	Automatic	Included			
	Air Conditioning	Included			
	6.7L Diesel Engine	Included			

Total of B. - Published Options \$ -

C. Ford Factory Published Options

Code	Description	Bid Price	Code	Description	Bid Price

Total of C. - Dealer Published Options \$ -

D. Fleet Quote

Code	Description	Bid Price	Code	Description	Bid Price
	PTO Cutouts	\$ 920.00			
	Bendix Air Dryer	\$ 575.00			
	Wiring to end of frame	\$235.00			

Total of D. - Off Menu Options \$ 1,730.00

All Vehicles ordered are about 90-120 days ARO			
F.	Delivery Charges	<u>0 Miles @ \$2.45/mile</u>	\$ -
G.	Option Discounts		\$ -
H.	Total of A + B + C + D + E = F		\$ 53,634.65
I.	Floor Plan Assistance		\$0.00
J.	Lot Insurance Coverages		\$0.00
K.	Quantity Ordered	<u>1</u> X F =	\$ 53,634.65
L.	Administrative Fee		\$ -
M.	Non-Equip Charges & Credits		
N.	TOTAL PURCHASE PRICE INCLUDING ADMIN FEE		\$53,634.65