

RICHARDSON CITY COUNCIL
FEBRUARY 27, 2012
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

- 1. INVOCATION – STEVE MITCHELL**
 - 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**
 - 3. MINUTES OF THE FEBRUARY 13, 2012 MEETING**
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4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)
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PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 11-28: A REQUEST BY GENE MILLAR, REPRESENTING TEAM GROUP, LTD., TO REZONE A 12.4-ACRE LOT FROM I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL TO PD PLANNED DEVELOPMENT FOR THE I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL DISTRICTS WITH MODIFIED DEVELOPMENT STANDARDS FOR THE EXPANSION OF AN EXISTING COLD STORAGE FACILITY AT 401 N. GROVE ROAD (NORTHWEST CORNER OF GROVE ROAD AND APOLLO ROAD). THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL AND I-FP(2) INDUSTRIAL.

ACTION TAKEN:

ALL ITEMS LISTED UNDER ITEM 6 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

6. CONSENT AGENDA:
 - A. CONSIDER THE FOLLOWING ORDINANCES:
 1. ORDINANCE NO. 3853, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN INDOOR SOCCER FACILITY WITH SPECIAL CONDITIONS AND BY REPEALING THE SPECIAL PERMIT FOR AN INLINE HOCKEY ARENA ON A 1.23-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT 1000 HAMPSHIRE LANE.
 2. ORDINANCE NO. 3854, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY AMENDING AND RESTATING ORDINANCE NO. 3849 BY AMENDING THE SPECIAL CONDITIONS AND CONCEPT PLAN FOR A PATIO HOME DEVELOPMENT.
 3. ORDINANCE NO. 3855, ADOPTING SUPPLEMENT NO. 20 TO THE CODE OF ORDINANCES, ADOPTED OCTOBER 16, 1992.

- B. CONSIDER RESOLUTION NO. 12-02, SUSPENDING THE MARCH 6, 2012, EFFECTIVE DATE OF ATMOS ENERGY CORP., MID-TEX DIVISION ("ATMOS MID-TEX") REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH ATMOS CITIES STEERING COMMITTEE ("ACSC") AND OTHER CITIES IN THE ATMOS MID-TEX SERVICE AREA TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND ACSC'S LEGAL COUNSEL.
- C. CONSIDER ADVERTISEMENT OF BID #33-12 – 2010 ALLEY REHABILITATION PROJECT PHASE III (400 BLOCK OF MALDEN & 1400 BLOCK OF LORRIE). BIDS TO BE RECEIVED BY THURSDAY, MARCH 22, 2012 AT 2:00 P.M.

- 7. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE FEBRUARY 8, 2012, MEETING.

ACTION TAKEN:

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, FEBRUARY 27, 2012, IN THE RICHARDSON ROOM OF THE CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TEXAS. 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. THIS BUILDING IS WHEELCHAIR ACCESSIBLE. ANY REQUESTS FOR SIGN INTERPRETIVE SERVICES MUST BE MADE 48 HOURS AHEAD OF THE MEETING. TO MAKE ARRANGEMENTS, CALL 972-744-4000 VIA TDD OR CALL 1-800-735-2989 TO REACH 972-744-4000.

WORK SESSION – 6:00 P.M.:

- Call to Order
- A. Review and Discuss Items Listed on the City Council Meeting Agenda
- B. Review and Discuss the Suspension of the Atmos 2012 Rate Increase Request, Pending Further Study and Advisory From the Atmos Cities Steering Committee
- C. Review and Discuss the City Retail Study
- D. Review and Discuss the Recommended Code Enforcement Enhancements
- E. Review and Discuss the Community Services Neighborhood Outreach and Enhancement Programs
- F. Report on Items of Community Interest

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, FEBRUARY 24, 2012, BY 5:00 P.M.

CITY SECRETARY

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
February 13, 2012
City of Richardson, Texas

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, February 13, 2012 with a quorum of said Council present, to-wit:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Council member
Scott Dunn	Council member
Kendal Hartley	Council member
Steve Mitchell	Council member
Amir Omar	Council member

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Pamela Schmidt	City Secretary
Michael Spicer	Director of Development Services

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1. **INVOCATION – KENDAL HARTLEY**
 2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY**
 3. **MINUTES OF THE JANUARY 23, 2012 AND JANUARY 30, 2012 MEETINGS**

ACTION TAKEN: Mr. Omar moved approval of the minutes as presented; second by Ms. Maczka and the motion was approved with a unanimous vote.

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4. **VISITORS.** (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)

NO VISITORS

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5. **CONSIDER AND TAKE ACTION TO APPOINT A CITY MANAGER EFFECTIVE JUNE 1, 2012 AND AUTHORIZE THE MAYOR TO NEGOTIATE THE TERMS OF EMPLOYMENT FOR CITY COUNCIL APPROVAL.**

Mayor Townsend referred to the recent announcement by Mr. Keffler regarding his forthcoming retirement. He stated that the Council is charged with the responsibility for selecting a new city manager. He advised that this Council and prior Council's have emphasized the need for

succession planning and noted Mr. Keffler has done an excellent job in that regard. He advised that Council met in Executive Session and discussed briefly the use of a search firm but felt it would not render anyone that's more qualified to run the City of Richardson at this time than Dan Johnson.

Mr. Mitchell stated his agreement with the comments made by Mayor Townsend.

ACTION TAKEN: Mr. Mitchell moved to appoint Dan Johnson as City Manager effective June 1, 2012 and to authorize the Mayor to negotiate the terms of employment for City Council approval; second by Mr. Hartley and the motion was approved with a unanimous vote, followed by a standing ovation.

Mr. Johnson, Deputy City Manager, expressed his gratitude to the Council for their vote of confidence and commitment. He noted the past 16 years working for the Council under the leadership of Mr. Keffler. He stated his appreciation for the discussion he had with Council and advised that he fully understands the Council's goals and direction for the community. He stated he is committed to working with the City team to continue moving forward to meet those goals.

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 11-25 AND CONSIDER ORDINANCE NO. 3852 AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON ON THE REQUEST OF JUSTIN MILANDER, REPRESENTING TOLL BROTHERS, INC., FOR AMENDMENTS TO THE EXISTING SPECIAL CONDITIONS TO ALLOW AN INCREASED NUMBER OF STUCCO HOMES, ADD REGULATIONS REGARDING ATTACHED/DETACHED CEDAR ARBORS AND SETBACKS, AND TO REVOKE THE SPECIAL PERMIT FOR AN INDEPENDENT LIVING SENIOR HOUSING FACILITY GRANTED IN ORDINANCE 3705 FOR THE DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF RENNER ROAD AND SHARP LANE, CURRENTLY ZONED PD PLANNED DEVELOPMENT FOR THE RP-1500-M PATIO HOME DISTRICT.

Mr. Keffler stated the item pertained to a 17 acre development that was originally approved in May 2008. He advised that the issue before the Council pertained to stucco construction as well as the ability to have cedar arbors and the elimination of senior housing elements of the original zoning. He advised Council that staff was able to determine that the 20% of stucco homes previously approved was applicant driven and also stated the City's code definition for masonry does not include a provision for stucco but the Building Code does allow the construction. He reported that the request was reviewed by the City Plan Commission on December 20, 2011 and received a 7-0 vote recommending approval. He asked Michael Spicer, Director of Development Services, to brief the Council.

Mr. Spicer stated the subject property is a 17 acre tract comprised of 62 single family patio home lots located at the southeast corner of Renner Road and Sharp Lane known as Bridgewater Crossing. He explained that the request is to amend the current zoning to allow additional stucco homes, to allow detached and attached cedar arbors and to revoke the special permit for independent living senior housing. He provided photos of current homes within the development. He stated the applicant has requested to increase the number of stucco homes allowed in the development to 25 due to market demand and noted that the stucco homes sale for approximately \$10,000 more than the same plan built with brick. The second component of the request is to allow attached and detached stained cedar arbors up to 3' from the property

line. He stated that the request is due to the fact that the structure would be within the setback. The third component of the request is to repeal the ability of an independent living senior housing facility.

Mr. Omar voiced concern about the close proximity of some of the yards with the ability to build an arbor within 3 ft of the property line, particularly with the use of wrought iron fences. Mr. Spicer added that the applicant provide information with signatures of 11 of the owners who are in support of the request. He reminded Council that the ordinance that would effect the changes requested is set for action as well.

Mr. Hartley asked about the number of lots that the arbors would encroach within the 10 ft setback and Mr. Spicer deferred to the applicant.

Mr. Mitchell asked about the 3 ft requirement as opposed to another distance and Mr. Spicer stated the standard accessory structure setback is 3 ft in the rear yard. Mr. Omar noted that in some cases, the structure would not provide a very deep patio.

Mayor Townsend opened the public hearing and invited the applicant to present the request.

Ryan Bashaw, 2557 SW Grapevine Parkway, Grapevine, representing Toll Brothers, presented and distributed a picture to depict an attached arbor, which could also be offset with additional down poles. He stated that some lots are as deep as 105 ft.

Mr. Omar stated that thus far the subdivision has developed excellently and expressed concern for those homes that share a back yard property line and Mr. Bashaw stated the wrought iron fences are only on those that share green space but the other lots have board on board cedar fences. He also noted that because the product is patio homes, the buyers expect there to be very little yard space.

Mr. Mitchell stated he would not have a problem with the request so long as the fences were required to be wooden or opaque and Mr. Bashaw replied that the restrictions are specific about the required fence material. He further stated that all the fences will be constructed as board on board cedar fences and the height is typically six feet.

Mr. Solomon noted that even cedar tends to rot and suggested using brick at the bottom of the pergola columns to avoid rot.

Mr. Mitchell questioned the durability of stucco and the request to increase the number of stucco homes. He stated his preference of brick façades with some stucco as a decorative feature. Mr. Bashaw explained that the buyers are people relocating from other areas and are asking for the stucco homes and the request to 40% is responsive to the number of requests they have received. He stated that he has been in Dallas for 10 years and has not experienced a problem with stucco homes.

City Secretary Pam Schmidt advised there were no speakers regarding the item.

Mr. Omar moved to close the public hearing; second by Mr. Solomon and the motion was approved with a unanimous vote.

Mr. Mitchell asked to take separate votes on the three changes because he had concern regarding the request for more stucco homes. Mayor Townsend stated that the problems in the past were with the EIFS product rather than stucco. Mr. Dunn asked if a percentage allowed

was require or if the Council could remove the limitation. Mr. Omar stated he was very comfortable with the request as written. Mr. Bashaw stated he was comfortable with 40% and was confident that 40% would be sufficient, but would return if more was needed. Mr. Omar stated that while he is not totally comfortable with stucco, but Toll Brothers has proven to provide a quality product and he was very comfortable with the request as written.

Mr. Mitchell asked about his experience with stucco thus far and Mr. Bashaw stated all of the homes are warranted. He felt their stucco product was just as sturdy and durable as brick or stone and described the application. He went on to say it is high impact resistant and unlike EIFS, it breaths so will not have a problem with mold. The life expectancy is the same as brick. Mr. Mitchell stated he was willing to proceed because of the reputation of Toll Brothers and stated he understood that the standards have changed over the years.

ACTION TAKEN: Mr. Omar moved approval of ZF 11-25 and Ordinance No. 3852; second by Mr. Solomon and the motion was approved with a unanimous vote.

7. PUBLIC HEARING, ZONING FILE 11-27: A REQUEST BY DIEGO GORDILLO, REPRESENTING DALLAS SOCCER CENTER LLC, FOR REVOCATION OF A SPECIAL PERMIT FOR AN INLINE HOCKEY ARENA AND APPROVAL OF A SPECIAL PERMIT FOR AN INDOOR SOCCER FACILITY WITH MODIFIED DEVELOPMENT STANDARDS AT 1000 HAMPSHIRE LANE (EAST SIDE OF HAMPSHIRE LANE, SOUTH OF ARAPAHO ROAD). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

Mr. Keffler stated the application involves an 18,600 sq ft facility that has been used since 1982 for a number of different indoor sports uses and is requesting a new permit for a soccer center. He stated that the Plan Commission reviewed the request at its January 17th meeting and recommended approval with a 6-1 vote. He asked Mr. Spicer to brief the Council.

Mr. Spicer advised that the subject property is zoned Commercial and is approximately 1.23 acres in size located south of Arapaho Road and east of Hampshire Lane. He used a location map to illustrate the neighboring zoning districts as well as an aerial photo and photos of the site and building to illustrate the existing conditions. He stated the request is to revoke the special permit for inline hockey and to approve a special permit for an indoor soccer facility with alternate parking requirements. He described the improvements to be made inside the facility. He stated that the site is required to have 7% landscaping and currently includes about 3%. He advised that the applicant is proposing to enhance the landscaping in four areas around the building, which increase the landscaping to 4%. The applicant also plans to add a masonry dumpster enclosure. With regard to parking, he explained that the applicant is requesting to maintain parking consistent with the inline parking requirement, which is based on the number of players, referees, the number of employees and the square footage dedicated to office retail and concession inside the building. He noted that there are 67 parking spaces on the site and based on the proposed ratio, 59 spaces would be required.

In response to Mr. Omar, Mr. Spicer stated the request is to revoke the existing inline hockey special permit and approve it for indoor soccer using the parking ratio of inline hockey. With regard to the expanded area for the buffer, Mr. Spicer stated it would enable the property owner to install canopy trees and ornamental trees that are currently precluded by the narrowness of the area.

Mayor Townsend opened the public hearing and invited the applicant to present the request.

Diego Gordillo, 7514 Oakhurst Trail, Garland, representing the Dallas Soccer Center, stated the goal is to purchase the property to turn it into an indoor soccer facility. He stated they would follow a simple business model with the hours of operation being 4:00 p.m. to 11:00 p.m. during the week and all day on Saturdays and Sundays for adult and youth leagues.

Ms. Schmidt advised there were no speaker cards regarding the item. Mr. Dunn moved to close the public hearing; second by Ms. Maczka and the motion was approved with a unanimous vote.

Ms. Maczka stated she has received a lot of positive feedback about the organization and stated she was thrilled the facility would be utilized again.

ACTION TAKEN: Ms. Maczka moved approval of ZF 11-27 to revoke the Special Permit for the inline hockey arena and approve the Special Permit for an indoor soccer facility with modified development standards at 1000 Hampshire Lane; second by Mr. Hartley and the motion was approved with a unanimous vote.

8. PUBLIC HEARING, ZONING FILE 11-29: A REQUEST BY EYAL AVNON, REPRESENTING DAVID WEEKLEY HOMES, FOR APPROVAL OF A REVISED CONCEPT PLAN AND AMENDMENT OF THE DEVELOPMENT STANDARDS FOR A PROPOSED PATIO HOME DEVELOPMENT ON A PROPERTY LOCATED AT THE NORTHWEST CORNER OF LAKE PARK WAY AND JONSSON BOULEVARD. THE PROPERTY IS CURRENTLY ZONED RP-1500-M PATIO HOME.

Mr. Keffler noted that the project was before the Council in December 2011 and approved. He stated that the City Plan Commission recommended approval with a 6-1 vote and he asked Mr. Spicer to brief the Council.

Mr. Spicer stated the subject property is a 5.87 acre site located at the northwest corner of Lake Park Way and Jonsson Boulevard. The request is for approval of a revised concept plan and amendment of development standards for the proposed 42 lot single family gated home development. He used an aerial photo to illustrate the area and provided photographs of the subject site. He provided the currently approved site layout and the proposed site layout. The changes that are being requested as part of the development standards include reduction in the minimum lot size from 4,000 sq ft to 3,600 sq ft; reductions in front yard setbacks from 15 ft to 10 ft; reduction in the rear yard setback from 10 ft to 5 ft; increased lot width from 40 ft to 45 ft; He noted that the garage would be required to be set back 20 ft to allow for a vehicle to be parked in the driveway without encroaching into the street. He explained that the applicant felt having first floor master suites would better suit the market requiring the proposed changes. In comparing the two site plans, Mr. Spicer noted changes in the site plan of the elimination of 10 off-street visitor parking spaces along the west property line and the increased in the number of lots from 37 to 42. He advised the applicant would decide if the lots would be zero lot lines or a center loaded lot but it would be determined at the time of platting. He added that there were no alleys in the subdivision and the homes would be front entry and there would be no internal sidewalks. He advised that the perimeter would include a seven foot sidewalk at back of curb along Jonsson Boulevard and Lake Park Way. He provided conceptual building elevations and garage door styles.

Mayor Townsend asked if an emergency exit was necessary on the north end and Mr. Spicer replied that an exit to the north was not required.

Mr. Omar referred to his comments during the December discussion asking that the applicant adjust the location of the sidewalk away from the back of the curb where possible and wasn't seeing a change on the proposed site plan. Mr. Spicer deferred to the applicant while noting that given the amount of space between the screening wall and the back of the curb, there was not much opportunity to address the problem and he also noted the existing utilities. In response to Mr. Omar, Mr. Spicer confirmed the decrease in front and rear setback and stated the lot debt was reduced from 100 ft to 80 ft. with the proposal.

Mayor Townsend opened the public hearing and invited the applicant to present the request.

Eyal Avnon, 3301 N. IH-35, Carrollton, Texas, representing David Weekley, referred to the short time frame to prepare and submit the first application, which did not allow the time needed for a market study. The proposal before the Council was due to feedback from different levels of City staff, the Plan Commission, realtor panels, the Council and from the general public. He stated that the house being 5 ft wider makes a big visual impact from the street as well as caused a different layout that he felt would have a better flow.

Mr. Omar stated his concern about the exterior walk-ability of the community and felt a sidewalk adjacent to the curb was not appealing. He felt that the developer did not give consideration to his comments during the original hearing regarding the sidewalks. He also voiced concern with the loss of the visitor parking. He felt that the current design is just squeezing in more lots and homes. Mr. Avnon noted the adjacent existing sidewalks that were 5 ft rather than the currently required 7 ft sidewalks and explained that the extra 2 ft didn't allow enough real estate to create a true meandering sidewalk. He there were a couple of places that it could happen and agreed it was something to look at. Mr. Omar stated he has a problem with there being enough land to add more homes but not enough to provide a more appealing sidewalk. He felt the changes requested were only to add more lots without consideration of improving the exterior of the development. Mr. Avnon explained the plan to have a pedestrian access point at the southwest corner and at the primary entrance. He referred to existing utility constraints along the southern edge of the property and he noted that a meandering sidewalk might be viable along the visibility triangle on the east side of the property. Mr. Omar stated his opinion that the elimination of the visitor parking makes the site less walkable because there will be more parking on the street. Mr. Avnon stated the parallel visitor parking was never a requirement and was something that was initially provided because there was space to provide it but the reality is the parking spaces would probably not be used by a majority of the visitors. He stated that every time they tried to include it, it negatively impacted something else. He also noted that widening the lots by 5 ft would provide for one additional on-street parking.

Mr. Mitchell asked about the "dead end" street and Mr. Avnon stated that residents typically like the area because it is more private. He also stated that they don't expect there to be a lot of through traffic and he noted there was no way to connect to the northern street because it was part of a gated subdivision. With regard to the material requirements for chimneys, Mr. Spicer clarified that masonry chimneys are required.

Mr. Solomon excused himself from the meeting at 9:00 p.m. due to illness.

Mr. Mitchell asked about market audience and Mr. Avnon stated the target market would predominately be empty nester couples and sometimes young professional couples are interested in patio homes. Mr. Mitchell felt having the master bedroom on the first floor was preferable.

Mr. Hartley stated there appeared to be more green area with the proposed site and Mr. Avnon stated the new configuration allowed the blocks to be separated which provides an illusion of more green space.

In response to Mr. Hartley, Ms. Maczka noted that some of the lots are larger. She agreed that the change in the façade was significantly better. She asked if the reconfiguration changed the price point of the homes. Mr. Avnon replied that the price point actually decreased and the houses would sell in the mid - high \$200,000 to \$300,000.

In response to Mr. Dunn, Mr. Avnon stated the retention pond was designed to address the stormwater runoff from the site. He also stated they would provide a walking trail, park benches and ornamental trees. Mr. Spicer stated the primary function was for stormwater quality. Mr. Mitchell noted the flooding to the South at Edith Circle. Mr. Keffler stated the City has studied the drainage and there would be no issues that would be compounded by the proposed site.

Ms. Schmidt advised there were not other speakers.

Mr. Dunn moved to close the public hearing; second by Mr. Hartley and the motion was approved with a 6-0 vote, Mr. Solomon absent.

Mr. Omar voiced a concern with the neighborhood becoming an area with a lot of cars parked on the street and voiced a concern about there being no sidewalks within the subdivision. He stated he was in favor of a first floor master but was concerned about the longevity of the site in the long term.

Mr. Mitchell asked if parking would be allowed on the street and Mr. Spicer replied that a vehicle could be parked in front of a home on the street. Mr. Omar underscored that the lack of sidewalks means that young children would be forced to play on the streets. He questioned if the subdivision was compromised with the reduction in parking and additional lots. He also felt the reduction in wrought iron fencing decreased the appeal of the subdivision. He stated that, other than the first floor master, he did not like the changes. Mr. Mitchell asked the size of the setback between the street and the front of the homes and Mr. Spicer replied that it would be 10 ft. Mr. Mitchell noted that the addition of a sidewalk would reduce the amount of green space. He felt the proposal would work as presented. Ms. Maczka asked about the wall along Lake Park Way and Mr. Spicer responded that it would be a masonry wall and the area along side it would be landscaped but the landscaping would have to be such that it does not interfere with visibility of oncoming traffic.

ACTION TAKEN: Mr. Hartley moved approval of Item 8 as presented by staff; second by Mr. Mitchell. Mr. Omar stated that while he is in favor of development and of developing the property, felt the Council was settling for something less than optimal and felt the Council could ask the applicant to reconfigure the lots. He voiced concern with the future of the neighborhood and stated he would reject the application. The motion was approved 5-1-0 with Mr. Omar in opposition and Mr. Solomon absent.

9. CONSIDER REQUEST OF JEFF GIBBENS WITH PRO MED SIGNS, REPRESENTING HARRINGTON CHIROPRACTIC, FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE I, SECTION 18-5(4) TO ALLOW A 13.33 SQUARE FOOT TIME AND TEMPERATURE SIGN IN ADDITION TO THE APPROVED 36 SQUARE FOOT ILLUMINATED CHANNEL BOX SIGN AT 1980 NANTUCKET DRIVE, #104.

Mr. Keffler stated the Sign Control Board recommended approval of the request at the January 11, 2012 meeting and Council requested to review the case. He asked Mr. Magner to brief the Council.

Mr. Magner stated that SCB Case 12-01 is a request by Jeff Gibbens of Pro Med Signs, representing Harrington Chiropractic, to allow a time and temperature sign in addition to the approved 36 sq ft illuminated channel box sign for the property located at 1918 Nantucket Drive. He explained that jump clocks or display devices may be allowed only by special permit. He stated the applicant stated the purpose of the signs were to provide a modern and clean look as well as to provide a public service to the community. He provided photos of the site showing current signs and also provided a depiction of the proposed signs. Based on the store frontage and height of the wall, the applicant would be allowed a total of two signs for up to 74 sq ft and the two signs depicted are just below 50 sq ft in size. He advised that the Sign Control Board approved the request with a unanimous vote.

Mayor Townsend stated this was not a public hearing and invited the applicant to address the Council.

Jeff Gibbens, 5920 Meadowcreek Drive, Dallas, stated he was confused about why he needed to be before the Council. He stated his client's intent was to increase the visibility and the professionalism of his practice. Harrington Chiropractic has been in the same building for over 30 years. He stated that his client has been very ill and unable to appear. Mr. Gibbens stated they have tried to follow every rule there is and felt they have accomplished it. He stated they were not looking for flashy, commercial or a trashy look and stated they were looking for a very professional, very elegant, very upscale look to represent the kind of work performed.

Mr. Omar stated he requested review of the item because he was not convinced that the proposed signs were classy or upscale and stated he was particularly opposed to the faces on the sign. He voiced concern with the sign with the faces fading from the sunlight. He felt there were higher end signs that would incorporate both items in one sign. He stated that the Council's job is to make sure that centers are not allowed to go in the wrong direction. With regard to fading, Mr. Gibbens stated the proposed sign is a second surface digital graphic applied to solar grade material that is guaranteed not to fade or discolor. Mr. Omar stated he was also concerned with the inconsistent look along the building. Mr. Gibbens noted that the building has no sign criteria.

Ms. Maczka concurred with Mr. Omar stating that the BBQ sign is a new sign and is the preference for signs on the building. She stated that the Council's desire is for all of the signs to be better. She felt one sign would be better than two separate signs with different sizes. Mr. Gibbens stated if he needed to make the time and temperature sign the same size as the other sign and install it directly adjacent to the other sign, he would do so, although he would prefer not to.

Mr. Omar asked if the Council had a concern about the box lit sign and Mr. Magner stated the Harrington Chiropractic sign is allowed by right and has been permitted. Mr. Omar agreed that it was that it is two very different signs. He stated he was opposed to the time and temperature sign as proposed and felt it creates disjointedness on the site that would not be attractive.

Mr. Mitchell stated there are places that a time and temperature sign would be appropriate, but he did not feel it is appropriate at this location. He stated he was okay with the other sign and noted it was not an issue.

Mr. Dunn stated he was not concerned with the proposed sign and did not want to second guess the Sign Control Board. Mr. Gibbens stated that he and the client considered various designs and felt it was the type of sign he needs. He stated that his personal tastes have nothing to do with the client's right to do what he wants with his business.

Mr. Hartley felt it would be a better product if the signs were at least similar in size and Mr. Gibbens stated he could make the signs the same size and bolt it together. He stated that the signs were separated because there were two suite spaces.

In response to Mr. Dunn, Mr. Omar stated it is the Council who was elected and although the Sign Control Board does good work, the Council is held to a different standard, the Council answers to the public and that was the reason the Council gets the opportunity to vote on sign cases. With regard to the joining of the two signs, he stated he would retain judgment if the applicant wanted to combine the signs but would still have concerns as to what it might look like and if it looked like two completely foreign signs attached with bolts, he would likely still have concerns. Mr. Gibbens stated he could make it one piece and Mr. Omar stated he could not guarantee he would be in favor of it until he could see it and he stated he would not be in favor of moving forward with the sign as it is presented.

With regard to the allowable size of the sign, Mr. Magner stated the total allowable sq ft is 74 and if the sign were increased by 16", it would still be within the allowable size, but the time and temperature element would still require a variance. Mr. Gibbens stated the desire is to keep people looking at the sign. Mayor Townsend stated he would prefer the signs be the same size, stated he understands the purpose of the time and temperature sign, and stated he would support the request.

ACTION TAKEN: Mr. Dunn moved approval of Item 9 with the stipulation to make the signs the same size; second by Ms. Maczka for discussion. Mr. Omar felt that if the majority of the Council has a concern with the time and temperature element being separate, it would be irresponsible for the Council to approve the request. Ms. Maczka stated she did not envision one large sign; she felt it should be two signs of the same size that look intentional. Mayor Townsend clarified that the motion is for two signs of the same size and called for the vote. Mr. Dunn and Mayor Townsend voted in favor; Mr. Omar, Mr. Mitchell, Mr. Hartley and Ms. Maczka voted in opposition. The motion failed.

ALL ITEMS LISTED UNDER ITEM 10 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

10. CONSENT AGENDA:

Mr. Omar asked to pull Item 10A for separate discussion and vote.

ACTION TAKEN: Mr. Omar moved to approve the remainder of the Consent Agenda; second by Ms. Maczka and the motion was approved with a 6-0 vote.

- A. Approve Resolution No. 12-01, approving and authorizing publication of Notice of Intention to Issue \$7,280,000 Certificates of Obligation.

The item was removed for separate discussion and action.

- B. Authorize advertisement of Bid #31-12 – Alley Paving Phase I & Sewer Improvements. Bids to be received by Thursday, March 8, 2012 at 2:00 P.M.
- C. Award of the following Bids:
1. Bid #21-12 – Award Tegrity Contractors, Inc. for the 2012 Fire Station Maintenance and Renovations project in the amount of \$277,797.
 2. Bid #22-12 – Authorization to issue an Annual Requirements Contract to Southern Star Concrete for Ready Mix Concrete pursuant to unit prices.
 3. Bid #32-12 – Authorization to issue a Purchase Order to Commercial Fitness Solutions/CommFit for the fitness equipment for Heights Recreation Center pursuant to the City of Dallas contract #BL1107 in the amount of \$135,996.75.

ITEMS REMOVED FOR SEPARATE DISCUSSION AND ACTION

10A. Approve Resolution No. 12-01, approving and authorizing publication of Notice of Intention to Issue \$7,280,000 Certificates of Obligation.

Mr. Keffler referred to the presentation made during the budget discussions about the typical debt issuance with Certificates of Obligation and he explained the items that would be funded with the debt issuance as identified in the February 6 presentation.

ACTION TAKEN: Mr. Omar moved approval of Item 10A; second by Mr. Mitchell and the motion was approved with a 6-0 vote, Mr. Solomon absent.

Mayor Townsend noted that Council would reconvene the Work Session in the Richardson Room and adjourned the regular meeting at 9:56 p.m.

MAYOR

ATTEST:

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, February 27, 2012

Agenda Item: Visitors *(The City Council invites citizens to address the Council on any topic not already scheduled for public hearing.)*

Staff Resource: Pamela Schmidt, City Secretary

Summary: Members of the public are welcome to address the City Council on any topic not already scheduled for public hearing. Speaker Appearance Cards should be submitted to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should avoid personal attacks, accusations, and characterizations.

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 resolution.

Board/Commission Action: N/A

Action Proposed: Receive comments by visitors.



MEMO

DATE: February 23, 2012
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 11-28 – Lone Star Cold Storage

REQUEST

Gene Millar, representing Team Group, Ltd, is requesting to rezone a 12.42-acre site located at the northwest corner of Apollo Road and N. Grove Road from I-FP(2) and I-M(1) Industrial districts to a Planned Development District with modified development standards to accommodate a proposed 81,876 square foot expansion of an existing building.

BACKGROUND

The proposed standards would increase the maximum building height for a one-story structure from 25 feet to 44 feet; reduce the required driveway throat depth from 28 feet to 21 feet for a proposed driveway on N. Grove Road; and modify the parkway along the north side of Apollo Road to create a 5-foot wide landscape area adjacent to an existing 8-foot tall masonry screen wall.

A one-story cold storage warehouse, 145,605-square feet in area, currently occupies the site. The building was constructed in 1984 at a height of 25.3 feet. The proposed building addition is also one-story, but forty-four (44) feet in height, which exceeds the maximum height allowed for a one-story structure by 19 feet. The increased building height would accommodate an interior stacking height of 36 feet, which improves the operational efficiency of the facility. The increased height also substantially reduces the footprint of the building addition that would otherwise be necessary to accommodate the same volume of cold storage space were it limited to a height of 25 feet. Furthermore, the building addition will be located approximately 570 feet north of the nearest residentially zoned area; at this distance, existing zoning would allow a multi-story building of a height up to 135 feet or approximately 10 stories.

A neighborhood resident spoke in opposition to the request at the City Plan Commission public hearing, citing existing lighting concerns, noise associated with idling engines at night and the lack of fencing along the site's west property line. The applicant met with the resident following the public hearing and subsequently submitted a list of mitigation actions in response to the neighbor's concerns (see attached Mitigation Letter).

One letter in support of the request has been received.

PLAN COMMISSION RECOMMENDATION

On February 7, 2012 the City Plan Commission voted 7-0 to recommend approval of the request as presented, with the added condition that the parkway landscaping along Apollo Road be extended for the full length of the existing loading dock to the maximum extent practicable, without affecting existing drainage inlets. The applicant revised the zoning exhibit (Exhibit B) to reflect the Commission's added condition, increasing the landscape area along Apollo Road by an additional 184 linear feet.

ATTACHMENTS

Special Conditions	Zoning Exhibit (Exhibit "B")
CC Public Hearing Notice	Building Elevation (Exhibit "C")
City Plan Commission Minutes 02-07-2012	Site Photos
Staff Report	Applicant's Statement & Mitigation Letter
Zoning Map	Notice of Public Hearing
Aerial Map	Notification List
Oblique Aerial Looking South & West	Correspondence in Favor

SPECIAL CONDITIONS ZF 11-28

1. The site shall be constructed in substantial conformance with the attached Concept Plan (Exhibit "B").
2. The building height for the one-story structure as depicted on the attached Building Elevation (Exhibit "C") shall be limited to a maximum height of forty-four (44) feet and shall only apply to the expansion portion of the building as depicted on the attached Concept Plan (Exhibit "B")
3. Planting beds shall be allowed and provided within the right-of-way of Apollo Road as depicted on the attached Concept Plan (Exhibit B). The planting beds shall be landscaped with ornamental trees, shrubs and ground cover.
4. Landscaping along Apollo Road shall be in a contiguous bed for the full length of the existing loading dock, taking into consideration the existing site conditions, and contain additional plant material including trees.

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, February 27, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request.

Zoning File 11-28

A request by Gene Millar, representing Team Group, Ltd., to rezone a 12.4-acre lot from I-M(1) Industrial and I-FP(2) Industrial to PD Planned Development for the I-M(1) Industrial and I-FP(2) Industrial Districts with modified development standards for the expansion of an existing cold storage facility at 401 N. Grove Road (NW corner of Grove Rd and Apollo Rd), currently zoned I-M(1) Industrial and I-FP(2) Industrial.

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

CITY OF RICHARDSON
Pamela Schmidt, City Secretary

DRAFT EXCERPT

CITY OF RICHARDSON

CITY PLAN COMMISSION MINUTES – FEBRUARY 7, 2012

PUBLIC HEARING

Zoning File 11-28: Consider and take necessary action for a request by Gene Millar, Team Group, Ltd., to rezone a 12.4-acre lot from I-FP(2) Industrial and I-M(1) Industrial to PD Planned Development for the I-FP(2) and I-M(1) Industrial Districts with modified development standards to accommodate the expansion of the existing cold storage facility at 401 N. Grove Road, northwest corner of Grove Road and Apollo Road.

Mr. Chavez stated the applicant was requesting to rezone the 12.4-acre site for the expansion of the existing one story 145,000 square foot cold storage facility located at the northwest corner of Grove and Apollo Roads. He added that the existing facility has 59 parking spaces and 27 load docks located along the southern portion of the site.

Mr. Chavez reported the applicant was suggesting two possible scenarios for the expansion of the facility: the first expansion would take place, but only within the limits of the existing fire lane; and the second depended on the ability to acquire a 15-foot wide easement from the railroad to relocate an existing fire lane to allow additional expansion.

Mr. Chavez noted that the applicant would be providing 9 additional parking spaces and a new driveway opening along Grove Road; however, the driveway throat depth (the distance from back of curb to first turning movement) would only be twenty-one feet wide, which does not meet the City's twenty-eight foot driveway standard. He added that the twenty-one feet should be sufficient because the incoming tractor trailers will not be hampered by cross traffic.

Mr. Chavez explained that when the facility was originally built, the City zoning ordinance did not require any landscaping in addition to the 8-foot high screening wall along Apollo Road; however, the applicant was proposing to soften the look of the wall by changing the sidewalk to meander around planting beds that will contain ornamental trees, shrubs, and ground cover. Also, the existing drive, which is not utilized, would be removed to create a landscape pocket.

In closing his presentation, Mr. Chavez summarized the items the Commission would be considering:

- Rezoning the property from the current designation to a Planned Development District under the Industrial District regulations
- Height of building – applicant proposing a maximum height of 44 feet
- Reduction in the driveway throat depth – from 28 feet to 21 feet
- Modifications along Apollo Road (change to sidewalk, addition of landscape material)

Vice Chair Hammond asked if the height of the proposed structure had been reviewed by the fire department.

Mr. Chavez replied that review by the fire department would take place when the applicant submitted their development plans and if those plans did not comply with the Fire Codes, they would not be allowed to build the structure.

Chairman Gantt asked what the current height of the building was and pointed out that the proposed addition would be over 500 feet away from the nearest residential area. He also wanted to confirm the scenario favored by the applicant was dependent upon purchasing the easement from the railroad.

Mr. Chavez replied that the height of the existing building was 25 feet and confirmed that if the applicant could not purchase the easement from the railroad, an expansion would take place, but not to the extent they would like.

Vice Chair Hammond asked if the building were a two story building would the 44-foot height be an issue and would it still be allowed.

Mr. Chavez replied that if the structure was a two story building, the maximum height would be 50 feet plus a foot of height for every two feet of setback, but most two story buildings have a 25-foot first floor and a 15-foot second floor for a total of 40 feet.

Commissioner DePuy asked if the expansion would add additional loading docks to the business. She also wanted to know if the requested additional height was for the evaporative units.

Mr. Chavez replied that the existing 27 loading docks were located on the south side of the building and the 13 new loading docks would be located along the east side of the expanded building. He added that the 19 feet in additional height for the new portion of the building would allow for a clear inside height of 36 feet.

Commissioner Maxwell asked if the new loading docks would be screened.

Mr. Chavez replied that the new docks would be screened by a landscape buffer along Grove Road.

Commissioner DePuy asked about the letter of concern from a nearby homeowner regarding excessive noise from some of the tractor trailer rigs and was the noise necessary.

Mr. Chavez said he did not know if or why the trucks were causing the noise, but noted that there were standards within City ordinances that addressed noise nuisance and the homeowners could contact the Police Department regarding the problem.

Commissioner Maxwell asked if there were other industrial buildings in the area that had loading docks facing the street similar to the proposed expansion. He also wanted to know if there was a required height for the living screen.

After looking at an aerial of the area, Mr. Chavez replied that it did not appear to be other buildings in the area with a similar set up, but the zoning ordinance does have provisions to allow that set up under specific conditions; the construction of a masonry wall along the property line facing the residential area.

Regarding the living screen, Mr. Chavez said there were no specific height requirements.

Commissioner Bright asked if the proposed docks would be located along the railroad right of way, which is on the opposite side of the property from the nearby residential area.

Mr. Chavez confirmed they would be located along the east side of the expansion and would not face the nearby residential area that is south of the property.

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

Mr. Gene Millar, Team Group, Ltd., 1001 W. Euless Boulevard, Euless, Texas, stated his company developed the proposed design and handled the retrofit of the building in 2006. He added that to make a project economically feasible in public refrigerated warehouses, products had to be stacked at least six pallets high and that was why they needed the 36-foot internal height.

Mr. Millar said that they had discussed the sprinkler system with the Fire Department and pointed out that their system works in a “zero degree” environment and was rated up to 45 feet in height.

Mr. Millar stated that one of the objectives of the expansion was to distribute some of the truck traffic from the Apollo Road side of the facility to the Grove Road because that area will have much larger loading docks.

Chairman Gantt asked if there was a plan to have an access way between the current facility and the proposed facility.

Mr. Millar replied there was access between the two buildings; one toward the back of the facility and one toward the front.

Commissioner Bright asked if there were any noise reduction requirements placed on the tractor trailers for certain times of the day.

Mr. Millar replied that this was the first they had heard of the noise problem and stated the drivers should not be sounding their horns and he would be speaking with the manager of the facility to take steps that work does not start until 7:00 a.m.

Vice Chair Hammond asked about maneuvering room for the large trucks.

Mr. Millar replied the new loading docks would be 20 feet deeper than the existing docks, which would allow faster and easier off-loading of the trucks.

No further comments were made in favor and Chairman Gantt called for comments in opposition.

Mr. Gene Champagne, 521 Royal Crest, Richardson, Texas, said he was opposed to the expansion because the existing 27 loadings docks already provided too much noise and pollution. He added the idling of the tractors trailers at all times of the night, in addition to the lights from the trucks shining in their home, was a nuisance.

Mr. Champagne stated that there was no screening on the neighborhood side of the facility; that some of the truckers were walking in their neighborhood at night; and the flood lights from the facility were shining into their homes. He suggested that a taller screening masonry wall should be installed.

Chairman Gantt asked if anyone had called the Police Department to complain about the problems.

Mr. Champagne replied that he had not called the Police and thought there might be another, diplomatic way to handle the problem. He also expressed concern about the tractor trailers parking along the streets in the area idling all night long even though the facility was not open.

No further comments were made in opposition and Chairman Gantt asked if the applicant wanted to offer a rebuttal to any of the comments.

Mr. Millar said the problem with the flood lights was an easy fix and they could be redirected so as not to affect the nearby homes. He added that the existing screening wall was engineered for its current height and to add an addition to the top might cause a structural problem with the wall.

Vice Chair Hammond said he thought there was a new law that did not allow tractor trailers to idle their engines, and Commissioner Frederick wanted to know if it was the refrigeration unit on the trucks that were left running.

Mr. Millar replied that the idling law was city specific and he did not know what the law was in Richardson. He added that most cities do not let the main engines on trucks idle, but on refrigerator trucks the refrigeration units will come on and off to maintain the correct temperature.

Commissioner DePuy asked what time the facility opened up and did the tractor trailers sometime show up early.

Mr. Millar replied that the facility opened at 7:00 a.m. and sometimes the truckers did show up early.

Chairman Gantt asked if there were any industry standards that should be followed by the truck drivers, and could those standards be enacted at the facility.

Mr. Millar replied that there were currently no industry standards, but the facility could enact a strict no parking on the streets and no early check-in policy.

Commissioner Bright asked if there would be planting beds along the Apollo Road side of the facility, and Chairman Gantt wanted to know if some of the plant material would be ornamental trees.

Mr. Chavez replied there would be 7 or 8 beds along the Apollo Road side of the facility and confirmed ornamental trees would be planted in the beds. He noted that the original plan was to plant shade trees on the north side of the wall, but there is an existing 10-foot sanitary sewer easement that prevented the planting so ornamental trees will be planted on the south side of the wall instead, which would help soften the look of the masonry wall and provide a minimal amount of sound deadening.

With no further comments in favor or opposed, Chairman Gantt closed the public hearing.

Commissioner DePuy noted that the increased landscaping would make the facility a little more appealing, but was concerned about the noise level and suggested the facility could be a better neighbor to the surrounding subdivisions by monitoring some of the noise generated by the tractor trailers.

Chairman Gantt explained that one of the reasons for his question about access between the two sections of the facility was to assess if the proposed addition would alleviate some of the traffic from the loading docks on the south side of the facility. In addition, he suggested the applicant either implement or enforce their policies regarding noise abatement, and it would be a good idea if there was a phone number or email address so the local residents could stay in touch with management regarding any of their concerns.

Vice Chair Hammond agreed with Mr. Gantt and asked that the statement made by the applicant volunteering to redirect the flood lights to keep them from shining into the surrounding neighborhoods be added to the Commission's recommendation.

Chairman Gantt replied that the City had ordinances to deal with the light problems and suggested that someone from the City's Code Enforcement department visit the scene to make sure the facility is in compliance with the ordinance.

Commissioner Frederick asked about the safety issue of people walking through the neighborhood after dark and how the applicant could possibly enforce some type of restriction.

Chairman Gantt replied that if the individuals in the neighborhoods are from the facility, the applicant should come up with guidelines to restrict that kind of movement. He added that he did not think the subject of public safety was something within the purview of the Commission and if there was an issue the neighborhood should call the Police Department.

Commissioner Maxwell suggested that because the item being presented was a PD Planned Development, it gave the Commission the latitude to impose other restrictions or requirements. He also thought additional planting material such as trees could be added along the full length of the existing loading docks on Apollo Road and the proposed loading docks on Grove Roads to provide more visual screening.

Chairman Gantt replied that the screening along Grove Road was less of a concern to him because the facility to the east was a commercial building; however, he was open to the idea of additional screening along Apollo Road to prevent lights from the trucks on southbound Grove Road from shining into the homes at Grove Road and Royal Crest.

Vice Chair Hammond wanted to know how the headlights from the trucks could protrude above the 8-foot wall and Chairman Gantt asked if the loading docks were slanted down.

Mr. Millar replied that the docks had a one percent down grade. He suggested that to increase the number of trees on Apollo Road they could move the trees from the southeast corner of the site around to Apollo Road to aide in the screening of the docks.

Commissioner Bright said he liked Mr. Maxwell's idea about adding more vegetation along Apollo Road, and Chairman Gantt asked staff if they thought there would be any problems with the 10-foot sewer easement or any other aspect of the design.

Mr. Chavez replied the easement was on the north side of the wall and the landscape beds would be located on the south side. He said that from his understanding of Mr. Maxwell's request, the individual beds on the south side of the wall would be combined to allow more plant material and the sidewalk could be relocated to create an elongated landscape bed, which would eliminate the proposed meandering sidewalk unless the applicant chose to expand it along the length of the property.

Commissioner DePuy said she thought the traffic at the Apollo Road loading docks would be reduced once the new loading docks were opened and stated she was in favor of leaving the landscaping as originally proposed. She suggested the issues of noise, lighting and people walking in the neighborhood could simply be addressed by the homeowners and business owner working together to solve those issues.

Commissioner Maxwell stated he did not think the truck traffic would diminish on the existing loading docks because the proposed expansion would increase the capacity of the facility, and was skeptical that anyone could plan on the existing loading docks being any less active than they were now.

Motion: Commissioner Maxwell made a motion to recommend approval of Item 4 as presented with the condition that landscaping along Apollo Road be made into a contiguous bed for the full length of the existing loading dock, and contain additional plant material including trees; second by Commissioner Bright.

Vice Chair Hammond asked if Commissioner Maxwell would amend his motion to include a request to adjust the lighting downward on the building.

Chairman Gantt pointed out that code enforcement would cover any problems with the lights, and Commissioner Maxwell declined to amend his motion.

Commissioner DePuy asked if the additional landscaping requested in the motion would affect the existing landscaping around Apollo and Grove Roads.

Commissioner Maxwell said it would be in addition to the existing landscaping.

Commissioner Bouvier asked if the additional landscaping was even possible without reconfiguring the drain inlets along Apollo Road.

Mr. Chavez replied that it would put an undue burden on the City, but suggested that the area could be expanded, where possible, around the inlets

Commissioner Maxwell amended his motion to state "...recommend approval of Item 4 as presented with an additional condition that the landscaping along Apollo Road is made into a contiguous bed for the full length of the existing load dock, taking into consideration the existing site conditions, and contain additional plant material including trees". Commission Bright concurred with the amendment.

Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 8:20 p.m.

David Gantt, Chairman



Staff Report

TO: City Council
THROUGH: Michael Spicer, Director of Development Services **MS**
FROM: Sam Chavez, Assistant Director of Development Services **SC**
DATE: February 23, 2012
RE: **Zoning File 11-28:** Lone Star Cold Storage

REQUEST:

Rezone the subject 12.42-acre site from I-FP(2) and I-M(1) Industrial to a PD Planned Development District for the I-FP(2) and the I-M(1) Industrial Districts with modified development standards for the expansion of an existing 145,605 square foot cold storage facility located at the northwest corner of Grove Road and Apollo Road.

APPLICANT / PROPERTY OWNER:

Gene Millar, Team Group, Ltd./Andy Fisk, 401 North Grove, LP

ADJACENT ROADWAYS:

Grove Road: Four-lane, divided major collector; 5,300 vehicles per day on all lanes, northbound and southbound, between Arapaho Road and Apollo Road (March 2009).

Apollo Road: Two-lane, undivided neighborhood collector; no traffic counts available

SURROUNDING LAND USE AND ZONING:

North: Industrial; I-FP(2) Industrial
South: Single Family; R-1100-M Residential
East: Industrial; I-FP(2) and I-M(1) Industrial
West: Industrial; I-FP(2) and I-M(1) Industrial

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

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

Future Land Uses of Surrounding Area:

North, East and West: Enhancement/Redevelopment
South: Neighborhood Residential

EXISTING ZONING:

Northern half - I-FP(2) Industrial per Ordinance No. 19-A
Southern half - I-M(1) Industrial per Ordinance No. 19-A

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested zoning amendment will not have a significant impact on the surrounding roadway or infrastructure system.

APPLICANT’S STATEMENT

(Please refer to the complete Applicant’s Statement)

STAFF COMMENTS:

Background:

The 12.42-acre site is developed with a 145,605-square foot, single story, cold storage facility, fifty-nine (59) parking spaces and twenty-seven (27) loading docks which are located along the south side of the building. A parking variance was approved for the site in 1984 by City Council; which reduced the parking ratio to one (1) space per 25,000 square feet of cold storage space, otherwise, the site would have required a total of 186 parking spaces. The building was constructed at a height of 25.3 feet, and with the exception of the north elevation, which has an insulated wall panel exterior; the balance of the building’s façade is constructed of tilt-wall panels.

Driveway openings are located on Grove Road and Apollo Road; however, the Apollo Road driveway is gated and locked, and therefore not used. An existing eight (8) foot masonry screening wall is located along the south property line (north right-of-way line of Apollo Road) and screens the facility from the residential neighborhood on the south side of Apollo Road.

Proposed Development:

The applicant’s proposed zoning Concept Plan (Exhibit B) indicates a provisional and ultimate development scenario for the planned building expansion. The expansion scenarios, which apply only to that portion of the building’s expansion labeled “Future Expansion of Cold Storage ...” and the existing fire lane labeled as “Future Fire Lane”, were proposed by staff to address the existing fifteen (15) foot wide Railroad easement located within the north property line. The applicant is in the process of acquiring the easement from the Railroad; however, until that occurs, the proposed revision of the existing fire lane will not be allowed and thus the building cannot be expanded to its ultimate proposed depth. With either scenario, all other proposed development improvements will be required to be constructed.

As proposed, this method allows the applicant to proceed through the zoning process, and eliminates the need to amend the concept plan in the future when the easement is conveyed.

For zoning consideration purposes, the ultimate expansion scenario was reviewed by staff and depicts the following:

- An 81,876-square foot, single story expansion to the existing building (80,640 square feet of cold storage area and 1,236 square feet of office) with a building height of forty-four (44) feet and thirteen (13) loading docks.

As shown on the applicant's building elevations (Exhibit C) the façade of the building expansion will consist of polyisocyanurate insulation, sandwiched between two (2), 26-gauge galvanized stucco embossed metal panels with a white kynar painted finish. The proposed exterior material meets the definition of noncombustible construction as required in the I-FP (2) Industrial District.

- Nine (9) additional parking spaces,
- A new forty (40) foot wide driveway (adjacent to the north property line) with twenty-one (21) feet of driveway throat depth on Grove Road,
- A ten (10) foot wide landscape buffer along Grove Road,
- Additional canopy trees along Grove Road,
- Closure of the Apollo Road driveway, and
- Modification of the Apollo Road parkway (the area between the screening wall and back of curb) by altering the existing sidewalk to provide landscaping adjacent to the screening wall.

As proposed, the site will support a 227,482-square foot cold storage facility, of which, 213,100 square feet is composed of cold storage warehouse space and 14,381 square feet of office space. In addition, a total of sixty-eight (68) parking spaces and forty (40) loading docks will be provided.

Applicant's Zoning Request

The applicant's request is to rezone the site from I-FP(2) and I-M(1) Industrial to a PD Planned Development District for the I-FP(2) and I-M(1) Industrial District with modified development standards to accommodate the applicant's proposed increased building height, reduction in the driveway throat depth and modification of the parkway along Apollo Road.

Building Height

Allowed: maximum 50 feet when located more than 300 feet from residential zoned property, limited to a maximum height of 25 feet for the first story, with an allowance of one (1) additional foot of building height for each two (2) feet of additional setback provided

Proposed: maximum 43.9 feet for the single story building addition

As proposed, the height of the building expansion will exceed the maximum building height of twenty-five (25) for a single-story building by approximately nineteen (19) feet. The additional height is being requested to accommodate an interior stacking height of thirty-six (36) feet for the facility, which helps reduce the floor area ratio (FAR) on the site and allows the operator to use the facility more efficiently. In order to support the equivalent storage volume of the new proposed cold storage area, the cold storage area would have to be increased to approximately 207,360 square feet; thus increasing the FAR from 42% to 65% (227481 sq. ft./541,030 lot sq. ft. = 42% versus 354,201 sq. ft./541,030 lot sq. ft. = 65%).

As proposed, the building height of the proposed expansion would conform to the additional height allowance for a building located in excess of 300 feet from residential zoned property if the proposed expansion was a two-story structure. The building expansion is located approximately 570 feet from the residential zoned area located south of the site or 270 feet beyond the 300 foot distance criteria for the additional height allowance. As a result, an additional 135 feet of building height would be allowed, which far exceeds the height being proposed by the applicant.

Driveway Throat Depth

Required: 28 feet

Existing and Proposed: 21 feet

The existing southernmost driveway on Grove Road is not being modified with the proposed development and serves as the truck route for the existing truck docks located on the south side of the facility. Minimal and infrequent conflicts occur at this driveway based on design of the drive aisle which provides a direct route with limited turning movements to the existing truck docks located on the south side of the building.

As a result of the existing railroad spur located adjacent to the west building elevation and the intended capacity of the additional building square footage, the required driveway throat depth is being reduced by seven (7) feet for the proposed driveway located adjacent to the north property line. The driveway accesses the new loading dock area which will have a minimum truck maneuvering apron depth; outside of the designated truck loading spaces, of sixty (60) feet. This design feature; in addition to the lack of cross traffic competing for access to the driveway based on its location, allows delivery trucks to access the site in a safe and efficient manner.

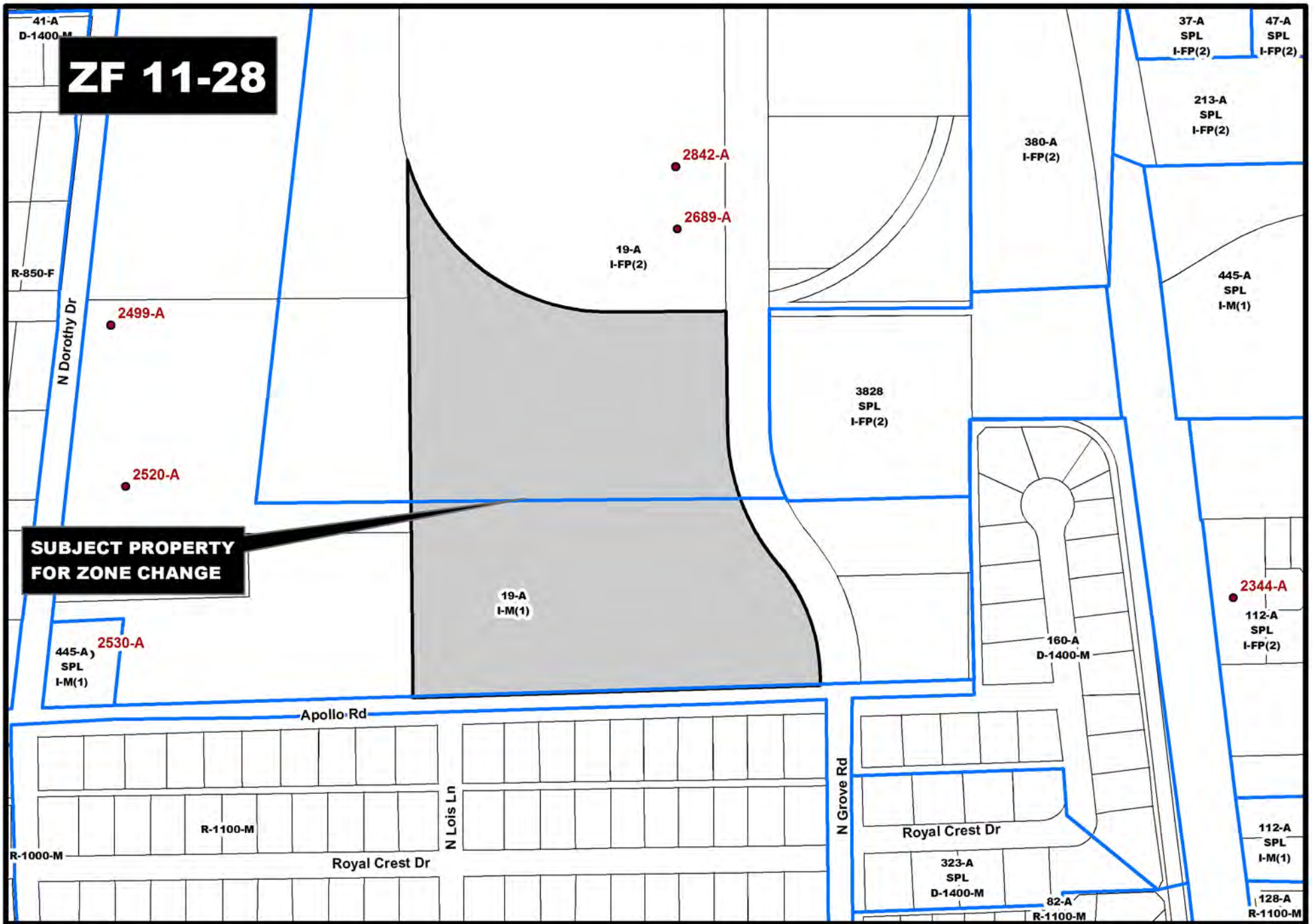
Apollo Road Parkway Modification

The original site plan conformed with the zoning regulations at the time of approval which did not require a landscape buffer along Apollo Road; however, the applicant is proposing to mitigate the appearance of the existing eight (8) foot tall masonry screening wall through the use of landscaping and the elimination of the driveway on Apollo Road. The existing five (5) foot wide sidewalk will be modified to create five (5) foot wide landscape beds between the sidewalk and the screening wall. In doing so, the planting beds will be located within the street parkway (right-of-way). The beds will then be planted with ornamental trees, shrubs, and ground cover. This provision will help improve the visual aspects of the Apollo corridor across from the existing residential neighborhood.

Correspondence: See attached correspondence.

Motion: On February 7, 2012, the City Plan Commission recommended approval on a vote of 7-0 subject to the following conditions:

1. The site shall be constructed in substantial conformance with the attached Concept Plan (Exhibit “B”).
2. The building height for the one-story structure as depicted on the attached Building Elevation (Exhibit “C”) shall be limited to a maximum height of forty-four (44) feet and shall only apply to the expansion portion of the building as depicted on the attached Concept Plan (Exhibit “B”).
3. Planting beds shall be allowed and provided within the right-of-way of Apollo Road as depicted on the attached Concept Plan (Exhibit B). The planting beds shall be landscaped with ornamental trees, shrubs and ground cover.
4. Landscaping along Apollo Road shall be in a contiguous bed for the full length of the existing loading dock, taking into consideration the existing site conditions, and contain additional plant material including trees.



ZF 11-28 Zoning Map

Updated By: shacklett, Update Date: January 3, 2011
 File: DSIMapping\Cases\Z\2011\ZF 1128\ZF 1128 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 11-28

**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 11-28 Aerial Map

Updated By: shacklett, Update Date: January 3, 2011
File: DSI\Mapping\Cases\Z\2011\ZF 1128\ZF 1128 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.





Apollo Road

N Grove Road

Oblique Aerial
Looking South

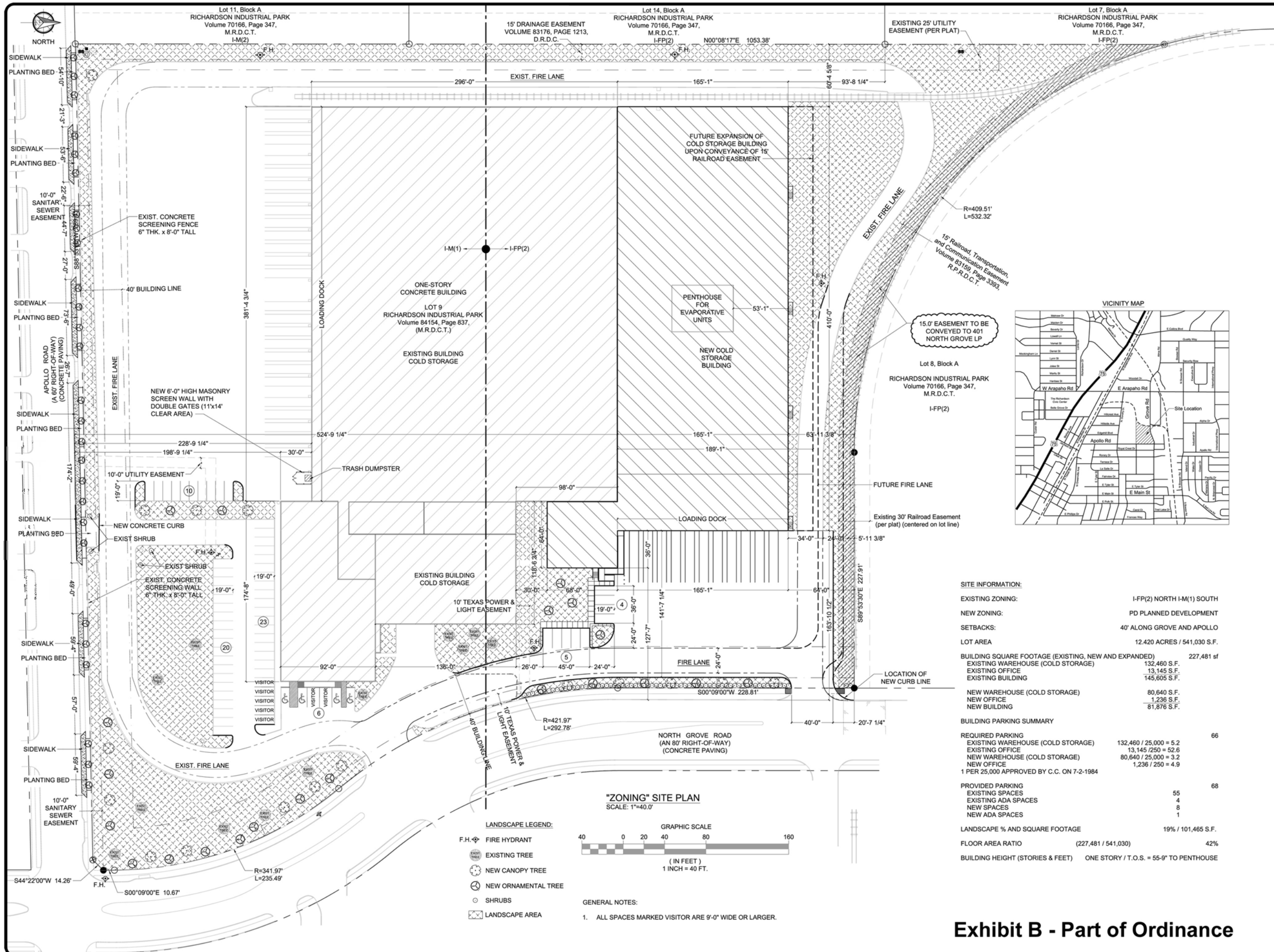


Apollo Road

N. Grove Road

Oblique Aerial
Looking West





SITE INFORMATION:

EXISTING ZONING: I-FP(2) NORTH I-M(1) SOUTH
 NEW ZONING: PD PLANNED DEVELOPMENT
 SETBACKS: 40' ALONG GROVE AND APOLLO
 LOT AREA: 12.420 ACRES / 541,030 S.F.

BUILDING SQUARE FOOTAGE (EXISTING, NEW AND EXPANDED)		227,481 sf
EXISTING WAREHOUSE (COLD STORAGE)		132,460 S.F.
EXISTING OFFICE		13,145 S.F.
EXISTING BUILDING		145,605 S.F.
NEW WAREHOUSE (COLD STORAGE)		80,640 S.F.
NEW OFFICE		1,236 S.F.
NEW BUILDING		81,876 S.F.

BUILDING PARKING SUMMARY

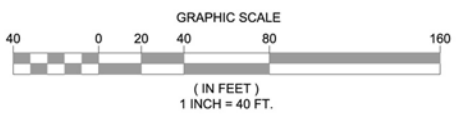
REQUIRED PARKING		66
EXISTING WAREHOUSE (COLD STORAGE)	132,460 / 25,000 = 5.2	
EXISTING OFFICE	13,145 / 250 = 52.6	
NEW WAREHOUSE (COLD STORAGE)	80,640 / 25,000 = 3.2	
NEW OFFICE	1,236 / 250 = 4.9	
1 PER 25,000 APPROVED BY C.C. ON 7-2-1984		
PROVIDED PARKING		68
EXISTING SPACES		55
EXISTING ADA SPACES		4
NEW SPACES		8
NEW ADA SPACES		1

LANDSCAPE % AND SQUARE FOOTAGE 19% / 101,465 S.F.

FLOOR AREA RATIO (227,481 / 541,030) 42%

BUILDING HEIGHT (STORIES & FEET) ONE STORY / T.O.S. = 55'-9" TO PENTHOUSE

"ZONING" SITE PLAN
SCALE: 1"=40.0'



- LANDSCAPE LEGEND:**
- F.H. FIRE HYDRANT
 - EXISTING TREE
 - NEW CANOPY TREE
 - NEW ORNAMENTAL TREE
 - SHRUBS
 - LANDSCAPE AREA

GENERAL NOTES:

- ALL SPACES MARKED VISITOR ARE 9'-0" WIDE OR LARGER.

OWNER:
401 NORTH GROVE, LP
ANDY FISK
401 North Grove Road
Richardson, Texas
75081 (214) 239-2727

CONSULTANT:

TEAM GROUP
Technology, Engineering, Architecture, Management
TEAM Group, Ltd.
1001 W. EULESS BLVD., SUITE 209 • EULESS, TX 76040
Phone 817-545-1515 • Fax 817-545-2122

GENE MILLAR
SEAL:
REVISIONS:

REV.	DATE	BY	DESCRIPTION
1	12-16-11	AKB	ZONING

IF SHEET IS LESS THAN 24" x 36"
IT IS A REDUCED PRINT - SCALE REDUCED ACCORDINGLY

DRAWN BY: DGB DATE: 12-16-11
 CHECKED BY: AKB DATE: 12-16-11

All concepts and arrangements shown on this drawing are the property of TEAM Group, Ltd. These documents are released specifically for use on this project and may not be reproduced in whole or in part except for purposes relating to the construction of this project. Any disclosure or reuse of these documents for purposes unrelated to this project is prohibited.

PROJECT TITLE:
401 N. GROVE RICHARDSON, TX PROPOSED PLAN DEVELOPMENT WAREHOUSE EXPANSION

DRAWING TITLE:
"ZONING EXHIBIT" 12.421 ACRES ZF 11-28

PROJECT NO.: 11439 DRAWING NO.: C1.1 REV.: 1 STATUS: P

Exhibit B - Part of Ordinance





401 North Grove
Building looking South



401 North Grove
Building looking South

401 N. Grove, LLP is requesting a variance in Article XV111, Section 3, Height Regulations, to permit applicant to build a one story cold storage warehouse building 55'9" at its highest point. The height of the building adheres to other provisions of Section 3 pertaining to distances from adjacent "... residential, duplex, or apartment zoning district..." The existing facility is bi-sected by a zoning line with I-M(1) on the south side and I-FP(2) on the north side. We request that the zoning be changed to "PD" Planned Development for the site. The south side of the building is constructed of an exterior tilt wall with an interior insulated wall panel attached. On the north side the building is constructed of insulated wall panels with metal skins.

The proposed building will be a state of the art, refrigerated freezer building, maintaining a minus five degrees below zero (-5 deg.) temperature, through the use of polyisocyanurate insulation, sandwiched, between two 26 ga metal skins. The metal skinned panels will have a Kynar finish, (a field-proven, high-performance, stucco embossed exterior finish), used throughout the Freezer industry. The insulated wall panels, coupled with the 8" of roof insulation will produce an R factor of 51 for the building. The advances in technology of wall construction, insulation and the advent of material handling equipment capable of reaching stacking heights of 36', have all enabled warehouse operators to store more products on a smaller land footprint, in an extremely energy efficient building.

The distance from the nearest residential area, (measured from the north curb at Apollo Rd.), to the nearest point on the proposed building is 524'. Therefore, applicant believes that the building is properly located to comply with the distance provisions of Section 3. The only issue appears to be the wording in Section 3 (a) (1), (2), (3) which provides for a limit of "one story", not to exceed 25'. If the project is granted a variance from the "one story" wording, using the formula in Section 3 (a) (3), the project qualifies for a building height of an additional 112'. The proposed cold storage building will be 43'9" high, with a small roof penthouse enclosing evaporative coils, resulting in an height of 55'9".

401 N. Grove has also requested from the Kansas City Railroad, as successor and/or assigns of the Union Pacific Railroad, that a railroad easement, on the North side of the subject property, be conveyed to 401 N. Grove, LLP. Early indications from the railroad have been received and indicate the easement will be relinquished with a quit-claim deed after all interested partners have reviewed.



Technology, Engineering, Architecture, Management

*TEAM Group, Ltd.
1001 W. Eules Blvd., #209
Eules, Texas 76040*

*Tel. 817-545-1515
Fax 817-545-2122*

February 23,2012

Mr. Sam Chavez
City of Richardson Planning and Development
411 W. Arapaho
Richardson, Texas 75080

Re: 401 N. Grove L.P.
Proposed Plan Development ZF 11-28

Dear Sam:

The following is submitted per our telephone conversation earlier this week.

At the Planning And Zoning meeting on Tuesday, February 7, 2012, we listened to the concerns of one neighbor who lives a block from the above-referenced project about building and vehicle lights, horns and truck drivers wandering the neighborhood, and we had previously read a letter to the board, from another neighbor commenting about the above-referenced project. After the meeting, we spoke with a third neighbor that lives across the street, who also voiced polite concerns about light emitting from the facility and noise in the late night and early morning. So, Andy Bowser, my partner in Team Group, and I decided we would like to look at things first hand.

We drove to the site, walked the truck parking area then walked the adjoining neighborhood, leaving before 10:00 P.M. We noted that the facility building lights were noticeable across the street, and that the sound from a couple of refrigeration units on trailers, that were parked next to the 8' concrete wall on the South side of the facility, was audible across the street on Apollo and, to a lesser degree, on Lois Lane, as well as Royal Crest Drive to the South. Being that there was no truck traffic during our visit, we heard no horns, and observed no headlights pointed into the neighborhood, as had been voiced in the Planning Meeting.

The following Thursday, February 16th, we spoke with Mr. Andy Fisk (owner of Lone Star Cold Storage), and tenant of 401 N. Grove L.P. We briefed Andy about the Planning Meeting held the previous Tuesday night, and our observations during the walk-around the adjacent streets to his facility.

Mr. Fisk, and his management team, had taken steps on Wednesday, February 8, 2012, to address the following:

- Re-positioning of parked trailers with refrigeration units at the loading dock doors to minimize excess sound, and restricting parking of trucks and trailers next to the 8' concrete wall, parallel with Apollo Road, when possible, and
- Transportation managers of the companies accessing the site have been requested to minimize maneuvering of vehicles, use of horns, and elimination of any unnecessary noise, during the late evening or early morning hours.

Additionally, signs have been installed at the truck drive entrance off North Grove and to notify drivers to turn off their engines when parked.

Mr. Fisk has also received a proposal, and will:

- Adjust the angle of the lights over the truck dock doors, to minimize the light into the neighborhood. The lights on the truck dock wall are mounted on adjustable brackets. They are currently angled downward and will be readjusted, at a steeper downward angle to illuminate the parking area and minimize excess light into the neighborhood, by Friday of this week, and
- The light fixture on the pole located South of the facility office, has a light "shield" added on the South (Apollo Rd.) side to redirect the light back toward the facility, and away from Apollo Road.

If you have any questions, please do not hesitate to contact me.

Yours very truly,

Gene Millar
Principal



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

PLANNED DEVELOPMENT

File No./Name: ZF 11-28 / 401 N. Grove Road
Property Owner: Andy Fisk / 401 North Grove LP
Applicant: Gene Millar / TEAM Group, Ltd.
Location: 401 N. Grove Road (See map on reverse side)
Current Zoning: I-M(1) and I-FP(2) Industrial District
Request: Rezone property from I-M(1) Industrial and I-FP(2) Industrial to PD Planned Development for the I-M (1) and I-FP(2) Industrial Districts with modified development standards for the expansion of an existing cold storage facility.

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

TUESDAY, FEBRUARY 7, 2012
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.

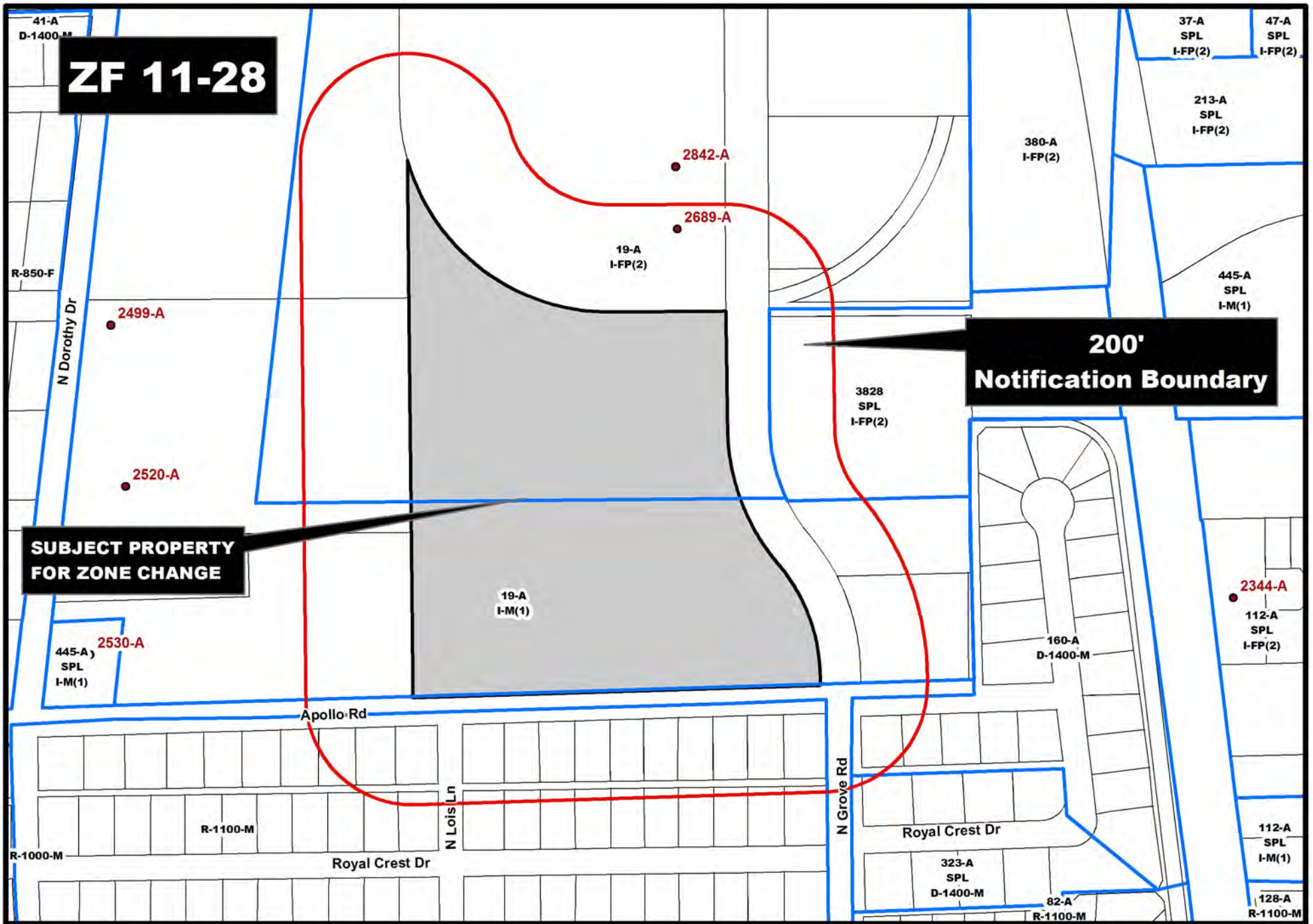
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-28.

Date Posted and Mailed: 1/27/12



ZF 11-28

**200'
Notification Boundary**

**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 11-28 Notification Map

Updated By: shacklett, Update Date: January 3, 2011
 File: DSI\mapping\Cases\Z\2011\ZF 1128\ZF 1128 notification.mxd

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PS TEXAS HOLDINGS LTD
% DEPT-PT-TX-25627
PO BOX 25025
GLENDALE, CA 91221-5025

GROVE BUSINESS PARK J V
903 N BOWSER RD STE 170 STE 17
RICHARDSON, TX 75081-2877

ACQUIPORT DFWIP INC
% BRADFORD MANAGEMENT CO
9400 N CENTRAL EXPY
DALLAS, TX 75231-5027

INTERNATIONAL SUPPLY
REALTY COMPANY
PO BOX 542015
DALLAS, TX 75354-2015

ARLINGTON ACQUISITION CO
% DEPT-PT-TX-25627
PO BOX 25025
GLENDALE, CA 91221-5025

401 NORTH GROVE LP
11415 HILLCREST RD
DALLAS, TX 75230-3103

RT TEXAS INDUSTRIAL LP
PO BOX 638
ADDISON, TX 75001-0638

ORTH FAMILY PARTNERSHIP
420 N GROVE RD LOT D
RICHARDSON, TX 75081-2738

JUSTICE & JUSTICE
410 N GROVE RD
RICHARDSON, TX 75081-2738

DALLAS BUDDHIST ASSN INC
515 APOLLO RD
RICHARDSON, TX 75081-3403

AJM NICHOLSON ENTERPRISES INC
725 W COLORADO BLVD
DALLAS, TX 75208-2504

GOODWIND INVESTMENTS LTD
4669 MOCKINGBIRD LN
DALLAS, TX 75209-5626

EDWARDS LINDA K
532 APOLLO RD
RICHARDSON, TX 75081-3427

CORDERO JOSE
530 APOLLO RD
RICHARDSON, TX 75081-3427

HENDERSON RENWICK J
528 APOLLO RD
RICHARDSON, TX 75081-3427

RANGEL JUAN J & CONCEPCION
526 APOLLO RD
RICHARDSON, TX 75081-3427

PEREZ LUIS H
903 S WEATHERED DR
RICHARDSON, TX 75080-7207

GARCIA MANUELA
522 APOLLO RD
RICHARDSON, TX 75081-3427

LIU BETSY SHIH CHAUN
516 APOLLO RD
RICHARDSON, TX 75081-3404

ELIAS TAMALA JANE &
MARIO P ELIAS
514 APOLLO RD
RICHARDSON, TX 75081-3404

ADAMS VANESSA N
512 APOLLO RD
RICHARDSON, TX 75081-3404

BROWNING ERNEST A &
CYNTHIA S
7620 QUEENS FERRY LN
DALLAS, TX 75248-1647

FERNANDEZ JOSE A
14391 STANLEY LN
FORNEY, TX 75126-5242

JAIN SOCIETY OF
NORTH TEXAS INC
538 APOLLO RD # TEXAS
RICHARDSON, TX 75081-3427

GONZALEZ OSCAR A
520 APOLLO RD
RICHARDSON, TX 75081-3427

PARKER WILLIAM D TR &
SHIRLEY J PARKER TRUSTEE
518 APOLLO RD
RICHARDSON, TX 75081-3404

BREWSTER BARBARA
539 ROYAL CREST DR
RICHARDSON, TX 75081-3433

JOHNSTON CHARLES ROBERT
537 ROYAL CREST DR
RICHARDSON, TX 75081-3433

MCCALLA CHARLES A
535 ROYAL CREST DR
RICHARDSON, TX 75081-3433

PEREZ ALLISON M
533 ROYAL CREST DR
RICHARDSON, TX 75081-3433

WENZEL ALISON
531 ROYAL CREST DR
RICHARDSON, TX 75081-3433

WEBSTER MEGAN L
529 ROYAL CREST DR
RICHARDSON, TX 75081-3433

BURKHALTER RACHEL
527 ROYAL CREST DR
RICHARDSON, TX 75081-3433

QUADRINI SUSAN M &
JEFFREY H RODDY
525 ROYAL CREST DR
RICHARDSON, TX 75081-3433

CHOW CHRISTOPHER F
%HSIN LUNG TAN CHOW
7460 RAVENHILL DR
FRISCO, TX 75035-8923

MI CASA HOLDING LTD
1330 OAK VIEW AVE
SAN MARINO, CA 91108-1114

STEPHENS SCOTT
541 ROYAL CREST DR
RICHARDSON, TX 75081-3433

LEW VINCENT K
15108 BROOKS LN
FRISCO, TX 75035-6451

CHAMPAGNE EUGENE R &
BECKY
521 ROYAL CREST DR
RICHARDSON, TX 75081-3420

KANSAS CITY SOUTHERN RR
PO BOX 219335
KANSAS CITY, MO 64121-9335

**GENE MILLAR
TEAM GROUP, LTD.
1001 W. EULESS BLVD.
EULESS, TX 76040**

**ANDY FISK
401 NORTH GROVE LP
401 NORTH GROVE
RICHARDSON, TX 75081**

**ZF 11-28
Notification List**

RECEIVED

FEB 03 2012

DEVELOPMENT SERVICES

February 1, 2012

Development Services Department * City of Richardson, Texas
411 W. Arapaho Road, Room 204
Richardson, Texas 75080

Zoning File number ZF 11-28

Dear City Plan Commission Members:

Hello, my name is Linda Edwards, a second-generation homeowner of the property at 532 Apollo Rd., across the street from Lone Star Storage. Because I am attending a required Staff Development for some of the elementary teachers in the Richardson ISD on the evening of February 7, 2012, I am unable to attend the scheduled hearing for the rezoning request of Mister Andy Fisk and Gene Millar of the storage company.

Although I applaud Lone Star for their business success, I would implore the business owners and the Commission/City Council Members to consider a few guidelines for which the drivers of the refrigerated delivery trucks would adhere, should the zoning request pass.

A large number of refrigerated trucks tend to leave on their routes between the hours of 3:00 and 4:00 a.m. throughout the week. My daughter, two grandchildren, and I have learned to live with the truck engines that idle around the clock, but our sleep is disrupted throughout the week when drivers consistently honk their horns and rev their engines loudly before departing on their routes. The "beeping" noises made when the trucks are put in reverse also wake us up in the night, but we understand that may be an unavoidable circumstance in many instances.

In short, I would support Lone Star Storage's expansion proposal if indeed the drivers were instructed by the owners to cease the unnecessary honking and loud engine revving, particularly between the hours of 10:00 p.m. and 6:00 a.m.

Thank you for the opportunity to voice my thoughts, concerns, and requests.

Sincerely,

Linda Edwards

Linda Edwards

532 Apollo Rd.
Richardson, Texas 75081
972-679-4520

ORDINANCE NO. 3853

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN INDOOR SOCCER FACILITY WITH SPECIAL CONDITIONS AND BY REPEALING THE SPECIAL PERMIT FOR AN INLINE HOCKEY ARENA ON A 1.23-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT 1000 HAMPSHIRE LANE AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 11-27).

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. 2992-A, adopted on September 26, 1994, 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, be, and the same is hereby amended so as to grant a change in zoning to grant a Special Permit for an indoor soccer facility subject to special conditions and by repealing the Special Permit for an inline hockey arena on a 1.23-acre tract of land zoned C-M Commercial located at 1000 Hampshire Lane, 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 an indoor soccer facility is hereby granted subject to the following special conditions:

1. The Special Permit for an indoor soccer facility is limited to the area shown on the concept plan, attached as Exhibit “B” and made a part thereof and which is hereby approved.
2. A minimum of four percent (4%) of the entire site shall be landscaped.
3. A minimum of a five (5)-foot landscaped buffer shall be provided along Hampshire Lane.
4. Required parking shall be calculated in accordance with the following ratios:
 - a. Field Use: 1 space per player (including 1 space per player playing and 1 space per player waiting) and 1 space per referee with a minimum of 51 spaces.
 - b. Concession Area: 1 space per 100 square feet.
 - c. Pro Shop: 1 space per 333 square feet.
 - d. Office: 1 space per 250 square feet.
 - e. Employees: 1 space per employee.

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

SECTION 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 27th day of February, 2012.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:2-20-12:TM 54079)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 11-27

BEING a 1.23-acre lot platted as Lot 3C of The Revision of Lots 4, 3AA, 3B and 3C of Hampshire Shopping Center, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 81107, Page 479 of the Map Records, Dallas County, Texas.

DALLAS
SOCCER CENTER

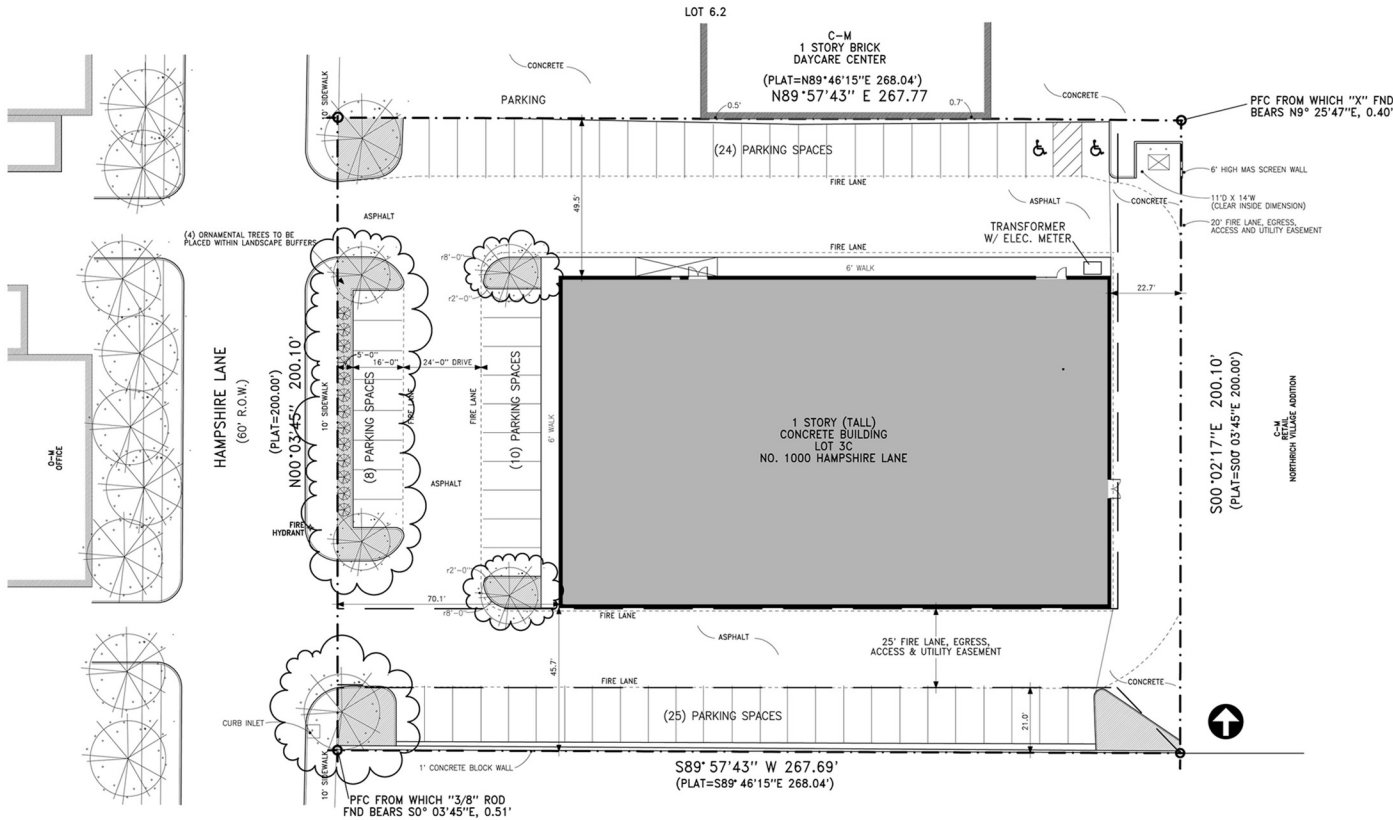
1000 HAMPSHIRE LANE,
RICHARDSON, TX

NO	ISSUED FOR:	DATE
	REVIEW	
	PRICING	
	ENGINEERING	
	TAS REVIEW	
	BID	
	CONSTRUCTION	

MELISSA CHRIETZBERG
TEXAS REGISTERED INTERIOR DESIGNER
TBAE REGISTRATION NO. 9460
01-05-12
NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMIT OR CONSTRUCTION.

TITLE		SITE PLAN/ ZONING EXHIBIT	
DATE	01-05-12	SCALE	1"=20'-0"
DRAWN BY	JSH	CHECKED BY	MKC
DATE		DATE	
PROJECT NO	0964-1000-10	SHEET NO	

S1.01



DALLAS SOCCER CENTER-
ZONING EXHIBIT
1000 HAMPSHIRE LANE, RICHARDSON, TX



O-M OFFICE
LOT 65, BLOCK 1
HAMPSHIRE LANE OFFICE PARK

OWNER- DAVID ARLEDGE
1000 HAMPSHIRE LANE,
RICHARDSON, TEXAS 75080
214-537-3233

APPLICANT- DIEGO GORDILLO
7514 OAKHURST TR
GARLAND, TEXAS 75044
214-682-6429

LEGEND:



Field Use	Total Square Feet	Ratio	Spaces
Maximum 3 fields of			
4v4	12,948	1 player + 1 referee	51
Concession Area	300	1/100 s.f.	3
Pro Shop	300	1/333 s.f.	1
Office	250	1/250 s.f.	1
Employees		1/employee	3
Common Area	5,652		
Spaces Required			59
Spaces Provided			67

Field use includes 1 space per player playing plus 1 player waiting for next game
16 players per field 4v4

PROJECT SUMMARY	
EX ZONING:	C-M PER ORD. 106-A
PROP ZONING:	SPL PERMIT FOR INDOOR SOCCER FACILITY
SETBACKS:	FRONT- 40'
BUILDING/PKG SUMMARY:	
LOT AREA:	1.23 AC/53,608 SF
BLDG SF:	18,600 SF
LANDSCAPING %:	4% PROPOSED / 3.1% EXISTING
FLOOR AREA RATIO:	0.35:1/0.6:1 ALLOWED
BUILDING HEIGHT:	1-STORY/ 20'



1000 HAMPSHIRE LANE, RICHARDSON, TX

ORDINANCE NO. 3854

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 AMENDING AND RESTATING ORDINANCE NO. 3849 BY AMENDING THE SPECIAL CONDITIONS AND CONCEPT PLAN FOR A PATIO HOME DEVELOPMENT, SAID TRACT BEING FURTHER DESCRIBED IN EXHIBIT “A”; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 11-29).

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. 3849, adopted December 19, 2011, 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, is hereby amended by amending and restating Ordinance No. 3849 by amending the special conditions and concept plan for a patio home development, said tract of land being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 3. That the change in zoning is granted subject to the following special conditions:

1. The property shall be used and developed in substantial conformance with the Concept Plan attached as Exhibit “B”, and which is hereby approved.

2. The property shall be developed and used in accordance with the RP-1500-M Patio Home District regulations except as otherwise provided herein:
 - a. A maximum of forty-two (42) residential lots shall be allowed.
 - b. The maximum density for each gross acre shall not exceed 7.2 dwelling units.
 - c. The minimum lot area shall be 3,600 square feet.
 - d. The maximum lot coverage shall be 65%.
 - e. The minimum residential dwelling size shall be 1,800 square feet (exclusive of garages).
 - f. Building height shall be two (2) standard stories, not to exceed forty (40) feet.
 - g. The minimum lot width shall be forty-five (45) feet.
 - h. The minimum lot depth shall be eighty (80) feet.
 - i. The minimum front setback shall be twenty (20) feet for garages (measured to face of garage door). The minimum front setback for the remainder of the structure, including porches, shall be ten (10) feet. The face of the garage door shall be required to be recessed a minimum of five (5) feet from the remainder of the structure (18-inch overhang encroachment allowed for all of the above).
 - j. The minimum interior side setback shall be determined at the time of development plan approval with a minimum required 10-foot building separation (18-inch overhang encroachment allowed).
 - k. The minimum corner lot side setback shall be ten (10) feet (18-inch overhang encroachment allowed).
 - l. The minimum rear setback shall be five (5) feet (18-inch overhang encroachment allowed).
 - m. No accessory structures shall be allowed within public view except for arbors.
 - n. No interior sidewalks shall be required.
 - o. No alleys shall be required.
 - p. Lots shall be allowed to back upon Lake Park Way and Jonsson Boulevard.
 - q. Non-radial lot lines shall be allowed.
 - r. Fences shall be stained, board on board or standard vertical tubular steel. No fence shall exceed six (6) feet in height. No fence shall be permitted parallel to the perimeter screen wall along Lake Park Way or Jonsson Boulevard or parallel to the rear property lines of lots that are adjacent to Lake Park Estates. All fencing shall match the exterior wall/fencing height at tie-in point.
 - s. A landscape buffer shall be provided along the lot lines of Lots 18, 19, 25, 32, and 37-42 that are adjacent to the Lake Park Townhome development. The buffer shall include a single row of evergreen shrubs, from the City approved landscape list, which shall grow to a minimum six (6) feet in height at maturity.
 - t. Garage doors shall be custom, metal carriage-style (wooden look) doors.

- u. The storm water control/detention area shall be landscaped and maintained by the Home Owners Association. A minimum four (4) canopy trees and four (4) ornamental trees shall be provided. A walking trail and benches shall also be provided.

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 as amended herein.

SECTION 5. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 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. 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. 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 27th day of February, 2012.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:2-20-12:TM 54080)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 11-29

Being part of a tract of land out of the J.W. Curtis Survey Abstract No. 345 in the City of Richardson, Dallas County, Texas and being a portion of that 19.103 acre tract described as Tract 3 in a deed to A.O.C Land Investments, L.L.C., as recorded in Volume 95147, Page 03366 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner in the south line of Tatum Street (a variable width right-of-way at this point), said point also being the northeast corner of "Replat of Lake Park Estates, Phase I and University World, Lot 4A, Block 5 and Lot 5, Block 4", an addition to the City of Richardson, Dallas County, Texas, according to the plat recorded in Instrument No. 200600332584 Official Public Records of Dallas County, Texas and being the beginning point of a non-tangent curve to the right whose center bears South 12 degrees 25 minutes 28 seconds West and having a central angle of 32 degrees 37 minutes 32 seconds, a tangent of 113.85 feet, a radius of 389.00 feet, a chord bearing of South 61 degrees 15 minutes 46 seconds East and a chord length of 218.53 feet;

THENCE in a southeasterly direction, along said curve to the right, and along the south line of said Tatum Street turning into the southwest line of Lake Park Boulevard (a variable width right-of-way), a distance of 221.51 feet to a 1/2 inch iron rod with a red FD cap set for corner;

THENCE South 43 degrees 44 minutes 25 seconds East, continuing along the southwest line of said Lake Park Boulevard, a distance of 47.37 feet to a 1/2 inch iron rod with a red FD cap set for corner, said point being the beginning point of a non-tangent curve to the right whose center bears South 45 degrees 03 minutes 00 seconds West and having a central angle of 61 degrees 03 minutes 02 seconds, a tangent of 228.78 feet, a radius of 388.00 feet, a chord bearing of South 14 degrees 25 minutes 29 seconds East and a chord length of 394.15 feet;

THENCE in a southerly direction along said curve to the right, and along the west line of said Lake Park Boulevard, a distance of 413.43 feet to a 1/2 inch iron rod with a red FD cap set for corner, said point being the beginning point of a non-tangent curve to the left whose center bears South 73 degrees 53 minutes 29 seconds East and having a central angle of 14 degrees 30 minutes 43 seconds, a tangent of 56.69 feet, a radius of 445.24 feet, a chord bearing of South 08 degrees 51 minutes 09 seconds West and a chord length of 112.47 feet;

THENCE in a southerly direction along said curve to the left, and along the west line of said Lake Park Boulevard, a distance of 112.77 feet to a 1/2 inch iron rod with a red FD cap found for corner, said point being the beginning point of a tangent curve to the right whose center bears North 88 degrees 24 minutes 12 seconds West and having a central

angle of 88 degrees 27 minutes 12 seconds, a tangent of 77.87 feet, a radius of 80.00 feet, a chord bearing of South 45 degrees 49 minutes 24 seconds West and a chord length of 111.60 feet;

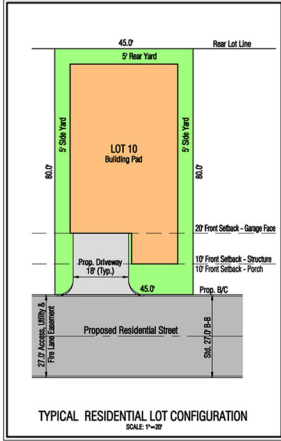
THENCE in a southwesterly direction along said curve to the right, and along the northwest line of said Lake Park Boulevard, a distance of 123.50 feet to a 1/2 inch iron rod with a red FD cap found for corner in the north line of Jonsson Boulevard (at this point a variable width right-of-way);

THENCE North 89 degrees 57 minutes 00 seconds West along the North line of said Jonsson Boulevard a distance of 450.82 feet to a 1/2 inch iron rod with a red FD cap set for corner, said point being a southeast corner of said "Replat of Lake Park Estates, Phase I and University World, Lot 4A, Block 5 and Lot 5, Block 4";

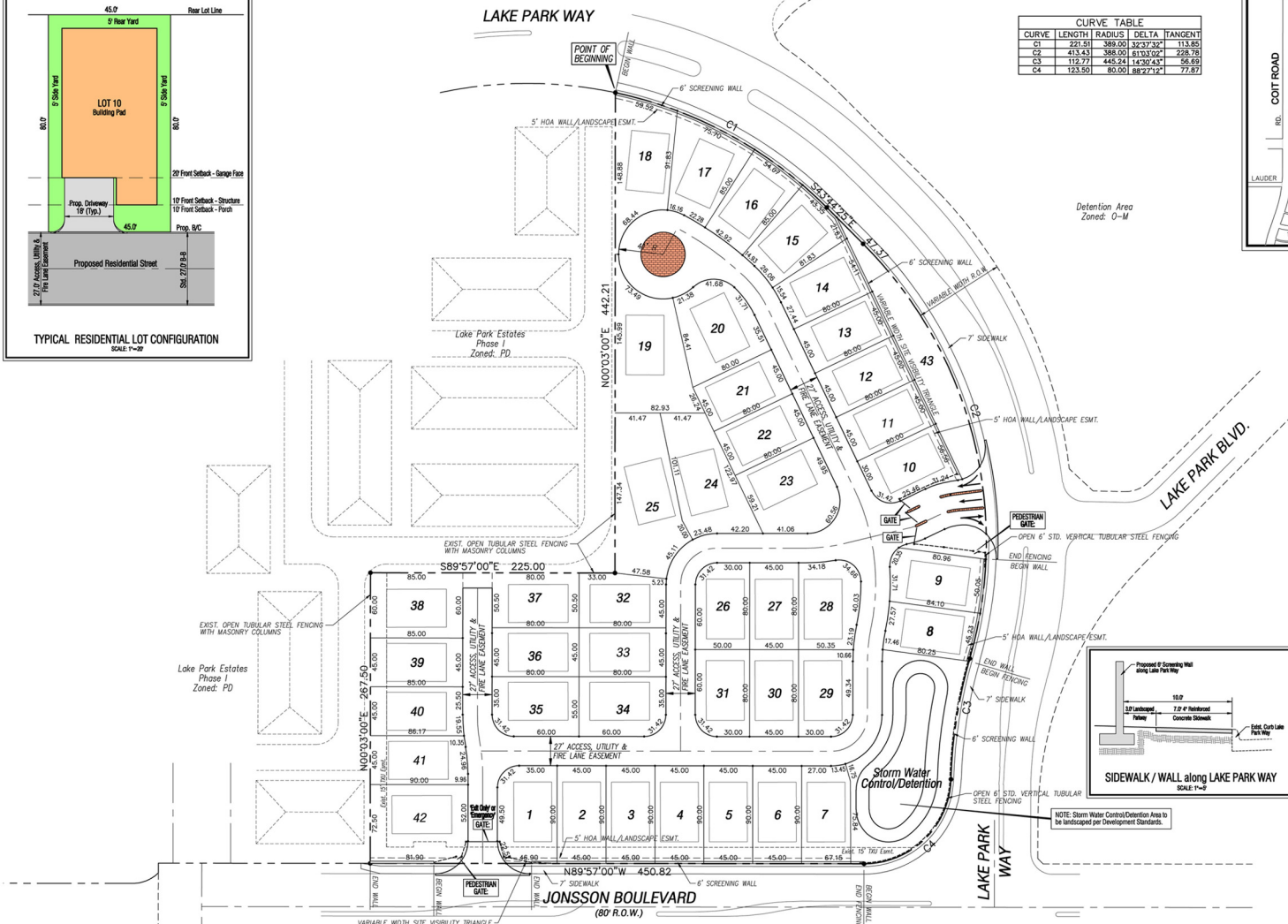
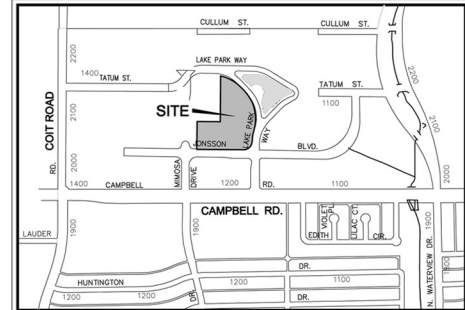
THENCE North 00 degrees 03 minutes 00 seconds East, along an east line of said "Replat of Lake Park Estates, Phase I and University World, Lot 4A, Block 5 and Lot 5, Block 4" a distance of 267.50 feet to a 1/2 inch iron rod with a red FD cap set for corner;

THENCE South 89 degrees 57 minutes 00 seconds East, along a south line of said "Replat of Lake Park Estates, Phase I and University World, Lot 4A, Block 5 and Lot 5, Block 4" a distance of 225.00 feet to an "X" cut on top of a brick column set for corner;

THENCE North 00 degrees 03 minutes 00 seconds East, along an east line of said "Replat of Lake Park Estates, Phase I and University World, Lot 4A, Block, 5 and Lot 5, Block 4" a distance of 442.21 feet to the Point of Beginning and containing 255,564 square feet or 5.8669 acres of land.



CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	221.51	389.00	32.07.30"	113.85
C2	413.43	368.00	61.03.02"	228.78
C3	112.77	445.24	14.30.43"	56.69
C4	123.50	80.00	88.97.12"	77.87



David Weekley Homes
 Re-Zoning for a 5.87 Acre Tract
 Richardson, Texas

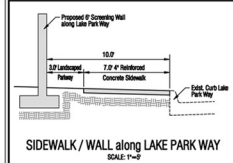
Project Summary:

Subject Tract Area: 5.87 Acres/255,564 square feet
 Current Zoning: RP-1500-M
 Proposed Zoning: RP-1500-M with Special Conditions as Follows:

- Maximum Density: 7.2 Lots/Acre
- Maximum Residential Lots: 42
- Minimum Lot Area: 3,600 square feet
- Maximum Lot Coverage: 65%
- Minimum Building Size: 1,800 square feet (exclusive of Garages)
- Building Height: 2 Stories (not to exceed 40 feet (As measured from F.F.))
- Minimum Lot Width: 45 feet
- Minimum Lot Depth: 80 feet
- Minimum Front Setback:
 - 20 feet for garage (face of garage door)*
 - 10 feet for remainder of structure*
 - 10 feet for a porch*
 - Garage shall be recessed a minimum of 5' from main structure *
 - 18 inch overhang encroachment allowed
- Minimum Interior Side:
 - To be determined at development plans with a minimum 10 feet of building separation *
 - 18 inch overhang encroachment allowed for option utilized
- Minimum Corner Lot Side Setback: 10 feet (18 inch overhang encroachment allowed)
- Minimum Rear setback: 5 feet (18 inch overhang encroachment allowed)
- No accessory structures shall be allowed within public view except for arbors.

Additional Development Standards:

- No interior sidewalks shall be required
- No alleys shall be required
- Lots shall be allowed to back upon Lake Park Way and Jonsson Blvd.
- Non-radial lot lines shall be allowed
- Fences shall be board on board or standard vertical tubular steel. No fence shall be permitted parallel to the perimeter screen wall along Lake Park Way or Jonsson Blvd. or parallel to the rear or side property lines of lots that are parallel and adjacent to Lake Park Estates. All fencing shall match the exterior wall/fencing height at tie-in point
- A landscape buffer shall be provided along any residential lot adjacent to the Lake Park Townhome development to the west.
- Garage doors shall be custom metal carriage-style (wooden look) or better (2-Car)
- The storm water control/detention area shall, at a minimum, contain 4 canopy trees, 4 ornamental trees, a walking trail and benches



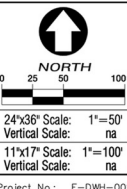
dietz engineering



Signing Date:
dietz engineering
 1761 International Parkway
 Suite 115
 Richardson, Texas 75081
 voice: 972.889.9977
 fax: 972.889.9993

Drawn By: LL
 Checked By: RDD
 Revisions:
 No. | Date | Description

Zoning Exhibit
5.87 ACRE RESIDENTIAL TRACT
 42 LOTS - RP-1500-M w/Special Conditions
 Richardson, Dallas County, Texas



Project No.: E-DWH-001
 Issue Date: Dec. 20, 2011
 Sheet Title:
ZONING EXHIBIT

Sheet No.:
C1.01

Exhibit B - Part of Ordinance

OWNER / DEVELOPER:
 David Weekley Homes
 Attn: Eyal Avnon
 3301 North I-35
 Carrollton, Texas 75007
 (972) 323-7504

PREPARED BY:
dietz engineering
 1761 International Parkway
 Suite 115
 Richardson, Texas 75081
 (972) 889.9977

ORDINANCE NO. 3855

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, ADOPTING SUPPLEMENT NO. 20 TO THE CODE OF ORDINANCES, ADOPTED OCTOBER 16, 1992; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE, EXCEPT WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW FOR SUCH OFFENSE, IN WHICH CASE THE PENALTY SHALL BE THAT FIXED BY STATE LAW, AND FOR ANY OFFENSE WHICH IS A VIOLATION OF ANY PROVISION THAT GOVERNS FIRE SAFETY, ZONING, PUBLIC HEALTH AND SANITATION OR DUMPING REFUSE, THE PENALTY SHALL BE A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

SECTION 1. That Supplement No. 20 to the Code of Ordinances of the City of Richardson, heretofore enacted by Ordinance No. 2912-A be, and the same, is hereby adopted and shall hereafter constitute a Supplement to the Code of Ordinances.

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

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

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

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

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the ____ day of _____ 2012.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION NO. 12-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, SUSPENDING THE MARCH 6, 2012, EFFECTIVE DATE OF ATMOS ENERGY CORP., MID-TEX DIVISION (“ATMOS MID-TEX”) REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND OTHER CITIES IN THE ATMOS MID-TEX SERVICE AREA TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES’ RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND ACSC’S LEGAL COUNSEL; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about January 31, 2012, Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), pursuant to Gas Utility Regulatory Act § 104.102 filed with the City of Richardson, Texas (“City”) a Statement of Intent to change gas rates in all municipalities exercising original jurisdiction within its Mid-Tex Division service area, effective March 6, 2012; and

WHEREAS, the City is a regulatory authority under the Gas Utility Regulatory Act (“GURA”) and under Chapter 104, §104.001 et seq. of GURA has exclusive original jurisdiction over Atmos Mid-Tex’s rates, operations, and services within the City; and

WHEREAS, in order to maximize the efficient use of resources and expertise, it is reasonable for the City to maintain its involvement in the Atmos Cities Steering Committee (“ACSC”) and to cooperate with the more than 150 similarly situated city members of ACSC and other city participants in conducting a review of the Company’s application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, Atmos Mid-Tex proposed March 6, 2012, as the effective date for its requested increase in rates; and

WHEREAS, it is not possible for the City to complete its review of Atmos Mid-Tex’s filing by March 6, 2012; and

WHEREAS, the City will need an adequate amount of time to review and evaluate Atmos Mid-Tex’s rate application to enable the City to adopt a final decision as a local regulatory authority with regard to Atmos Mid-Tex’s requested rate increase; and

WHEREAS, the Gas Utility Regulatory Act § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

WHEREAS, the Gas Utility Regulatory Act § 103.022 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

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

SECTION 1. That the March 6, 2012, effective date of the rate request submitted by Atmos Mid-Tex on January 31, 2012, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

SECTION 2. That the City is authorized to cooperate with ACSC and its member cities in the Mid-Tex service area and under the direction of the ACSC Executive Committee to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Railroad Commission.

SECTION 3. That the City's reasonable rate case expenses shall be reimbursed by Atmos.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. That a copy of this Resolution shall be sent to Atmos, care of David Park, Vice President Rates & Regulatory Affairs, at Atmos Energy Corporation, Mid-Tex Division, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

SECTION 6. That all provisions of the resolutions of the City of Richardson, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 7. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the _____ day of February, 2012.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:2-14-12:TM 53988)

CITY OF RICHARDSON

TO: Bill Keffler - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request #33-12
DATE: February 21, 2012


Request Council approval to initiate bids for the following:

2010 Alley Rehabilitation Project Phase III
(400 Block of Malden & 1400 Block of Lorrie)

Proposed Council approval date: February 27, 2012
Proposed advertising dates: February 29, 2012 & March 7, 2012
Proposed bid due date: March 22, 2012 – 2:00 p.m.
Proposed bid opening date: March 22, 2012 – 2:30 p.m.
Engineer's estimated total cost: \$190,000
Account: 378-8702-585-7524, #SD1003


Pam Kirkland, CPPO, CPPB
Purchasing Manager


Kent Pfeil
Director of Finance




Date

Approved: _____
Bill Keffler
City Manager

Date



MEMO

TO: Bill Keffler, City Manager
THROUGH: Cliff Miller, Assistant City Manager 
FROM: Steve Spanos, P.E., Director of Engineering 
SUBJECT: Permission to Advertise 2010 Alley Rehabilitation Project Phase III
(400 Block of Malden & 1400 Block of Lorrie) – Bid No. 33-12
DATE: February 20, 2012

BACKGROUND INFORMATION:

The 2010 Alley Rehabilitation Project Phase III consists of reconstruction of the alley north of the 400 block of Malden Drive from Custer Road to Malden Drive and the alley east of the 1400 block of Lorrie Drive from Lorrie Drive to Melrose Drive, including 10-foot wide reinforced concrete alley pavement, monolithic curbs, sidewalks, driveways and other appurtenances.

FUNDING:

Funding is provided from 2010 GO Bonds #378-8702-585-7524 SD1003.

SCHEDULE:

Capital Projects Department plans to begin construction for this project May 2012 and completed by July 2012.

Cc: Jim Dulac, P.E., Assistant City Engineer
Office\Agenda\Executive\Adv\Alley3Malden-Lorrieexe.doc

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**2010 ALLEY REHABILITATION PROJECT PHASE III
(400 Block of Malden & 1400 Block of Lorrie)**

BID NO. 33-12

Sealed Bids addressed to the Purchasing Manager of the City of Richardson, Texas, will be received at the Office of the Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Thursday at 2:00 p.m. on March 22, 2012**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

Performing alley reconstruction for the alley north of the 400 block of Malden Drive from Custer Road to Malden Drive and the alley east of the 1400 block of Lorrie Drive from Lorrie Drive to Melrose Drive, including all work to replace approximately 2,500 square yards of 10-foot wide reinforced concrete alley pavement, construct 1,000 linear feet of monolithic curb, remove and replace sidewalks and driveways, and other miscellaneous appurtenances.

Bids shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the Bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable Surety Bond for the same amount from a reliable surety company as a guarantee that the Bidder will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract. The notice of award of contract shall be given to the successful Bidder within ninety (90) days following the opening of Bids.

The successful Bidder must furnish a Performance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, and a Maintenance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, from a surety authorized under the laws of the State of Texas to act as a surety on bonds for principals.

City intends to award this project to the bidder that provides the best value to the City utilizing the funding available to construct this project. The right is reserved, as the interest of the Owner may require, to reject any and all bids, to waive any informality in the bids received, and to select bid best suited to the Owner's best interest. The Contractor, to be successful in bidding this project, must have completed a minimum of three similar projects within the last five years.

A maximum of Eighty (80) calendar days will be allowed for construction.

One set of plans, specifications and Bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, February 28, 2012** upon receipt of a **NON-REFUNDABLE FEE OF Fifty Dollars (\$50.00)** per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A voluntary Pre-bid meeting will be held **Thursday at 9:00 a.m., March 8, 2012** in the **Capital Projects Conference Room 206**, Richardson Civic Center/City Hall.

By:/s/ Bob Townsend, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

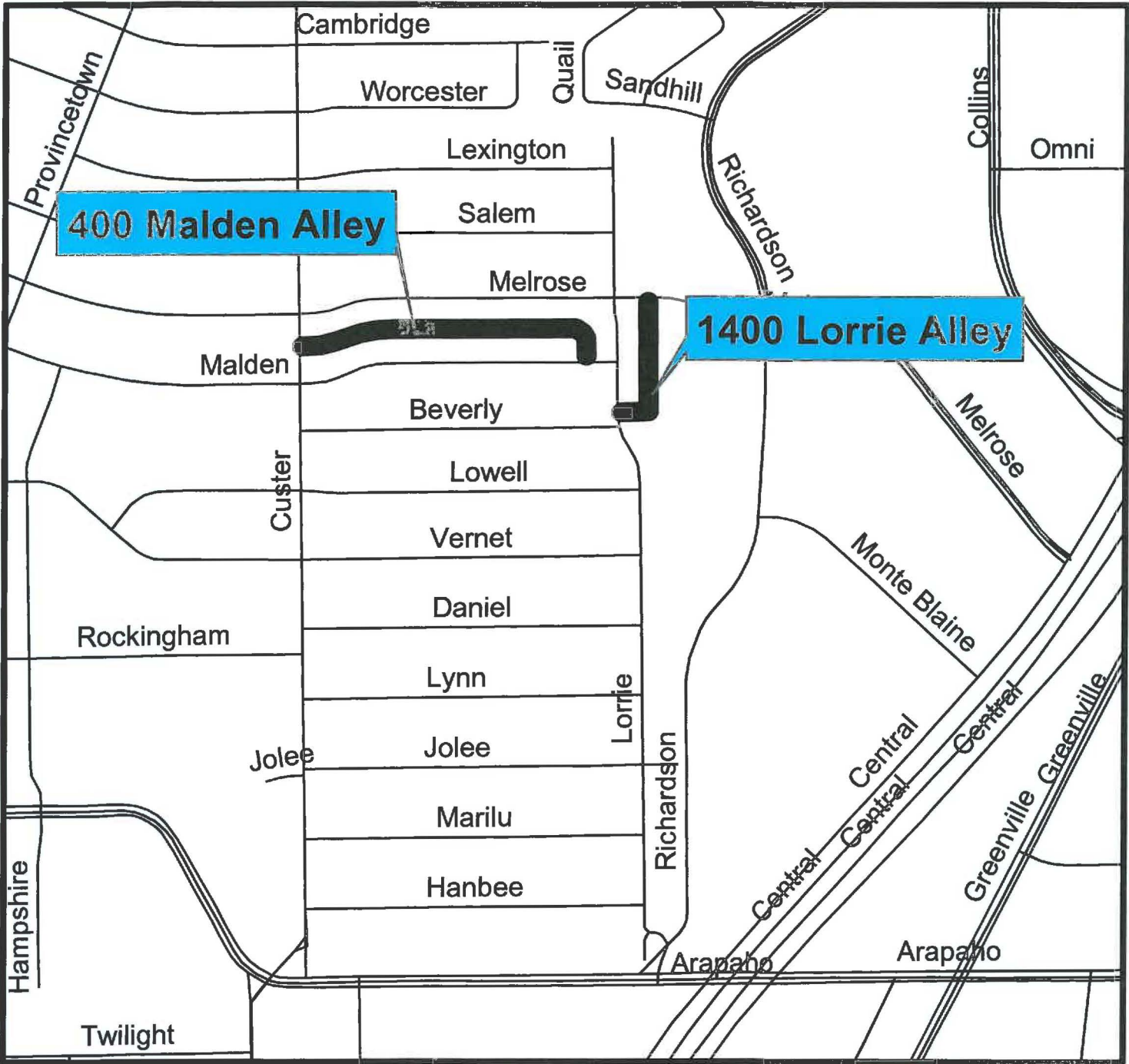
PROPOSED PROJECT SCHEDULE
2010 ALLEY REHABILITATION PROJECT PHASE III
(400 Block of Malden & 1400 Block of Lorrie)

BID NO. 33-12

Agenda Paperwork to Advertise	Friday, February 17, 2012
Council Authorization to Advertise	Monday, February 27, 2012
Plans/Specs Available for Contractors	Tuesday, February 28, 2012
Advertise in Dallas Morning News	Wednesday, February 29, 2012
Advertise in Dallas Morning News	Wednesday, March 7, 2012
Pre Bid Meeting (9:00 am Room 206)	Thursday, March 8, 2012
Bids Received/Opened (@ 2:00 open @ 2:30 Room 206)	Thursday, March 22, 2012
Agenda Paperwork to Award Contract	Friday, March 30, 2012
Council to Award Contract	Monday, April 9, 2012
Pre-Construction Meeting	~ April 2012
Project Start	~ May 2012
Project 80 Calendar Days	~ July 2012

Project Engineer: Jim Dulac
Consulting Engineers Estimate: \$190,000
Fund 378-8702-585-7524 SD1003

2010 Alley Rehabilitation Phase III (400 Malden & 1400 Lorrie)



2010 CITY BOND PROGRAM
RICHARDSON

CITY OF RICHARDSON
SIGN CONTROL BOARD MINUTES – FEBRUARY 8, 2012

Ms. Dorothy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:30 p.m. on Wednesday, February 8, 2012, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT

DORTHY MCKEARIN, CHAIR
SANDRA MOUDY, VICE CHAIRMAN
CHARLES WARNER, MEMBER
MUHAMMAD Z. IKRAM, MEMBER
SCOTT PETTY, ALTERNATE
ALICIA MARSHALL, ALTERNATE

MEMBERS ABSENT

CHIP IZARD, MEMBER

CITY STAFF PRESENT

DON MAGNER, DIRECTOR OF COMMUNITY SERVICES
E.A. HOPPE, ASST. DIR. OF COMMUNITY SERVICES
STEPHANIE JACKSON, COMMUNITY SERVICES MGR.
JENNA HITE, COM. SVCS. ADMIN. SECRETARY

Sandra Moudy made a motion to approve the minutes to the meeting of January 11, 2012. The motion was seconded by Scott Petty and carried unanimously.

SCB CASE #12-03: TO CONSIDER THE REQUEST OF INWOOD NATIONAL BANK, FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES SECTION 18-5(4) TO ALLOW 5.5 SQUARE FOOT OF THE EXISTING 47.6 SQUARE FOOT LED SIGN TO BE USED TO DISPLAY TIME AND TEMPERATURE ON THE PROPERTY LOCATED AT 1100 CENTENNIAL BLVD.

Ms. McKearin opened the Public Hearing and Mr. Hoppe introduced the request by Debbie Stellar with Starlite Signs, representing Inwood National Bank, for a variance to the City of Richardson Code of Ordinances Section 18-5(4) to allow 5.5 square foot of the existing 47.6 square foot LED sign to be used to display time and temperature. A power point presentation was shown for review.

Debbie Stellar, 7923 E. McKinney St., Denton, 76208, of Starlite Signs, representing Inwood National Bank, stated the bank wants to add a feature to the existing LED sign showing the time and temperature as a public service to the community. Ms. Stellar also stated the programming of the sign is all that is necessary to complete the process and that the sign itself would not be physically changing in any way. In addition, all other sign messaging, other than the time and temperature, will remain static.

Mr. Warner inquired about the size of the time and temperature display and how visible it would be. Ms. Stellar stated the background would be black and the numbers would be amber in color, which are highly contrasting colors and enhance visibility. Mr. Ikram asked if the display would be visible from all three directions of traffic. Ms. Stellar stated the sign is two sided and can be seen from all directions of passing traffic. Ms. McKearin asked if there was any additional signage on the property. Ms. Stellar stated there is only one freestanding sign on the property. Ms. Moudy asked if the time and temperature would always be displayed in amber or if the text color would change at any time. Ms. Stellar stated the time and temperature are proposed to be displayed in amber but could be programmed to be a different color if necessary. Ms. Stellar also stated that the time and temperature text would change according to the temperature rising

or dropping and the time changing each minute, but all other messaging on the LED sign would remain static for at least 24 hours, per current regulations.

There being no further questions, Ms. McKearin closed the Public Hearing and asked for comments from the Board.

Ms. Moudy felt it to be a nice addition to the existing sign and would be visible. The Board members did not have any additional comments.

Mr. Warner moved to approve SCB #12-03. The motion was seconded by Mr. Petty and carried unanimously.

Ms. McKearin asked for a motion to adjourn the Public Hearing. Ms. Moudy moved to adjourn the Hearing. The motion was seconded by Mr. Ikram and carried unanimously.

There being no other business before the Board, the meeting was adjourned at 6:40 p.m.

DORHTY MCKEARIN, CHAIR



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, February 27, 2012

Agenda Item: Review and Discuss Item Listed on the City Council Meeting Agenda

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will have an opportunity to preview and discuss with City Staff the agenda items that will be voted on at the City Council Meeting immediately following the Work Session.

Board/Commission Action: Various, if applicable.

Action Proposed: No action will be taken.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, February 27, 2012

Agenda Item: Atmos Energy Rate Request Suspension

Staff Resource: Brian Davis, Deputy Chief Information Officer,
Technology and Franchising

Summary: Brian will provide an overview of the 2012 Rate increase request filed by Atmos Energy, and present a resolution suspending the effective date of the increase. Atmos has requested an increase of approximately \$49 million system-wide.

Board/Commission Action: N/A

Action Proposed: Consider adoption of resolution suspending the effective date of the rate increase request filed with the City by Atmos Energy.





City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, February 27, 2012

Agenda Item: Review and Discuss the City Retail Study

Staff Resource: David Morgan, Assistant City Manager

Summary: In response to the City Council Goals and Near Term Action Items, the City has retained Catalyst Commercial to conduct a retail study. The study includes a market analysis and merchandising plan that will lead to active recruitment of prominent retailers.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: February 27, 2012

Agenda Item: Review and Discuss Recommended Code Enforcement Enhancements

Staff Resource: Don Magner, Director of Community Services

Summary: City Council will consider a number of code procedural enhancements which are being recommended to enhance voluntary compliance and decrease repeat violations.

Board/Commission Action: NA

Action Proposed: NA



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: February 27, 2012

Agenda Item: Review and Discuss Community Services Neighborhood Outreach and Enhancement Programs

Staff Resource: Don Magner, Director of Community Services

Summary: Staff will provide City Council a comprehensive overview of Community Services' non-code programs, and within the context of a number of 2011-13 City Council Near-Term Action Items, determine if enhancements or new programming is warranted.

Board/Commission Action: NA

Action Proposed: NA





City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, February 27, 2012

Agenda Item: Items of Community Interest

Staff Resource: Bill Keffler, City Manager

Summary: 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 of Richardson 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 the posting of the agenda.

Board/Commission Action: NA

Action Proposed: No action will be taken.