

**RICHARDSON CITY COUNCIL  
MONDAY, SEPTEMBER 11, 2023  
COUNCIL MEETING AT 6:00 PM  
RICHARDSON CITY HALL, 2360 CAMPBELL CREEK BLVD., SUITE 525, RICHARDSON, TX 75082**

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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.

**Attention: Meeting Attendance/Viewing**

City Council meetings are available for viewing via live stream on-line and on-demand at [www.cor.net/city](http://www.cor.net/city). Cablecast viewing of City Council meetings for U-verse and Spectrum customers is temporarily unavailable due to a fire which damaged Richardson City Hall. Cablecast services will be restored as soon as possible. Videos of past Council meetings are also available to view on-demand at [www.cor.net/city](http://www.cor.net/city).

Anyone wishing to address the City Council can submit comments on any topic or agenda item electronically by utilizing the Public Comment Card found here: [www.cor.net/PublicCommentForm](http://www.cor.net/PublicCommentForm), or in-person during the Visitors section or the Public Hearing item. Comments submitted online must be received by 5 p.m. on the date of the meeting to be included in the public record.

**COUNCIL MEETING – 6:00 PM, MULTIPURPOSE ROOM #CH 157**

• **CALL TO ORDER**

**1. INVOCATION – DAN BARRIOS**

**2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – DAN BARRIOS**

**3. MINUTES OF THE AUGUST 28, 2023 MEETING**

**4. VISITORS/ACKNOWLEDGEMENT OF PUBLIC COMMENT CARDS**

*Visitors may address the Council on any topic that is not already scheduled for Public Hearing. Speakers should complete a Public Comment Card and present it to the City Secretary before the meeting. Speakers are limited to 5 minutes. Comments should be directed to the Mayor and City Council. The Texas Open Meetings Act prohibits the City Council from discussing or taking action on items that are not posted on the agenda. The Mayor or City Manager may provide specific factual information, recite an existing policy, or schedule the item for discussion on a future agenda in response to the public comments.*

**5. REVIEW AND DISCUSS THE RICHARDSON CULTURAL ARTS COMMISSION’S FY24 ARTS GRANTS FUNDING RECOMMENDATIONS**

**6. REVIEW AND DISCUSS THE 825 PRESSURE ZONE WATER CAPACITY IMPROVEMENTS UPDATE**

**7. REVIEW AND DISCUSS THE CUSTER PARKWAY RECONSTRUCTION PUBLIC OUTREACH STRATEGY**

**PUBLIC HEARING ITEM:**

- 8. PUBLIC HEARING, ZONING FILE 23-06, A REQUEST TO REZONE APPROXIMATELY 36 ACRES LOCATED ON THE SOUTH SIDE OF WATERVIEW PARKWAY, GENERALLY EAST OF THE FRANKFORD ROAD INTERSECTION AND BOUNDED BY THE DART SILVER LINE TO THE SOUTH, FROM TO-M TECHNICAL OFFICE AND PD PLANNED DEVELOPMENT TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A TRANSIT-ORIENTED MIXED-USE DEVELOPMENT. OWNER: JIM LESLIE, REPRESENTING 3400 WATERVIEW LLC AND DR. CALVIN JAMISON, REPRESENTING UNIVERSITY OF TEXAS AT DALLAS.**

**Citizens wishing to address the City Council can submit comments electronically by 5:00 p.m. by utilizing the Public Comment Card found here: [www.cor.net/PublicCommentForm](http://www.cor.net/PublicCommentForm).**

**9. CONSENT AGENDA:**

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

A. CONSIDER RECOMMENDATIONS FROM THE CULTURAL ARTS COMMISSION FOR FINANCIAL ASSISTANCE FROM THE HOTEL/MOTEL TAX FUND FOR THE FOLLOWING ORGANIZATIONS:

CONTEMPORARY CHORALE	\$2,500
ACCOLADE COMMUNITY THEATRE	\$4,000
TEXINS JAZZ BAND	\$4,000
SCIART EXCHANGE	\$4,500
RICHARDSON COMMUNITY CHORALE	\$6,000
SPECTACULAR FOLLIES	\$6,000
FRIENDS OF THE RICHARDSON PUBLIC LIBRARY	\$7,000
DALLAS ASIAN AMERICAN YOUTH ORCHESTRA	\$7,500
LONE STAR WIND ORCHESTRA	\$8,000
RICHARDSON READS ONE BOOK	\$8,000
CORE THEATRE	\$9,000
RICH-TONE CHORUS	\$9,000
CHAMBERLAIN BALLET	\$10,000
DALLAS CHINESE COMMUNITY CENTER	\$10,000
PLANO SYMPHONY ORCHESTRA	\$10,000
TEXAS WINDS MUSICAL OUTREACH	\$10,000
TUZER BALLET	\$10,000
PEGASUS THEATRE	\$12,000
RICHARDSON CIVIC ART SOCIETY	\$12,000
RICHARDSON COMMUNITY BAND	\$16,000
CHAMBER MUSIC INTERNATIONAL	\$30,000
RICHARDSON THEATRE CENTRE	\$33,000
REPERTORY COMPANY THEATRE	\$40,000
RICHARDSON SYMPHONY	\$80,000

B. CONSIDER AWARD OF BID #110-23 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO AND, INC. FOR INSTALLING IRRIGATION SYSTEMS PURSUANT TO UNIT PRICES.

C. AUTHORIZE THE CITY MANAGER TO EXECUTE GUARANTEED MAXIMUM PRICE ("GMP") AMENDMENT NO. 4 TO THE CONSTRUCTION MANAGER AT RISK ("CMAR") AGREEMENT WITH ARCHER WESTERN CONSTRUCTION, LLC FOR THE CONSTRUCTION OF WATER IMPROVEMENTS TO EXPAND THE 825 PRESSURE ZONE CAPACITY OF THE CITY'S WATER DISTRIBUTION SYSTEM IN THE AMOUNT OF \$11,641,682 FOR A TOTAL OF \$69,168,150.

## 10. REPORT ON ITEMS OF COMMUNITY INTEREST

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

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- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE RICHARDSON CITY HALL ON FRIDAY, SEPTEMBER 8, 2023, BY 5:00 P.M.

AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, VIA PHONE AT (972) 744-4168, VIA EMAIL AT [ADACOORDINATOR@COR.GOV](mailto:ADACOORDINATOR@COR.GOV), OR BY APPOINTMENT AT 2360 CAMPBELL CREEK BLVD., SUITE 525, RICHARDSON, TEXAS 75082.

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. \*

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY COUNCIL IS HELD.

*\*This does not apply to licensed carriers.*

**MINUTES**  
**RICHARDSON CITY COUNCIL MEETING**  
**AUGUST 28, 2023**

• **Call to Order**

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

Bob Dubey	Mayor
Arefin Shamsul	Mayor Pro Tem
Curtis Dorian	Councilmember
Jennifer Justice	Councilmember
Dan Barrios	Councilmember
Joe Corcoran	Councilmember
Ken Hutchenrider	Councilmember

The following staff members were also present:

Don Magner	City Manager
Kent Pfeil	Chief Financial Officer
Charles Goff	Assistant City Manager
Michaela Dollar	Assistant City Manager
Aimee Nemer	City Secretary
Haley Alsabrook	Management Analyst
Keith Dagen	Director of Finance
Bob Clymire	Budget Officer
Cara Copley	Assistant Budget Officer
Sam Chavez	Director of Development Services

**COUNCIL MEETING – 6:00 PM, MULTIPURPOSE ROOM #CH 157**

- 1. INVOCATION – JENNIFER JUSTICE**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – JENNIFER JUSTICE**
- 3. MINUTES OF THE JULY 10, 2023, JULY 17, 2023, JULY 24-25, 2023 (BUDGET WORKSHOP), JULY 31, 2023, AUGUST 7, 2023, AUGUST 14, 2023, AND AUGUST 21, 2023 MEETINGS**

**Council Action**

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

**4. VISITORS/ACKNOWLEDGEMENT OF PUBLIC COMMENT CARDS**

There were no public comments submitted in person. City Manager Magner acknowledged a public comment card submitted by Kellye McGarry, 1911 N. Waterview, regarding transcribing city council meetings.

**PUBLIC HEARING ITEM:**

- 5. PUBLIC HEARING ON THE FY 2023-2024 PROPOSED BUDGET.**



Mr. Magner provided a summary of the proposed budget and acknowledged public comments submitted in advance of the meeting.

- Kathleen Born, 1226 Dumont Dr., opposed to tax increase
- Thomas Dittman, via email, opposed to tax increase
- Chuck Fleischer, 3302 Foxcreek Dr., via Collin County Tax Transparency Website - vote no
- Kerry Grubb, 506 S. Grove Rd., via Dallas County Tax Transparency Website – vote no

### **Public Hearing**

Mayor Dubey opened the public hearing.

Michael Rochester, 1623 Mariposa Dr., Dallas, addressed Council acknowledging he is a 36-year fireman with the City of Richardson. He thanked City Management and City Council for the dedication to employees and public safety in the budget and requested unanimous approval of the budget.

With no further comments submitted, Mayor Dubey closed the Public Hearing with a motion by Councilmember Hutchenrider, second by Councilmember Corcoran, and unanimous approval.

### **BUDGET ACTION ITEMS:**

#### **Staff Comments**

City Manager Magner provided a summary of the budget action items, explaining the language required by state law and the Conflict of Interest items on file from Mayor Dubey and Councilmember Hutchenrider necessitating three motions for the budget approval.

### **6. CONSIDER ORDINANCE NO. 4468, APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.**

#### **Council Action**

Councilmember moved to approve and adopt a budget with Ordinance No. 4468 for all City services except for scoreboard maintenance, wellness services, immunizations, employee shots and Methodist Richardson Medical Center Foundation event sponsorship/advertising for the year beginning October 1, 2023, and ending September 30, 2024. Councilmember seconded the motion. A vote was taken and passed 7-0 with Mayor Dubey, Mayor Pro Tem Shamsul, Councilmember Dorian, Councilmember Justice, Councilmember Barrios, Councilmember Corcoran, and Councilmember Hutchenrider voting in favor.

Mayor Dubey stated that he would be abstaining from the next discussion and vote due to a conflict of interest on file with the City Secretary and he excused himself from the Council Chambers. Mayor Pro Tem Shamsul conducted the meeting during Mayor Dubey's absence.

Councilmember moved to approve and adopt a budget for scoreboard maintenance for the year beginning October 1, 2023, and ending September 30, 2024. Councilmember seconded the motion. A vote was taken and passed, 6-0 with Mayor Dubey abstaining and Mayor Pro Tem Shamsul, Councilmember Dorian, Councilmember Justice, Councilmember Barrios, Councilmember Corcoran, and Councilmember Hutchenrider voting in favor.

Mayor Dubey returned to the dais to conduct the remainder of the meeting.

Councilmember Hutchenrider stated that he would be abstaining from the next discussion and vote due to a conflict of interest on file with the City Secretary and he excused himself from the meeting.

Councilmember moved to approve and adopt a budget for wellness services, immunizations, employee shots and Methodist Richardson Medical Center Foundation event sponsorship/advertising for the year beginning October 1, 2023, and ending September 30, 2024. Councilmember seconded the motion. A vote was taken and passed, 6-0 with Councilmember Hutchenrider abstaining and Mayor Dubey, Mayor Pro Tem Shamsul, Councilmember Dorian, Councilmember Justice, Councilmember Barrios, Councilmember Corcoran voting in favor.

Councilmember Hutchenrider returned to the dais.

**7. CONSIDER ORDINANCE NO. 4469, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2023 (FISCAL YEAR 2023-2024) AT A RATE OF \$0.56095 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF RICHARDSON AS OF JANUARY 1, 2023.**

**Council Action**

Councilmember moved that the property tax rate be increased by the adoption of a tax rate of \$0.56095, which is effectively 10.86% percent increase in the tax rate and adopt Ordinance 4469. Councilmember seconded the motion. A vote was taken and passed, 7-0 with Mayor Dubey, Mayor Pro Tem Shamsul, Councilmember Dorian, Councilmember Justice, Councilmember Barrios, Councilmember Corcoran, and Councilmember Hutchenrider voting in favor.

**8. CONSIDER RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE ADOPTED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.**

**Council Action**

Councilmember moved to ratify the property tax increase reflected in the budget adopted for the fiscal year beginning October 1, 2023, and ending September 30, 2024. Councilmember seconded the motion. A vote was taken and passed, 7-0 with Mayor Dubey, Mayor Pro Tem Shamsul, Councilmember Dorian, Councilmember Justice, Councilmember Barrios, Councilmember Corcoran, and Councilmember Hutchenrider voting in favor.

**9. BUDGET CONSENT AGENDA:**

**Staff Comments**

City Manager Magner provided a summary of the budget consent agenda items, explaining that the following items were related to amending water and sewer service rates, garbage and refuse fees, and building inspection fees related to approval of the fiscal year 2023-2024 budget.

**A. CONSIDER ADOPTION OF ORDINANCE NO. 4470, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING**

**CHAPTER 23, “WATER, SEWERS AND SEWAGE DISPOSAL”, BY AMENDING SECTION 23-98 TO ESTABLISH RATES TO BE CHARGED FOR WATER SERVICES FURNISHED BY THE CITY; AND BY AMENDING SECTION 23-168 TO ESTABLISH RATES TO BE CHARGED FOR SEWER SERVICES FURNISHED BY THE CITY.**

**B. CONSIDER THE FOLLOWING RESOLUTIONS:**

- 1. RESOLUTION NO. 23-20, ESTABLISHING REVISED FEES AND CHARGES FOR THE REMOVAL OF GARBAGE AND REFUSE WITHIN THE CITY.**
- 2. RESOLUTION NO. 23-21, PROVIDING AN AMENDED FEE SCHEDULE FOR BUILDING INSPECTION FEES AND PERMITS.**
- 3. RESOLUTION NO. 23-22, PROVIDING FOR THE REDEMPTION OF CERTAIN OUTSTANDING CITY TAX NOTES, TAXABLE SERIES 2021; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE REDEMPTION OF SUCH OBLIGATIONS.**

**Council Action**

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

**ACTION ITEMS:**

- 10. VARIANCE NO. 23-01, A REQUEST FOR A VARIANCE TO APPENDIX A (COMPREHENSIVE ZONING ORDINANCE) OF THE CITY OF RICHARDSON’S CODE OF ORDINANCES: ARTICLE XXII-C, SEC. 22(a) TO WAIVE THE REQUIREMENT TO SCREEN PARKING AREAS FOR RELIGIOUS INSTITUTIONS IN RESIDENTIAL DISTRICTS FROM THE VIEW OF ADJACENT SINGLE-FAMILY RESIDENTIAL DISTRICTS. THE PROPERTY IS LOCATED AT 1620 E. ARAPAHO ROAD, ON THE SOUTH SIDE OF ARAPAHO ROAD, EAST OF BELL MEADE DRIVE.**

**Staff Comments**

Sam Chavez, Director of Development Services, provided a summary of this request.

**Council Action**

Councilmember Justice moved to approve the request as presented. Mayor Pro Tem Shamsul seconded the motion. A vote was taken and passed, 7-0.

- 11. VARIANCE NO. 23-02, A REQUEST FOR A VARIANCE TO APPENDIX A (COMPREHENSIVE ZONING ORDINANCE) OF THE CITY OF RICHARDSON’S CODE OF ORDINANCES: ARTICLE XXII-D, SEC. 1(h)(1)(l)(2) TO ALLOW A 31-SPACE PARKING REDUCTION TO ACCOMMODATE AN 11,647-SQUARE FOOT RETAIL USE WITHIN AN APPROXIMATELY 63,000-SQUARE FOOT BUILDING. THE PROPERTY IS LOCATED AT 1300 E. BELT LINE ROAD, ON THE SOUTH SIDE OF BELT LINE ROAD, WEST OF PLANO ROAD.**

### **Staff Comments**

Sam Chavez, Director of Development Services, provided a summary of this request.

### **Council Action**

Councilmember Hutchenrider moved to approve this request specifying that it is tied to a pet supply sales and grooming store. Councilmember Justice seconded the motion. A vote was taken and passed, 7-0.

## **12. CONSENT AGENDA:**

**A. CONSIDER ADOPTION OF ORDINANCE NO. 4471, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, CHAPTER 13 “MISCELLANEOUS OFFENSES AND PROVISIONS” ARTICLE IV “OFFENSES INVOLVING PUBLIC MORALS” BY REPEALING SECTION 13-122 “CURFEW HOURS FOR MINORS”.**

### **B. CONSIDER THE FOLLOWING RESOLUTIONS:**

- 1. RESOLUTION NO. 23-23, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT FOR THE FURNISHING OF TRAFFIC SIGNAL EQUIPMENT BY A MUNICIPALITY, BY AND BETWEEN THE STATE OF TEXAS, ACTING THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION (“STATE”), AND THE CITY OF RICHARDSON (“CITY”), FOR TRAFFIC SIGNAL REIMBURSEMENT (“PROJECT”).**
- 2. RESOLUTION NO. 23-24, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMO CITIES STEERING COMMITTEE (“ACSC”) AND ATMO ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2023 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.**
- 3. RESOLUTION NO. 23-25, FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC’S APPLICATION TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR AND UPDATE GENERATION RIDERS TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING**

**PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AUTHORIZING HIRING OF LEGAL COUNSEL; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; 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 LEGAL COUNSEL.**

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

- 1. BID #57-23 – WE RECOMMEND THE AWARD TO HORSESHOE CONSTRUCTION, INC. FOR FY23 SEWER PIPE REHABILITATION IN THE AMOUNT OF \$1,530,220.**
- 2. BID #75-23 – WE RECOMMEND THE AWARD TO MUNIZ CONSTRUCTION, INC. FOR 2021 BOND ALLEY RECONSTRUCTION GROUP 1 IN THE AMOUNT OF \$1,785,635.**
- 3. BID #77-23 – WE RECOMMEND THE AWARD TO CANDOR BUILDERS, LLC FOR 2021 BOND ALLEY RECONSTRUCTION GROUP 3 (CHAPEL CREEK CT. & CANYON CREEK DR.) IN THE AMOUNT OF \$418,959.**
- 4. BID #86-23 – WE RECOMMEND THE AWARD TO DEAN CONSTRUCTION FOR COTTONWOOD PARK PEDESTRIAN BRIDGE IMPROVEMENTS IN THE AMOUNT OF \$410,917.**
- 5. BID #89-23 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO CORE & MAIN, FERGUSON WATERWORKS, AND NORTH TEXAS WINWATER FOR WATER & WASTEWATER MATERIALS PURSUANT TO UNIT PRICES.**
- 6. BID #105-23 – WE RECOMMEND THE AWARD TO DALTEX PRO FACILITY SERVICES, LLC FOR A COOPERATIVE CONTRACT FOR ABATEMENT SERVICES FOR 302 PITTMAN ST., THROUGH CITY OF PLANO BID #2023-0151-AC.**

**Council Action**

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

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

Council reported on items of community interest.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:14 p.m.

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MAYOR

ATTEST:

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CITY SECRETARY



## City Council Worksession Agenda Item Summary

- Worksession Meeting Date:** Monday, September 11, 2023
- Agenda Item:** Review and Discuss the Richardson Cultural Arts Commission's FY24 Arts Grants Funding Recommendations.
- Staff Resource:** Michaela Dollar, Assistant City Manager
- Summary:** Richardson Cultural Arts Chair Anthony Pampillonia will present the recommendations from the Richardson Cultural Arts Commission on the allocation of arts grants funding provided through the Hotel Motel Tax Fund in the FY24 Budget.
- City Council Strategic Goals:** This agenda item helps further the following City Council Strategic Goal:
- To have residents and other stakeholders choose Richardson as the best place to locate, contribute, and engage
- Background Information:** The Richardson Cultural Arts Commission reviewed twenty-seven applications for arts grants funding and have developed a set of recommended allocations. If the recommendation is accepted, final action on these grant requests is on the September 11, 2023 City Council action agenda.
- Financial Implications:** Funding for the Arts Grants is included in the FY 24 Hotel Motel Tax Fund budget.

**City Council Worksession  
Agenda Item Summary**

- Worksession Meeting Date:** Monday September 11, 2023
- Agenda Item:** Review and Discuss the 825 Pressure Zone Water Capacity Improvements Update
- Staff Resource:** Jim Dulac, Director of Engineering/Facilities  
Nick Kohel, Assistant Director of Engineering
- Summary:** City staff will provide an update of the 825 Pressure Zone Water Capacity Improvements Project and the proposed GMP Amendment No. 4 on the consent agenda.
- City Council Strategic Goals:** This agenda item helps further the following City Council Strategic Goals:
- Ensure systems are safe and secure
  - Maintain strong fund balance and bond rating
  - Value, protect, and create a positive return on City, resident, and other stakeholder investments in the City
  - Leverage county, state, and federal opportunities
- Background Information:** The 825 Pressure Zone Water Capacity Improvements Project will help address current and future water demand increases. The project is under construction and approval of what is expected to be the final Guaranteed Maximum Price (GMP) Amendment No. 4 is required for the remaining scopes of work recently bid by Archer Western, the Construction Manager at Risk. GMP No. 4 includes various trades for the pump station, NTMWD waterline design modifications and landscaping for the restoration and beautification of the areas impacted by the project.
- Financial Implications:** Expenditures for the 825 Pressure Zone Water Capacity Improvements Project are supported by Water Fund Certificates of Obligation, prior year water/sewer savings, Federal American Rescue Plan Act (ARPA) funds and NTMWD funding.



**City Council Worksession  
Agenda Item Summary**

- Worksession Meeting Date:** Monday September 11, 2023
- Agenda Item:** Review and Discuss the Custer Parkway Reconstruction Public Outreach Strategy
- Staff Resource:** Jim Dulac, Director of Engineering/Facilities  
Nick Kohel, Assistant Director of Engineering
- Summary:** City staff will provide an update of the Custer Parkway Reconstruction Project public outreach strategy and an overview of typical design and construction project challenges.
- City Council Strategic Goals:** This agenda item helps further the following City Council Strategic Goals:
- Ensure systems are safe and secure
  - Maintain strong fund balance and bond rating
  - Value, protect, and create a positive return on City, resident, and other stakeholder investments in the City
- Background Information:** The Custer Parkway Reconstruction Project is a 2021 Bond Program Project that is currently under design and expected to start construction next spring following the completion of Custer Road south of Campbell and West Prairie Creek construction work currently underway. Staff will provide an overview on typical construction project schedules and challenges and provide an update on the design status and public outreach strategy for the Custer Parkway Reconstruction Project.
- Financial Implications:** Expenditures for the Custer Parkway Reconstruction Project are supported by 2015 & 2021 G.O. Bond Programs, Water Fund Certificates of Obligation and Certificates of Obligation



**DATE:** September 11, 2023  
**TO:** Honorable Mayor and City Council  
**FROM:** Sam Chavez, AICP, Director of Development Services *SDC*  
**SUBJECT:** Zoning File 23-06: PD Planned Development – UTD/Points at Waterview

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### REQUEST

Nadia Christian, representing Wolverine Interests LLC, is requesting approval of a zoning change for thirty-six (36) acres located on the south side of Waterview Parkway, bounded by the DART Silver Line to the south, from TO-M Technical Office District and PD Planned Development District to PD Planned Development District for the development of a transit-oriented (TOD) mixed-use development. The request represents a joint application between 3400 Waterview LLC and University of Texas at Dallas (UTD).

The proposed PD will accommodate a TOD, which are developments appropriately located at the City's DART rail station locations. The principles of TOD allow for greater flexibility related to many aspects of development which include a broader range of allowable uses, increased building height, reduced setbacks and modifications to traditional parking and open space standards. TOD-specific standards allow for the creation of cohesive mixed-use districts by utilizing unique land use and development patterns that leverage their proximity to the City's DART rail stations; thus, the appropriate zoning mechanism is a PD Planned Development District which allows creation of unique development standards applicable to proposed development (See Exhibit "A" for the proposed development standards).

The subject property is comprised of two (2) tracts; the western 15-acre tract owned by 3400 Waterview LLC (Wolverine Tract) and the eastern 21-acre tract owned by UTD (UTD Tract). The request is to allow development of seven (7) separate development parcels ranging in size from 2.13 acres and 4.72 acres. The proposed development standards allow a mix of uses with maximum development use rights that include:

- 4,000 residential units to include apartments, independent living facilities (multi-family units age restricted to persons fifty-five (55) years of age or older), assisted living facilities and townhomes. *One-thousand and ninety-two (1,092) residential units are currently entitled on the UTD Tract resulting in a **net increase** of 2,908 units with the proposal.*
- Maximum 500,000 square feet of office space. Approximately 516,000 square feet of office space is currently allowed on the UTD Tract. Additionally, the Wolverine Tract is currently developed with a 209,260-square foot office building, but the site allows up to a total of 495,000 square feet of building area based on the allowable floor-area-ratio (FAR). *As proposed the request results in a **net decrease** of approximately 511,000 square feet of development rights of office space.*
- Maximum 40,000 square feet of retail and restaurant space. Approximately 12,000 square feet of retail space is currently entitled on the UTD Tract. *As proposed the request results in a **net increase** of approximately 28,000 square feet of retail space.*
- Maximum 600 hotel rooms, a maximum of two (2) hotels with up to 300 rooms each. Two-hundred and eighty-eight (288) hotel rooms are currently entitled on the UTD Tract. *As proposed the request results in a **net increase** of 312 hotel rooms.*

- Additional uses including public buildings, museums, theaters, event centers (public or private) and university related uses. *Similar uses are allowed within the current Planned Development District for the UTD Tract.*

As proposed, the development will have an impact on the sanitary sewer system. Although the expected flow from the development can be accommodated within the overall system; the existing 8-inch on-site sanitary sewer line along the southern property line will need to be increased to accommodate the expected flow. Additional improvements to the water and stormwater system may also be necessary and will be determined at the time of development.

A Traffic Impact Analysis (TIA) was conducted to analyze the potential traffic impacts associated with proposed development. Although it is unlikely that the maximum number of entitlements for each use type would be achieved; the TIA utilized the maximum entitlements to provide the most conservative approach in analyzing the potential traffic impacts.

The estimated site traffic in the TIA appears to be significantly higher than the actual traffic that will be observed after the site’s developed as a transit-oriented development and with its proximity to UTD which will attract student residents that walk to and from campus or do not own a vehicle.

Based on the analysis presented in the TIA, the proposed development can be successfully incorporated into the surrounding roadway network subject to the following traffic mitigation elements:

- A second (2<sup>nd</sup>) left turn lane for southbound Waterview Parkway to eastbound Renner Road;
- A traffic diverter on Waterview Parkway and 190 Center Drive/Street E to allow left turns into both developments but which prohibits left turns out of both developments; and
- A right turn lane along Waterview Parkway at the future intersection of Waterview Parkway and the extension of Rutford Avenue including refuge islands for pedestrian safety.

## BACKGROUND

The Wolverine Tract was zoned TO-M Technical Office in 1997; the property was developed in 1998 with a 209,260-square foot office building. The UTD Tract was zoned PD Planned Development in 2016 along with a 29-acre property on the south side of the DART Silver Line (currently developed with 1,271 multi-family units and 26,500 square feet of commercial space) to allow an urban destination allowing a mix of residential, retail, office, and other university-oriented uses.

One (1) letter regarding the location and accessibility of public parking for the DART Silver Line Station has been received.

## PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a 6-0 vote, recommends approval of the request subject to the attached conditions. The attached conditions (Exhibit “A”) also reflect the Commission’s recommended increase in required parking for 3- and 4-bedroom multi-family units from two (2) spaces per unit to 0.8 space per bedroom.

## ATTACHMENTS

Proposed Development Standards (Exhibit “A”)	Street Typology Cross Sections (Exhibits “C-1” & “C-2”)
CC Public Hearing Notice	Existing Structure Alternative Exhibit (Exhibit “D”)
CC Notice of Public Hearing - 3400 Waterview Tenants	CPC Notice of Public Hearing – Property Owners
Notification List – 3400 Waterview Tenants	CPC Notification List – Property Owners
City Plan Commission Minutes 2023-07-18	CPC Notice of Public Hearing – 3400 Waterview Tenants
Staff Report	CPC Notification List – 3400 Waterview Tenants
Zoning/Aerial Map	Correspondence
Zoning Concept Plans (Exhibits “B-1” through “B-3”)	

**EXHIBIT “A”**  
**POINTS AT WATERVIEW TOD PLANNED DEVELOPMENT DISTRICT**

**Section 1. Purpose and Intent**

The purpose of the UTD/POINTS AT WATERVIEW-TOD PLANNED DEVELOPMENT DISTRICT is to create a vibrant pedestrian friendly, transit-oriented development that promotes a university oriented urban destination. This development will be vehicle/bicycle accessible, offering a fully active live-work-play experience. The development is to be integrated with the future rail station on the DART Silver Line and the University of Texas at Dallas (UTD) campus.

The project is a transit-oriented development (TOD) located along the south side of Waterview Parkway, adjacent to the UTD/Synergy Park station for the DART Silver Line in Richardson. The development is identified on two (2) final plats as Lots 1, 2 and 3, Block 3 of the Synergy Park Addition shown on Exhibit “A”. This is a joint application by UTD and Wolverine Interests LLC for a master plan/PD zoning for all lots totaling 35.73 acres.

**Section 2. Conceptual Plan**

The conceptual site plan (Exhibits "B-1" through “B-3”) indicates a development plan showing Parcels A-G with the general location of buildings, circulation (vehicular and pedestrian), parking areas, open spaces, and other major elements of the proposed development. At the time of Development Plan Review, the location of the street network, public spaces and buildings may be relocated within the general framework of the Conceptual Plan as long as the overall function, feel and character are maintained consistent with the concept plan.

Currently there is a 209,260-square foot office building on the property shown as parcels E and F on the Exhibits. The concept plan shows two (2) alternatives. The first alternative is to remove the existing building and start new with an internal street system and new buildings. The other option is to re-occupy the existing building as shown in Exhibit “D”. Parking will be provided at one (1) space per 350 square feet. The timing for occupancy or removal of the existing building is unknown at this time and will depend on market demands. Should the building remain and become occupied, all provisions of this PD and Article XXII-C of the Comprehensive Zoning Ordinance, not in conflict with this PD, shall apply. Revised development plans shall be submitted to demonstrate compliance with this PD prior to the development of Parcel G or prior to such time modifications that require site plan amendments to or a replat of Lot 1, Block 3 of the Synergy Park Addition are made.

**Section 3. Architectural Standards**

Building facades will include architectural details to create variety and interest. At the time of Development Plan Review, building elevation design and materials will be submitted for review and approval by the City Manager or designee for compliance with the following:

- a) Buildings shall generally maintain a facade rhythm along all streets. This rhythm may be expressed by changing materials or color, or by using design elements such as columns and pilasters, or by varying the setback of portions of the building facade.
- b) Buildings will generally maintain the alignment of horizontal elements along the block.
- c) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate.
- d) Entrances to upper-level uses may be defined and integrated into the design of the overall building facade.
- e) Porches, stoops, eaves, and balconies may be added along the front of residential facades to add pedestrian interest along the street.

- f) Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures. Storefront windows shall be transparent and cover no less than 50% of the ground floor facade.
- g) Corners emphasizing architectural features, pediment or gabled parapets, cornices, awnings, blade signs, arcades, colonnades, and balconies may be used along commercial storefronts to add pedestrian interest.

#### **Section 4. Use Regulations**

The uses for UTD/Points at Waterview PD-TOD PLANNED DEVELOPMENT DISTRICT shall be as follows:

##### *Retail Uses*

- Retail Sales and Service. Excluded from this category are retail sales and service establishments geared towards the automobile (such as gas stations, auto-service stations, motor vehicle repair shops, etc.). Sale of alcoholic beverages shall comply with Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances, as amended; provided however, the City Council finds that prohibiting the sale of alcoholic beverages by a dealer whose place of business is within: (1) 300 feet of a church, public or private school, or public hospital; (2) 1,000 feet of a public school, if the commissioners court or the governing body receives a request from the board of trustees of a school district under Section 38.007, Education Code; or (3) 1,000 feet of a private school if the City Council receives a request from the governing body of the private school, is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community to allow a variance to such regulations in Chapter 4 of the Code of Ordinances, as amended.
- Personal service uses: Includes a range of personal service establishments such as laundry, hair and nail care and permanent cosmetics. It shall exclude tattoo parlors.
- Art gallery.
- Photography or art studio.
- Business associations and professional membership organizations.
- Food service uses such as full-service restaurants, cafeterias, bakeries, and snack bars; included in this category is cafe seating within a public or private sidewalk area with a minimum of a 10-foot-wide clear pedestrian sidewalk. Also included in food service with and without drive-thru service is the sale of alcoholic beverages which shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances; provided however, the City Council finds that prohibiting the sale of alcoholic beverages by a dealer whose place of business is within: (1) 300 feet of a church, public or private school, or public hospital; (2) 1,000 feet of a public school, if the commissioners court or the governing body receives a request from the board of trustees of a school district under Section 38.007, Education Code; or (3) 1,000 feet of a private school if the City Council receives a request from the governing body of the private school, is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community to allow a variance to such regulations in Chapter 4 of the Code of Ordinances, as amended.
- Health club.
- Private recreation club.
- Incidental outdoor display (shall be limited to the sidewalk area in front of the business so long as a minimum of ten (10) feet clear sidewalk passage is maintained for pedestrian movement).
- Martial arts school.
- Pet sales and grooming.

- Print shop, minor.
- Sales from kiosks.

*Office Uses:*

- Office.
- Bank or financial institution.
- Veterinary office subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance.
- Research laboratory headquarters, laboratories, and associated facilities.
- Business support service establishments.

*Residential Uses:*

- Residential uses, including, single-family attached (townhomes), apartments, independent living facilities and assisted living facilities.

*Other Uses:*

- Antennas, including cellular, accessory and mounted on top of buildings, subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance.
- Colleges, universities, civic, and related uses.
- Community garden.
- Hospitals.
- Hotels including “limited service”, “full service” and “suite” as defined in the Comprehensive Zoning Ordinance.
- Churches or religious institutions.
- Childcare center, subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance and excluding night-time operations.
- Construction field office.
- Museums and other special purpose recreational institutions.
- Parking, structure.
- Parking, surface (temporary only)
- Private parks, greens, plazas, squares, and playgrounds.
- Public buildings excluding a vehicle impoundment lot, field service center, jail, or detention facility.
- Rail station.
- Radio, recording or television studio.
- Social and fraternal organizations.
- Social services and philanthropic organizations
- Theater, cinema, dance, music, or other entertainment establishment.
- Event Center- A publicly or university developed event center shall not require approval of a Special Permit, however, a Joint Transportation Improvement Plan, which at a minimum includes a revised Traffic Impact Analysis, traffic control plan, multi-modal transportation plan, and a revised Concept Plan for the property shall be submitted at the time of development plan submittal.
- Private Event Center, upon approval of a Special Permit and a Traffic Impact Analysis at the time of Special Permit submittal.
- Any use with a drive through facility shall require a Special Permit pursuant to Article XXII-A Comprehensive Zoning Ordinance, as amended.

## Section 5. Building Regulations

Exterior building facade materials should include brick, stone, stucco utilizing a three-step process, EIFS, vertically and/or horizontally articulated architectural pre-cast concrete panels, architectural metal panels, cast stone, rock, marble, granite, curtain glass, or glass block.

## Section 6. Area Regulations

### *Building Height:*

- a) Maximum 250 feet.
- b) Architectural features such as towers and turrets in addition to other features set forth in the definition of "height" in the Comprehensive Zoning Ordinance, as amended, shall be allowed to exceed the height of the building by no more than ten (10) feet.

### *Density:*

- a) Maximum retail/restaurant square footage: 40,000 square feet by right and may be increased with an amended traffic impact analysis.
- b) Maximum Residential Density: 4,000 units of which no less than 85% shall be 1- or 2-bedroom units. The remaining 15% of units may be 3- or 4-bedroom units. The minimum unit size shall be 500 square feet.
- c) Maximum office square footage: 500,000 square feet.
- d) Maximum Hotel Density: 300 rooms per hotel. Maximum two (2) hotels shall be allowed.

### *Setbacks:*

The minimum and maximum setbacks along interior streets shall be per street sections attached as Exhibits "C-1" and "C-2" in accordance with the following requirements.

- a) Build-to-zone: A 0' to 20' build-to-zone shall be provided along all streets (except along Waterview Parkway), which shall be measured from the back of the required pedestrian way as shown on Exhibits "B-1" through "B-3". Along Waterview Parkway, a 0' to 60' build-to-zone shall be provided, which shall be measured from the back of the open space/trail areas along Waterview Parkway as shown on Exhibits "B-1" through "B-3". In no instance shall surface parking be allowed between Waterview Parkway and the building.
- b) Building Frontage: The front wall of the building shall be located within the build-to-zone for a minimum of 70% of the lot's frontage along the street. Publicly accessible open spaces shall be considered as buildings for the calculation of building frontage.
- c) Encroachments may be permitted up to ten (10) feet beyond any required minimum build-to-line as long as a minimum of ten (10) feet of unobstructed sidewalk is provided and a minimum vertical clearance of ten (10) feet is maintained under the encroachment. No encroachment shall be allowed over any parking or travel lane. Encroachments on the ground level shall be limited to street furniture, portable signage, display of merchandise during business hours, patio dining including furniture and shade structures. Buildings shall not encroach into the required setback.

- d) As depicted on Exhibits “B-1” through “B-3”, any parking and/or drive-aisle allowed in front of buildings along Waterview Parkway will be limited to those shown on these exhibits.

### **Section 7. Landscaping and Open Space Standards:**

- a) Landscaping and open space shall be provided at minimum fifteen percent (15%) of the gross land area of the PD as shown on Exhibits “B-1” through “B-3”. Landscaping shall include areas with plant materials including grass, enhanced paving areas, open space and interior courtyards.
- b) Street trees shall be provided at 30-foot on center spacing of linear feet of street frontage (to include the open space and trail area along Waterview Parkway and Streets A-F). Each tree shall be a canopy tree with a minimum of 3-inch caliper size and a minimum of twelve (12) feet in height at planting. Street tree wells and grates shall be no smaller than 5 feet by 5 feet.
- c) Open space areas shall include various amenities such as walking trails, shade and ornamental trees, seasonal plantings, furniture and exercise stations. All open space areas shall be maintained by the developer or a property owners’ association.

### **Section 8. Parking**

Parking ratios for the following uses shall be as listed below. For the purpose of applying the parking regulations within this development, the property shall be considered as one (1) lot. All required residential parking shall be provided on the same development site as the residential building which it serves.

- a) Non-residential parking for all new construction shall be provided at one (1) parking space per 300 square feet.
- b) Apartments, independent living facilities and assisted living facilities parking shall be provided at 0.8 parking space per bedroom. ~~for one and two bedroom units, and two (2) parking spaces per unit for three and four bedroom units.~~ **(CPC recommended an increase from two (2) spaces per unit for 3- and 4-bedroom units to 0.8 parking space per bedroom)**
- c) Two (2) parking spaces per unit shall be provided for single family attached residential (townhomes) uses and shall be provided within an enclosed garage.
- d) Hotel parking shall be provided at 0.75 parking space per room.
- e) Bicycle parking shall be provided in accordance with the City’s Bicycle Parking Policy, as amended.
- f) Parking for the existing building, shown on Exhibit “D”, and located on Parcels E & F shall be provided at one (1) parking space per 350 square feet.

### **Section 9. Signage**

All signage shall comply with Chapter 18 (Sign Regulations) of the Code of Ordinances, as amended; however, the applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the City Manager or designee and are subject to approval by the City Plan Commission. In evaluating a Master Sign Plan, the City Plan Commission shall consider the extent to which the application meets the following goals:



- a) Promotes consistency among signs within the TOD area thus creating visual harmony between signs, buildings and other components of the property;
- b) Enhances the compatibility of signs with the architectural and site design features within a development;
- c) Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
- d) Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

## **Section 10. Administration**

- a) Development standards not addressed in this ordinance or shown on the exhibits, shall be governed by the City of Richardson Comprehensive Zoning Ordinance, as amended, to the extent they are not in conflict with the intent or text of this PD.
- b) Development within this PD that complies with the provisions of this Ordinance shall follow the City's development process as outlined in the City of Richardson's Code of Ordinances, as amended, except as otherwise modified herein, and shall be approved by the City Manager or designee. In addition to complying with applicable City regulations that are not in conflict with this Ordinance, the applicant shall provide the information required to adequately show compliance with this PD.
- c) Standard for approval of development plans: If a development plan conforms to the standards set forth in this PD, Exhibits "B-1" through "B-3", Exhibits "C-1" and "C-2", Exhibit "D", and applicable City regulations not in conflict with this PD, the development plan shall be approved. Upon request by an applicant, the City Manager or designee shall certify the reason(s) for an action taken on a development plan.
- d) The City Manager or designee shall be responsible for the following:
  - i. Reviewing development plan applications for compliance with the requirements of this PD.
  - ii. Approving development plan applications that are in compliance with the requirements of this PD.
  - iii. Making determinations on the applications and interpretations of standards in this PD.
  - iv. Approving revisions to previously approved development plans that comply with this PD and all applicable city ordinances.
  - v. Approving any Minor Modifications to the exhibits listed above and PD standards per Section e), below.
- e) Minor Modifications to this PD: The City Manager or designee shall have the authority to approve a request for Minor Modifications to this PD and exhibits listed above that:
  - i. Does not materially change the circulation and building location on the site unless as needed to accommodate any changes to DART circulation and bus stops which includes combining any two (2) adjoining blocks.
  - ii. Does not change the relationship between the buildings and the street per the exhibits listed above in the PD.
  - iii. Does not allow a use not otherwise defined in this ordinance or to refine the street cross sections authorized in this PD; or accommodates any required changes to DART access and park-and-ride.
  - iv. Does not allow a reduction in the required number of parking spaces.

## **Section 11. Modifications to Chapter 21 of the City Code of Ordinances and Article XXII-C of the City Comprehensive Zoning Ordinance**

Requirements of Chapter 21 of the Code of Ordinances, and Article XXII-C of the Comprehensive Zoning Ordinance shall apply unless specifically addressed within this Planned Development ordinance which shall include standards shown on the attached exhibits. In addition, the following standards shall apply:

- a) Multi-family communities shall not be required to be enclosed by a perimeter fence.
- b) Multi-family communities shall not be required to be physically separated by means of a fence.
- c) No setbacks or screening shall be required for non-residential uses adjacent to residential uses.
- d) Loading docks, refuse storage containers, and utility accessories shall be screened to reduce their visual impact from adjoining properties and public rights-of-way, Streets A-F, and open space and trail areas and shall be located to the rear or side of buildings where possible.
- e) Structured parking shall not front along Waterview Parkway. All other above-ground structured parking shall be screened in such a way that car bumpers on all levels are fully concealed, and the facade shall incorporate full or partial louvered, solid, or perforated screening elements.
- f) Streets A-F as shown on Exhibits “B-1” through “B-3” shall be privately owned and maintained and shall not be required to be platted as separate lots.
- g) Lots shall be allowed to be platted without public or private street frontage, provided the lots are directly adjacent to a mutual access easement providing access to a public street.

## **Section 12. Enhanced Pavement**

Enhanced street paving shall be provided at appropriate locations throughout the development to emphasize pedestrian crossings, key intersections, and driveways entrances.

## **Section 13. State Use Exemption**

None of these standards, within this Planned Development, shall waive the sovereign rights of the State of Texas or any of its agencies. Notwithstanding that one of the owners of the property within this PD is a State agency, the zoning rights granted to the property by the City of Richardson shall apply only for private use. No zoning, site plan approval, platting or other municipal regulations shall apply to the use of State property for State purposes.

## **Section 14. Transit Oriented Development**

The proposed development intended by this Planned Development is to provide for a transit-oriented development to serve the University of Texas at Dallas and surrounding areas.

- a. In order to provide the transit-oriented development, land area shall be made available to accommodate the following amenities:
  - i. Designated parking for the DART Silver Line station as depicted on the Concept Plan, which accommodates a minimum of 150 parking spaces for rail station commuters may be accommodated in any area for parking on the Concept Plan. This designated rail station parking may be surface or structured parking. In addition, UTD shall develop a shared parking plan in conjunction with DART to periodically review the number of rail station spaces and develop an appropriate plan to meet future parking needs of up to 240 spaces as per agreement between DART and UTD.

- ii. Circulation for vehicular/bus traffic from the existing median opening on Waterview Parkway at Street D as shown on Exhibit “B”, to the DART Silver Line Station shall be provided.

### **Section 15. Roadway and Infrastructure Modifications**

The following roadway modifications shall be required as listed below.

- a. Waterview Parkway & Renner Road – A second left turn lane from southbound Waterview Parkway to eastbound Renner Road shall be constructed by the developer at such time as determined by the City’s Director of Transportation & Mobility or designee.
- b. Waterview Parkway & 190 Center Drive/Street E – A diverter shall be constructed at this intersection to provide hooded left turn lanes that allow left turns into the developments on either side of Waterview Parkway, but which prohibit left turns from the developments. The diverter shall be constructed at such time Street E is connected to Waterview Parkway.
- c. Waterview Parkway & Street D – A right turn lane on eastbound Waterview Parkway at the Street D intersection shall be constructed at the time Street D is connected to Waterview Parkway and shall include refuge islands.

The following infrastructure modifications shall be required as listed below:

- a. In addition to any other site infrastructure development requirements, modifications to and/or replacement of the 8-inch North Texas Municipal Water District (NTMWD) sanitary sewer line located along the south property line of the subject property shall be required to accommodate the development and shall be made at such time as determined by the City’s development engineer.

**Order Confirmation / Invoice**

<b>Customer:</b>	CITY OF RICHARDSON	<b>Customer Account:</b>	100010162
<b>Ad Order #:</b>	0001856277	<b>PO Number:</b>	CPN 9302
<b>Sales Rep:</b>	Max (Mert) Tezkol	<b>Order Taker:</b>	Max (Mert) Tezkol

<b>Net Amount:</b>	\$254.33	<b>Tax Amount:</b>	\$0.00	<b>Total Amount:</b>	\$254.33
<b>Payment Method:</b>	Check/Money Order	<b>Payment Amount:</b>	\$0.00	<b>Amount Due:</b>	<b>\$254.33</b>

**Ad Order #:** 0001856277

**Ad Number:** 0001856277-01

**Color:** **Ad Size:** 2 X 34.00 Li

**Ad Content**

**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 6:00 p.m. on Monday, September 11, 2023, at the Temporary Richardson City Hall, 2360 Campbell Creek Blvd., Suite 525, Richardson, TX., to consider the following requests.

ZF 23-06  
A request to rezone approximately 36 acres located on the south side of Waterview Parkway, generally east of the Frankford Road intersection and bounded by the DART Silver Line to the south, from TO-M Technical Office and PD Planned Development to PD Planned Development for the development of a transit-oriented mixed-use development.  
Owner: Jim Leslie, representing 3400 Waterview LLC and Dr. Calvin Jamison, representing University of Texas at Dallas.

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

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

**APPROVED**  
By schmidv at 9:54 am, Aug 24, 2023

**Run Dates**

<b>Publish Date:</b> 08/25/2023	<b>Stop Date:</b> 08/25/2023
<b>Publish Date:</b> 08/25/2023	<b>Stop Date:</b> 08/31/2023

**Product**

Dallas Morning News  
DallasNews.com

**Placement/Classification - Position**

Legals Bids Notices - LN Legal Notices  
Legals Bids Notices - LN Legal Notices



# Notice of Public Hearing

## City Council

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

### PD PLANNED DEVELOPMENT

**THE CITY OF RICHARDSON IS HOLDING A PUBLIC HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.**

**File No.:** ZF 23-06  
**Applicant:** Nadia Christian, Wolverine Interests LLC  
**Location:** (See map on reverse side)  
**Request:** **ZF 23-06 Planned Development – UTD/Points at Waterview TOD PD:** Consider and act on a request to rezone approximately 36 acres located on the south side of Waterview Parkway, generally east of the Frankford Road intersection and bounded by the DART Silver Line to the south, from TO-M Technical Office and PD Planned Development to PD Planned Development for the development of a transit-oriented mixed-use development. Owner: Jim Leslie, representing 3400 Waterview LLC and Dr. Calvin Jamison, representing University of Texas at Dallas. Staff: Chris Shacklett.

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

**MONDAY, SEPTEMBER 11, 2023**  
**6:00 p.m.**  
**Richardson City Hall**  
**2360 Campbell Creek Boulevard, Suite 525**  
**Richardson, TX 75082**

*This notice has been sent to all owners of business personal property who may be affected by the zoning request as such ownership appears on the last approved city tax roll.*

**Process for Public Input:** Individuals attending the meeting will be allocated a maximum of 5 minutes each to address the City Council to express whether they are in favor or opposed the request.

Persons not attending the meeting who 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 or by utilizing the Public Comment Card at <https://www.cor.net/PublicCommentForm>.

**Agenda:** The City Council agenda for this meeting will be posted on the City of Richardson website the Friday before the public hearing. For a copy of the agenda, please go to: <https://www.cor.net/government/boards-commissions-meetings/city-council/city-council-regular-meeting-documents>

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 23-06.

Date Posted and Mailed: August 25, 2023

**ZF 23-06**

**SUBJECT PROPERTY**

**200' NOTIFICATION  
BOUNDARY**

**ZF 23-06 Notification Map  
PD Planned Development**

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.



**RICHARDSON**  
TEXAS

3400 WATERVIEW LLC  
% WOLVERINE INTEREST  
3400 WATERVIEW PKWY, STE 111  
RICHARDSON, TX 75080

FLEXJET LLC  
7777 LEMMON AVE  
DALLAS, TX 75209

EXFO AMERICA INC  
3400 WATERVIEW PKWY, STE 100  
RICHARDSON, TX 75080

ZONES IT SOLUTIONS INC  
1102 15<sup>TH</sup> ST SW, STE 102  
AUBURN, WA 98001

MEDICAL PRACTICE SOLUTIONS LLC  
3400 WATERVIEW PKWY, STE 305  
RICHARDSON, TX 75080

HBS SYSTEMS INC  
PO BOX 832030  
RICHARDSON, TX 75083

WORK FORCE MANAGEMENT SOFTWARE GROUP INC  
3400 WATERVIEW PKWY, STE 101  
RICHARDSON, TX 75080

EMINENT MEDICAL CENTER OPERATING LLC  
1351 W GEORGE BUSH HWY  
RICHARDSON, TX 75080

PARSONS SERVICES COMPANY  
100 W WALNUT ST  
PASADENA, CA 91124

**ZF 23-06-TENANTS (City Council)**

**EXCERPT**  
**CITY OF RICHARDSON**  
**CITY PLAN COMMISSION MINUTES – JULY 18, 2023**

**Zoning File 23-06 – Planned Development – UTD/Points at Waterview TOD PD:** Consider and act on a request to rezone approximately thirty-six (36) acres located on the south side of Waterview Parkway, generally east of the Frankford Road intersection and bounded by the DART Silver Line to the south, from TO-M Technical Office and PD Planned Development to PD Planned Development for the development of a transit-oriented mixed-use development. *Property Owner: Long Jim Leslie, representing 3400 Waterview LLC and Dr. Calvin Jamison representing University of Texas at Dallas. Staff: Chris Shacklett.*

Mr. Shacklett stated Zoning File 23-06 was a request to rezone thirty-six (36) acres located on the south side of Waterview Parkway, east of the Frankford Road intersection and bounded by the DART Silver Line to the south, from TO-M Technical Office and PD Planned Development to PD Planned Development for the development of a transit-oriented mixed-use development. He explained it was a joint application between UTD and 3400 Waterview LLC.

Mr. Shacklett stated the eastern twenty-one (21) acres was owned by UTD (UTD Tract) and the western fifteen (15) acres was owned by 3400 Waterview LLC (Wolverine Tract). He stated the UTD Tract was part of the PD approved in 2016 that included the Northside at UTD development to the south. The tract allowed similar uses as to what was proposed. The Wolverine Tract allowed various office uses and was developed with a 209,260-square foot office building. He continued by discussing the surrounding properties' land use and zoning.

Mr. Shacklett provided a history of the tracts, stating the Wolverine Tract was rezoned TO-M Technical Office in 1997 and developed in 1998. He stated the UTD Tract was rezoned PD Planned Development in 2016 and described what had been developed on the south side of the DART Silver Line, including over 1,200 multi-family units, 30,000 square feet of commercial space and open space areas. He continued discussing the DART Silver Line construction and that it ran along the southern boundary of the subject property and was expected to open in 2025 to 2026.

Mr. Shacklett presented the Overall Concept Plan Exhibit (Exhibit B-1), describing the individual development parcels; allowable uses and maximum allowable development rights for residential, office, retail and hotel uses; maximum allowable height; and minimum required landscaping and open space requirements. He presented the proposed roadway modifications that would be required to accommodate the development to include the addition of a right turn lane and refuge islands on Waterview Parkway at Street D and the construction of a diverter in the Waterview Parkway median at Street E to allow left turns into the developments on both sides of Waterview Parkway but prohibit left turns out of the developments onto Waterview Parkway to address safety concerns.

Mr. Shacklett presented an additional slide depicting three (3) additional intersections near the development and staff's recommendation for modifications at each intersection as follows:

- Synergy Park Boulevard and Floyd Road – the development would contribute approximately 5% of the overall traffic at this intersection; however, staff did not



recommend that the developer contribute to the cost of a traffic signal since it was already programmed to be constructed.

- Waterview Parkway and Renner Road – staff recommended the developer construct an additional left turn lane from southbound Waterview to eastbound Renner to address a lack of capacity in the left turn lane to address the issue of vehicles backing up into the main lanes from the left turn lane. This would reduce delays for vehicles going southbound on Waterview Parkway to the subject property.
- Westbound PGBT Frontage Road and Waterview/Independence Parkway – this intersection is in the City of Plano within TxDOT right-of-way. The TIA showed the intersection currently operated at a failing level of service (LOS) and would continue to operate at a failing LOS with the addition of the proposed development. The TIA recommended the addition of a right turn lane and left turn lane; however, staff did not make these modifications a condition of approval due to the location of the intersection in the City of Plano in TxDOT right-of-way. Staff suggested there should be future coordination between the City of Richardson and City of Plano to determine if mitigation would be necessary.

Mr. Shacklett presented the Site and Parcel Data Exhibits (Exhibits B-2 & B-3). The exhibits contained information related to the developable area on each of the seven (7) Development Parcels A through G. He presented the proposed amount of landscaping and open space provided on the UTD Tract and Wolverine Tract. Additionally, he explained that all buildings would be required to be built within 0-20' build-to-zones along the internal streets for a minimum of 70% of the lot width so buildings would be built near the street to create a more urban character along the internal streets. The build-to-zone along Waterview Parkway would be 0-60'. He continued by explaining the requested parking ratios and pointed out that the applicant was requesting the following parking ratios throughout the development and discussed how the proposed ratios compared to other ratios in the City and explained why the applicant was requesting reduced ratios for some uses:

- 0.8 space per bedroom for 1- and 2-bedroom multi-family units. Two (2) spaces per unit for 3- and 4-bedroom units (maximum 15% of units could be 3- and 4-bedroom units). Staff recommended that 0.8 space per bedroom apply to all units
- Two (2) spaces per unit within an enclosed garage for single-family units
- 0.75 space per room for hotels
- One (1) space per 300 square feet for other non-residential uses

Mr. Shacklett presented the Street Typology Cross Sections (Exhibits C-1 through C-3). He explained that each cross section represented an internal street within the development and prescribed the number and width of travel lanes, on-street parking locations, pedestrian ways, and open space/landscaping areas. He stated the Code focused on the street locations and how the buildings related to the streets rather than having a primary focus on separation of land uses. He stated there is still a list of allowable uses, but the uses could be located within any of the development parcels. He continued describing how the Street A section changes as it moves along the DART Silver Line, specifically where the street is adjacent to the station and the bus drop-off/pick-up areas. He presented the location of Streets B, C and D located in the Wolverine Tract. Lastly, he presented Streets E and F located within the UTD Tract and

showed the proposed section along Waterview Parkway. Changes along Waterview Parkway are limited to the sidewalk and the landscape and open space areas located on the private property portion of the development.

Mr. Shacklett presented the Existing Structure Alternative Exhibit (Exhibit D) which reflected an alternative development scenario where the existing office building located on Parcels E and F would remain. He stated that when Parcel G and the open space along the south property line of Parcels E, F and G was developed, approximately 700 parking spaces would be removed, but the applicant had shown areas where an additional 242 spaces could be constructed to provide 600 parking spaces for the office building. The applicant was requesting the parking ratio for the office building be reduced from one (1) space per 300 square feet to one (1) space per 350 square feet so that 600 spaces would meet the required parking since 698 spaces would be required at the one (1) space per 300 square feet ratio. He stated the applicant requested the reduced ratio since the traditional office building did not need the higher parking ratio due to changing demands for this type of office space.

Mr. Shacklett discussed the future land use designations of the two (2) tracts. He stated the UTD Tract is designated as Transit Village which is consistent with the proposed zoning request. He also stated the UTD Tract is already zoned for the same uses being requested, but the design and layout of the UTD Tract would be modified. He stated the Wolverine Tract is designated as Regional Employment which did not list residential uses or hotel uses as consistent with the designation. However, since the tract is adjacent to the DART Silver Line and the UTD Tract, which is designated as Transit Village, Mr. Shacklett stated it appeared a change in zoning to allow residential and hotel uses, and higher densities would be appropriate.

Mr. Shacklett stated the site's proximity to Fire Station #3 could cause delayed response times, but the PD allows a public building as an allowed use which could possibly address this issue. He stated the overall sanitary sewer system could accommodate the development, but the on-site North Texas Municipal Water District 8-inch sanitary sewer line would need to be upgraded or replaced and that there was a condition in the PD requiring the developer to be responsible for that. He stated water and stormwater upgrades may also be required depending on the timing and context of the development. Lastly, staff recommended that the parking for 3- and 4-bedroom units also be 0.8 space per bedroom rather than two (2) spaces per unit.

Mr. Shacklett provided a summary of the request and the conditions to be included if the Commission recommended approval. He discussed the notices that were sent out to property owners within 200 feet as well as tenants who may be possibly affected by the zoning change per the recent changes per Senate Bill 929. He stated one (1) resident had provided correspondence asking about the use of and access to the public parking at the DART station.

Commissioner Costantino asked how each individual development would be approved.

Mr. Shacklett responded each development's set of development plans would be approved at an administrative level, except for the plat would come before the Commission for approval.

Commissioner Costantino asked how architectural standards of the PD would be enforced and how signage would be addressed.

Mr. Shacklett stated the building elevations would be reviewed by staff to ensure they were in accordance with the PD standards. He explained this is similar to how the buildings at the Northside at UTD were reviewed and approved. He stated this PD allows for the developer to request a Master Sign Plan to be approved by the Commission if they choose to deviate from the City's Sign Code.

Chairman Marsh asked about the proposed building height versus the current building height. He also asked about the allowable height for surrounding properties.

Mr. Shacklett responded the heights for subject property would be 250 feet. He responded the properties zoned TO-M Technical Office in the area were limited to 130 feet. He also stated he believed the PD-zoned property across Waterview Parkway was limited to five (5) stories or approximately 70-75 feet (maximum height allowed is limited to sixty-eight (68) feet). He stated industrial districts were the only base districts that allowed height in excess of 130 feet. He stated this request was similar to the heights allowed at CityLine.

Chairman Marsh stated the IQ had no height maximums. He also asked if there were renderings provided to demonstrate how tall buildings would be to achieve the maximum proposed development rights.

Mr. Shacklett responded there were no renderings or building elevations provided as part of this application, but some preliminary discussions included buildings that may be 10-12 stories tall.

Chairman Marsh inquired about the agreement between UTD and DART regarding providing public parking at the station.

Mr. Shacklett stated the applicant could address that question, but that the proposed language was similar to the currently approved PD regarding public parking on the UTD Tract.

With no further questions, Chairman Marsh invited the applicant forward to present the request.

Mr. Jim Leslie, representing Wolverine Interests, 2805 Dallas Parkway #620, Plano, TX came forward to present the request and introduce his team. He stated he had been in the business of real estate in North Texas for the last forty (40) years. He stated they own office buildings and are involved in mixed-use development and some leasing. He stated they were involved with the Addison Circle development and Legacy development, downtown Plano, Frisco Square as well as working in Allen and Corinth. He stated they met with Dr. Jamison at UTD to partner to make a development that is successful for UTD and DART. He stated it was not practical to actually achieve 4,000 units with the proposed maximum 250-foot height. He expected the density to be around 50-55 units per acre. He stated he did not envision the units to be student housing and that most would be 1- and 2-bedroom units. He stated the average unit sizes are

getting larger since the pandemic to allow for work from home options. He stated he did not think they needed 0.8 parking space per unit, but they want to manage the amount of parking that may be necessary in the future.

Dr. Calvin Jamison, representing University of Texas at Dallas, 800 W. Campbell Road, Richardson, TX came forward to speak regarding the UTD Tract. He stated the campus has grown from 14,000 students to 32,000 students since 2007. He provided information regarding the number of on-campus housing units. He stated UTD worked with DART to develop a station on the Silver Line within a multi-modal system. He stated they needed the density for the DART Silver Line station to create a high energy transit-oriented development. The intent is to provide additional market rate housing on the north side of the Silver Line. He stated they strategically engaged Wolverine Interests to find a strategic synergy between the properties. He summarized the request stating it will enhance what is already allowed on the UTD Tract. Chairman Marsh asked if there would be a fixed boundary between the tracts.

Dr. Jamison stated it was to be determined, but the two (2) tracts would complement one another. There would also be a road connecting to Waterview Parkway through an easement from the development on the south side of the Silver Line. He stated they also agreed to provide 244 park and ride spaces for DART that would be integrated into this development. The long-term number of spaces would be determined by DART.

Chairman Marsh asked if the DART parking was a condition of the PD.

Dr. Jamison explained it was part of the original DART and UTD agreement to provide park and ride. He stated when the DART Silver Line Coit Road station was removed from the plan, additional parking spaces were requested by DART on UTD property.

Chairman Marsh stated there was a condition in the PD that required the parking and asked about the location of the spaces.

Dr. Jamison stated the spaces would be located on the UTD Tract because it is closest to the station.

Mr. Shacklett clarified the language is similar to what is already included in the current PD, but it was being updated to indicate that the additional language regarding up to 240 spaces to be added.

Chairman Marsh stated the written correspondence received expressed concern about where the public parking would be and if more could be added so the development could benefit nearby residents wanting to ride DART to the airport.

Dr. Jamison responded the original agreement was to provide surface parking on Parcel A, but as it develops, parking would be transitioned into a parking garage.

Commissioner Purdy asked if anything could occur that would necessitate additional development rights being requested such as exceeding the maximum expected enrollment of 35,000 students.

Dr. Jamison said they cannot accommodate large increases over that expected number and they had a strategic plan in place to allow a quality education to be provided with an urban feel that has adequate greenspace. He stated the growth would be natural and not planned, and the rail station will allow the university to accommodate more students that may not live on or adjacent to campus.

Chairman Marsh asked why they do not believe this would be student housing.

Dr. Jamison stated Northside at UTD was market rate housing and this development would be as well because of how student housing is financed and the restrictions that are a part of that type of development. Many of the residents are students, but anyone can live in the units.

Chairman Marsh asked about the mix of unit sizes at the Northside at UTD development.

Dr. Jamison stated the first two (2) phases were mostly 1- and 2-bedroom units. He stated Phases 3 and 4 had more 3- and 4-bedroom units. He explained how the apartments were built where each bedroom had their own bathroom but shared a common space.

Chairman Marsh asked if the limit on 3- and 4-bedroom units is acceptable.

Mr. Leslie agreed with the 15% limitation on 3- and 4-bedroom units.

Chairman Marsh asked if that was a 15% limitation on the overall 4,000 units.

Mr. Shacklett responded that as written, the PD allows up to 600, 3- and 4-bedroom units. He stated 231 units at Northside had been developed as 3- and 4-bedroom units and the other 908 units were 1- and 2-bedroom units.

Mr. Chavez stated both Northside and this development would be market rate, but Northside was purpose-built student housing, but anyone could live there.

Chairman Marsh asked for clarification on how the limitation on 3- and 4-bedroom units was written and could it be further clarified.

Mr. Shacklett stated it could be further clarified.

Chairman Marsh stated he wanted the applicant to have the ability to accommodate students and not be restricted by the wording in the PD.

Dr. Jamison stated he agreed that flexibility is important but many of the students desire 1- and 2-bedroom units.

Mr. Leslie stated the conditions could be modified to be clearer.

Mr. Shacklett stated the condition could be modified to state up to 600 of the 4,000 units could be 3- and 4-bedrooms which would allow them to be built at any time without concern for the unit mix within a specific building.

Chairman Marsh stated he just wanted to make sure the intent was being met based on what was written in the PD. He then asked the applicant's traffic consultant to come forward to answer traffic related questions.

Mr. Christian DeLuca, Kimley-Horn, 2600 N. Central Expressway, Richardson, TX came forward to answer traffic related questions.

Chairman Marsh stated he had concerns related to queuing distance and vehicles trying to leave the site at peak hours on Streets B and D. He asked for clarification regarding how the streets function at the intersections with Waterview Parkway.

Mr. DeLuca stated at the intersection of the streets and Waterview Parkway, the TIA requires two (2) outbound lanes at those intersections. The right-of-way is preserved but parking would be removed to accommodate the turn lanes. He stated it would be about 50-70 feet from the intersection.

Mr. Chavez stated those details would be determined and reviewed at the time of development plan approval.

Chairman Marsh asked if the TIA contained that level of detail related to the intersections.

Mr. Chavez stated the analysis did, but design of the turn lanes at the intersections is not spelled out specifically on the street section exhibits.

Mr. Shacklett added that these types of street sections in PD districts typically just show the section for the street through the development, not the specific designs at each intersection.

Chairman Marsh asked to confirm that you can make left turns onto Waterview Parkway only from Streets B and D.

Mr. DeLuca confirmed that was correct. The other streets only allowed only right turns out. He also stated people will learn the patterns quickly and understand which internal streets to use based on where they want to go.

Chairman Marsh asked about the intersection of Streets A and D. He also asked to clarify that the pedestrian path switches from the south side of Street A to the north side.

Mr. DeLuca stated it would be a 4-way stop. He further stated this was the safest type of intersection for a pedestrian compared to 2-way stops or signalized intersections.

Mr. Coy Talley, Talley Associates, 3301 Elm Street, Dallas, TX came forward to speak as the planner on the project. He stated there are multiple options to leave the property. He also stated people leaving in the peak hours are walking to where they live, not getting in a vehicle. He explained how the block grid leads to a more pedestrian-focused development and that there are amenities such as courtyards and green space. He also pointed out that the development had a linear park that acts as a green space connector along with pedestrian ways along the buildings. He stated the wider internal streets is where DART buses will travel, and there will be no on-street parking.

Chairman Marsh stated the PD did not require a minimum amount of non-residential space and it could be all residential.

Mr. Shacklett confirmed that was correct.

Chairman Marsh asked about the thoughts related to the open space at the rail station.

Mr. Talley said it would be raised pedestrian area with a central park. The edge may have restaurants, retail, and a hotel connection.

Dr. Jamison stated even though it could be all residential, the intent is the development will be mixed-use.

Chairman Marsh stated he understood the intent, but the PD was written to allow just residential uses with no requirement to provide any other non-residential development.

Dr. Jamison said that will not occur on the UTD Tract because there is a maximum number of units that are needed for the campus. He stated that they will need space for research and innovation entities.

Commissioner Beach asked if the paths shown on the plan were for pedestrians only or if it allowed cyclists.

Mr. Talley stated there was a 10-foot path on Waterview Parkway that connected to Street D going south to the station. Also, there would be bicycle parking provided throughout the development. He stated the prescribed street grid will help with dispersion of traffic. He reiterated that mixed-use with research and development is what is envisioned along with the possibility of age-restricted housing.

Dr. Jamison added there would be a hike and bike trail along the Silver Line, and they are working with the City to make sure it happens in the best way possible.

Chairman Marsh restated his concern that there is no requirement for the development to be mixed-use.

Commissioner Costantino asked how this compared to other mixed-use properties regarding the requirement for mixed-use.

Mr. Shacklett stated older PD districts may have required ground floors of all buildings have retail which led to vacancies. He stated some newer districts required spaces to be built to “retail ready” standards, but still allowed residential uses to occupy those spaces.

Chairman Marsh asked about how the driveway entrances into Street B would occur on the east side if the office building remained.

Mr. Talley said the cross section would remain the same with parallel parking on the west side, but they could modify the design along the east side if it was a significant concern. He stated the office building site will ultimately redevelop.

Chairman Marsh asked when the on-street parking on the east side would be built if the office remained.

Mr. Talley said it would not be constructed until the office building was removed.

Chairman Marsh stated the existing office building surrounded by surface parking is out of character with the overall feel of the development.

Mr. Talley agreed, but he stated if it remained as a research and development piece, then that office building would fit within the overall character and the parking demand would be less.

Chairman Marsh stated regardless of the use, the impact of the building remaining, and removal of green space would not fit in with the overall development.

Mr. Talley explained where new green space would be added even though the green space adjacent to the building would be removed.

Chairman Marsh pointed out the areas that would be converted from landscape areas to surface parking which is a concern because of the visual impact of the limited landscaping.

Mr. Talley stated he understood but that there was other landscaping being added. He stated there would be more refinement at the time of plan review.

Chairman Marsh asked when a decision would be made on when the office building would be removed.

Mr. Leslie stated he did not know for sure. They had current lease obligations, and if there were no new tenants, the building may need to be removed or possibly used for UTD’s purposes.

Chairman Marsh asked if the applicant had considered an option for structured parking to serve the office building.



Mr. Talley stated they had not, but there may be if there was a new level of investment for research and development.

Chairman Marsh asked if either owner would make a commitment that the development would be mixed-use.

Dr. Jamison stated the UTD Tract would be mixed-use and there would be strategic synergies between the two (2) tracts. He explained how the Northside at UTD development is mixed-use without a stated requirement to do so. He stated it was imperative to have a mix of uses, and UTD is committed to providing a mix of uses.

Mr. Leslie stated that if the UTD Tract had a certain amount of mixed-use, then the Wolverine Tract could be more heavily developed as residential stating that the entire 36-acre development needed to be considered as a single development.

Chairman Marsh asked if there was anyone in favor of the request or opposition to the request that wished to speak. Seeing none, he made a motion to close the public hearing. Seconded by Commissioner Beach. Approved 6-0.

Mr. Shacklett stated that the proposed PD was similar to the existing PD on the UTD Tract and Northside development to the south in that it did not have a requirement for mixed-use.

Chairman Marsh stated overall, he was in favor of the development, but he wanted to see a commitment to mixed-use and hoped that a hotel, event center, retail and restaurant would be provided. His concern was that it was not stated in the PD. He stated he did not have concern with the reduced parking ratios, and the park and ride needed to be designed so it could be a benefit to the public. He did have a concern with access through the site, but he realized considering a full buildout scenario did penalize the developer in the traffic study.

Commissioner Costantino stated they were only asking to grant additional rights to the Wolverine Tract that were already granted to the UTD Tract. He stated he felt the verbiage of the Code was acceptable since staff would review development plans.

Vice Chairman Southard stated he wanted to see the 0.8 space per bedroom ratio be applied to the 3- and 4-bedroom units and wanted that change included.

Commissioner Beach stated the park and ride area would be used by residents of the proposed development if there was not enough parking provided.

**Motion:** Vice Chairman Southard made a motion to recommend approval of Zoning 23-06 – **Planned Development – UTD/Points at Waterview TOD PD** with a modified parking ratio of 0.8 parking space per bedroom for 3- and 4-bedroom units. Seconded by Commissioner Beach. Motion Passed 6-0.



**TO:** City Council  
**THROUGH:** Sam Chavez, AICP, Director of Development Services *SDC*  
**FROM:** Chris Shacklett, Assistant Director of Development Services-Planning *CS*  
**DATE:** September 11, 2023  
**RE:** **Zoning File 23-06: PD Planned Development – UTD/Points at Waterview**

### REQUEST

A request for approval of a zoning change on thirty-six (36) acres located on the south side of Waterview Parkway, generally east of the Frankford Road intersection, bounded by the DART Silver Line to the south, from TO-M Technical Office District and PD Planned Development District to PD Planned Development District for the development of a transit-oriented mixed-use development.

### APPLICANT/PROPERTY OWNER

Nadia Christian, Wolverine Interests LLC / Jim Leslie representing 3400 Waterview LLC and Dr. Calvin Jamison, representing University of Texas at Dallas.

### EXISTING DEVELOPMENT

The western 15-acre portion of the property, owned by 3400 Waterview LLC (Wolverine Tract), is developed with a 5-story, 209,260-square foot office building. The eastern 21-acre portion of the property is undeveloped and owned by University of Texas at Dallas (UTD Tract).

### ADJACENT ROADWAYS

**President George Bush Turnpike:** Freeway with a variable width right-of-way, 130,000 vehicles per day, east and westbound west of US-75 (2021).

**Waterview Parkway:** 6-lane divided Arterial, 23,000 vehicles per day, northbound and southbound, south of PGBT (2021).

**Frankford Road:** 4-lane divided Arterial; no traffic counts available.

### SURROUNDING LAND USE AND ZONING

**North:** Office, Institutional & Vacant / TO-M Technical Office & PD Planned Development  
**South:** Office & Northside at UTD Mixed-Use / TO-M Technical Office & PD Planned Development  
**East:** Driving Range & Golf Course / LR-M(1) Local Retail  
**West:** Office (City of Dallas) / Commercial

## FUTURE LAND USE PLAN

### **Regional Employment & Transit Village:**

*The Wolverine Tract is designated as Regional Employment, which are districts generally located along Richardson's highways north of Arapaho Road. Higher density development is appropriate, with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.*

*The UTD Tract is designated as Transit Village, which are districts that include mixed or multiple land uses built around small-scale pedestrian blocks located at the City's rail stations. Uses include medium- to high-density residential, retail, entertainment, hospitality, and offices.*

### **Future Land Uses of Surrounding Area:**

<b>North:</b>	Regional Employment
<b>South:</b>	Regional Employment & Transit Village
<b>East:</b>	Regional Employment
<b>West:</b>	City of Dallas; Commercial

## EXISTING ZONING

TO-M Technical Office (Ordinance Number 3128) & PD Planned Development (Ordinance Number 4192)

## INFRASTRUCTURE/TRAFFIC

### **Utilities**

The proposed request will have an impact on the sanitary sewer system. The expected flow from the development can be accommodated within the overall system; however, the existing 8-inch on-site sanitary sewer line along the southern property line cannot accommodate the expected flow, and on-site improvements will be necessary. Additional improvements to the water and stormwater system may also be necessary and would be determined at the time of development.

### **Traffic**

A Traffic Impact Analysis (TIA) was conducted by Kimley-Horn & Associates., a traffic engineering firm hired by the applicant to analyze the potential traffic impacts of the proposed development on the 36-acre site. The applicant's request is to allow the following entitlements on the 36-acre subject property:

- Maximum 4,000 residential units
- Maximum 500,000 square feet of office space
- Maximum 40,000 square feet of retail area
- Maximum two (2) hotels with up to 300 rooms in each hotel
- Public or private event center

It is unlikely that the maximum number of entitlements for each use type would be achieved. The TIA utilized the maximum entitlements to provide the most conservative approach in analyzing the potential traffic impacts. The TIA did not include the event center in the analysis; however, a revised TIA would be required at such time an event center is proposed for development.

The study analyzed traffic impacts of the proposed mixed-used development. The first phase of development is expected to open in 2025; full site buildout is expected by 2035. Traffic generated by the proposed development was projected, and nearby major intersections were analyzed for traffic operations in the 2026 background and 2026 background plus site conditions.

According to the study, in 2025, the proposed development will add **863** vehicular trips in the AM peak hour (**377 inbound and 486 outbound**), **864** vehicular trips in the PM peak hour (**417 inbound and 447 outbound**) and **9,670** total vehicular trips per weekday to the roadway network. Moreover, in 2035, after the full completion of the project, the proposed development will add an additional **896** vehicular trips in the AM peak hour (**403 inbound and 493 outbound**), **890** vehicular trips in the PM peak hour (**428 inbound and 462 outbound**) and **9,670** total vehicular trips per weekday to the roadway network. The projected trips include a 10% reduction due to the proximity to the future DART “Silver Line” UTD Station. The 10% reduction is only applied to the traffic created by the hotel, independent/assisted living facility, office, and retail uses.

Additionally, an internal trip capture study was conducted. The internal trip capture subtracted **132** vehicular trips in the AM peak hour (**66 inbound and 66 outbound**), **186** vehicular trips in the PM peak hour (**93 inbound and 93 outbound**), and **2,750** total vehicular trips per weekday from the total trip generated by the development in the year 2035. Therefore, the **Total Net New External Vehicle Trips in 2035** will be **1,627** vehicular trips in the AM peak hour (**714 inbound and 913 outbound**), **1,569** vehicular trips in the PM peak hour (**752 inbound and 817 outbound**), and **16,590** total vehicular trips per weekday. (*Note: Internal trips reflect the amount of generated traffic that travel between the multiple uses in a proposed development. The reduction is expected because those trips would likely not require use of a vehicle.*)

Based on the analysis presented in the TIA, the proposed development can be successfully incorporated into the surrounding roadway network with the mitigations provided in the report. The proposed site driveways provide the appropriate level of access for the development and utilize existing median openings along Waterview Parkway. All site driveways are expected to function at an acceptable level with minimal additional delays to the adjacent roadway. Site traffic estimated in this report may be significantly higher than the actual traffic that will be observed after construction due to this site being a transit-oriented development and its proximity to UTD which will attract student residents that walk to and from campus or do not own a vehicle.

Transportation and Mobility staff identified the following area roadway modifications:

- Synergy Park Boulevard & Floyd Road Intersection – The proposed development contributes approximately 5% of the traffic at this intersection; therefore, the City would typically expect the developer to contribute approximately 5% or approximately \$25,000 towards the cost of a traffic signal; **however, since the signal is already scheduled to be constructed, staff recommends the funds for this signal not be escrowed. Rather, staff recommends the developer construct all other improvements listed below.**

- Waterview Parkway & Renner Road – The proposed development will contribute traffic to this intersection that will cause delays for southbound Waterview through traffic due to lack of capacity for left turns to eastbound Renner. Therefore, a second left turn lane (southbound Waterview to eastbound Renner) should be constructed by the developer. **Further discussion regarding the timing of the development and when these improvements will be required of the developer will be necessary.**
- Waterview & 190 Center Drive/Street E – Left turns out of the development will become increasingly dangerous with new development on both sides of Waterview Parkway. Since this intersection will not be signalized, it is recommended that the developer construct a diverter to allow left turns into both developments but prohibits left turns out of both developments. **The diverter shall be constructed at such time Street E is constructed and connected to Waterview Parkway.**
- Westbound PGBT Frontage Road & Independence/Waterview Parkway – This intersection will continue to operate at a failing level of service (LOS) and will worsen with the proposed development. Recommended improvements include the addition of a right turn lane and left turn lane. However, the intersection is located within the City of Plano and is approximately 2,000 feet northeast from the closest point of the proposed development.

Because the intersection is in the City of Plano, the City of Richardson cannot impose improvements to be made in the City of Plano within TxDOT right-of-way. **Staff suggests coordinating with the City of Plano to understand how the improvements could be coordinated, but these modifications would not be a recommended improvement as a condition of approval of this request.**

- Right turn lanes along Waterview Parkway – Staff recommends that a right turn lane be constructed at the entrance into the development at Rutford Avenue/Street D where a future traffic signal will be constructed. It is very important that the construction include refuge islands to ensure pedestrian safety for those crossing driveways along Waterview Parkway. **The right turn lane shall be constructed at Rutford Avenue/Street D at the time of the construction and the connection of Rutford Avenue /Street D to Waterview Parkway.**

## STAFF COMMENTS

### Background

Wolverine Tract – The property was zoned TO-M Technical Office in 1997 with the adoption of Ordinance Number 3128 that included more than 233 acres flanking both sides of Waterview Parkway, on the south side of President George Bush Turnpike. The subject property was developed in 1998 with a 5-story, 209,260-square foot office building.

UTD Tract – The property was zoned PD Planned Development in 2016 with the adoption of Ordinance 4192. The district, which also included twenty-nine (29) acres on the south side of the DART Silver Line, created a pedestrian-friendly, transit-oriented development promoting a university-oriented urban destination allowing a mix of uses, including residential, retail, restaurant, office, and other university-oriented uses. Since the adoption of Ordinance 4192, the property on the south side of the DART Silver Line has been developed with over 1,200 multi-

family units, approximately 30,000 square feet of retail, restaurant and office space and multiple open space areas.

UTD Campus Master Plan (housing) - A total of 6,094 beds are currently provided on campus, while the projected total number of beds to accommodate UTD's projected 2030 enrollment is 7,618 beds, leaving a deficit of 1,524 beds. Existing campus-adjacent, student purpose-built housing (Northside) provides a total of 2,446 beds for a total of 8,540 beds (on-campus and campus-adjacent).

In addition to the total 8,540 beds to be provided on-campus and campus-adjacent, the UTD Tract has entitlements to construct up to an additional 1,092 residential units. The remaining units could accommodate up to 2,922 additional beds per the current zoning entitlements, which would result in a total of 11,462 beds that would either be on-campus or campus adjacent.

Both on-campus and campus-adjacent units are currently at or very near full occupancy. However, the University is planning to redevelop some of the older on-campus, garden style apartments with a denser development type that could add up to 1,000 additional on-campus beds. However, the University's housing model intentionally does not accommodate its entire housing demand since their housing is leased in 9-month terms instead of 12-month terms. Therefore, additional campus-adjacent housing that has direct access to the DART route serving the campus appears to be appropriate. While the proposed units will not necessarily be purpose-built student housing, it is anticipated that many of the units may be occupied by students or staff because of its adjacency to the campus.

### **Request**

The request is a joint application between 3400 Waterview LLC/Wolverine Interests and UTD to rezone the subject 36-acre site from TO-M Technical Office and PD Planned Development to a PD Planned Development that allows for development of seven (7) separate development parcels (Parcels A through G) with a mix of uses and in conformance with the attached exhibits and development regulations. The development parcels range in size from 2.13 acres up to 4.72 acres.

The appropriate zoning mechanism is a PD Planned Development which allows the applicant to create unique development standards that are applicable to the proposed development. The proposed PD will accommodate a transit-oriented development (TOD), which are developments located at the City's DART Light Rail stations as well as the future DART Silver Line Station located along the southern boundary of the subject property. The principles of TOD allow greater flexibility related to many aspects of development. These may include a broader range of allowable uses, increased building height, reduced setbacks and modifications to traditional parking and open space standards. These TOD-specific standards allow for the creation of cohesive mixed-use districts by utilizing unique land use and development patterns that leverage their proximity to the City's DART rail stations.

The concept plan provides a framework for a TOD by depicting the location of each of the development parcels, streets, and open space. The development regulations also require that buildings be built within a build-to-zone along the streets for a certain percentage of the lot's frontage along a street. The uses would be allowed within any of the development parcels.

Although the proposed PD Planned Development is not a traditional Form Based Code, it exhibits certain elements of Form Based Codes such as an emphasis on the street network, pedestrian realm and building placement while permitting flexibility of land uses to allow future changes of use in buildings to address future market changes.

The proposed development allows a mix of uses with maximum allowable development rights for each use type. Additional information is provided related to what is currently allowed for each use type within the 36-acre property:

- Maximum 4,000 residential units to include apartments, townhomes, independent living facility and assisted living facility units (*1,092 residential units are currently allowed on the UTD Tract*). **Net increase of 2,908 units.**
- Maximum 500,000 square feet of office space (*approximately 516,000 square feet of office space is currently allowed on the UTD Tract. Additionally, the Wolverine Tract is currently developed with a 209,260-square foot office building, but the site allows up to a total of 495,000 square feet of building area*). **Net decrease of approximately 511,000 square feet of development rights for office space.**
- Maximum 40,000 square feet of retail and restaurant uses (*approximately 12,000 square feet of retail space is currently allowed on the UTD Tract*). **Net increase of approximately 28,000 square feet.**
- Maximum 600 hotel rooms, a maximum 2 hotels with up to 300 rooms each (*288 hotel rooms are currently allowed on the UTD Tract*). **Net increase of 312 rooms.**
- Additional allowable uses include university related uses, museums, theatres, public buildings, and an event center which would require an additional traffic study if developed by the university. A privately developed event center would require a Special Permit and additional traffic study (*similar uses were allowed on the UTD Tract in the previous Planned Development District*).

Although the maximum allowable development rights for each use type is allowed to be achieved, it is unlikely the maximum for each could be achieved. The applicant has requested the maximum rights as listed above to allow for flexibility to address market demands as the development progresses toward an expected full buildout in 2035.

A general description of the proposed development and its development standards are provided following the “Considerations” section below. However, staff’s review also includes a variety of factors such as compliance with the Comprehensive Plan/Future Land Use Plan, land use compatibility and design standards which are discussed below.

### **Considerations**

Future Land Use Plan and Land Uses: The Wolverine Tract is designated as “Regional Employment” on the City’s 2009 Future Land Use Plan. This designation includes higher density development with the primary uses being high-rise offices and secondary uses being retail centers and entertainment venues.

Although apartments are not listed as a compatible use within a Regional Employment area, the proposed development also includes office and retail uses which are consistent with this land use designation. Hotels are also not listed as a use within the land use designation but are typically allowed in areas designated Regional Employment. Since the subject property is directly adjacent to the future DART Silver Line Station and the UTD Tract, which is designated as Transit Village, it appears the addition of residential uses within a mixed-use, transit-oriented development, which includes office, retail, hotel, and university-oriented uses on the Wolverine Tract is compatible.

**Proximity to Fire Station #3:** Development of the subject property as proposed could create a situation where emergency service response times could be delayed from Fire Station #3 located at Custer Parkway and Lookout Drive. Delays are possible due to the distance between the subject property and Fire Station #3 coupled with indirect routes between the subject property and Fire Station #3. However, a public building, such as a fire station, is an allowable use within the proposed regulations.

### **General Description of Proposed Development and Development Standards**

The proposed development is comprised of seven (7) separate development parcels (Parcels A-G) which would require development to be in conformance with the Concept Plan (Exhibit “B-1”), Site, Parcel & Open Space Data Exhibits (Exhibits “B-2” & “B-3”), Street Typology Exhibits (Exhibits “C-1” & “C-2”), Existing Structure Exhibit (Exhibit “D”) and the attached development regulations. The section below provides additional discussion regarding the various sections of the proposed PD:

**PD Exhibits:** The PD Planned Development includes six (6) exhibits, that in conjunction with the proposed development regulations, depict the location of each of the development parcels and extent of proposed building envelopes, street locations and sections, open spaces and connections to the surrounding public roadways and adjacent development. The following is a brief explanation of the purpose and type of information provided on each exhibit:

- Exhibit B-1 (Overall Concept Plan Exhibit) – The exhibit shows the entire 36-acre subject property located on the north side of the DART Silver Line as well as the existing Northside at UTD development located on the south side of the DART Silver Line (not part of the subject request). The exhibit also reflects an ownership boundary line between the western 15-acre portion of the property (Wolverine Tract) and the eastern 21-acre portion of the property (UTD Tract). The purpose of this exhibit is to show the seven (7) development parcels (Parcels A-G) as well as a potential building layout on each of the parcels. The exhibit also reflects the location of open space and trail areas and the location and alignment of the proposed internal streets and their proposed connections to Waterview Parkway and the Northside at UTD development.
- Exhibits B-2 & B-3 (Site & Parcel Data Exhibits) – The exhibits display a close-up view of each of the development parcels along with data related to the size of each parcel and the anticipated amount of open space provided within the development. Exhibit B-2 reflects Parcels A-D located on the UTD Tract while Exhibit B-3 reflects Parcels E-G located on the Wolverine Tract. The purpose of these exhibits is to provide a detailed view of each development parcel and the extents of development limits for each parcel. In conjunction with Exhibits C-1 and C-2, these exhibits demonstrate the



potential locations of buildings adjacent to the required 20-foot pedestrian ways along the internal streets.

- Exhibits C-1 & C-2 (Street Typology Cross Sections) – The exhibits display the cross sections for each of the proposed internal streets (Streets A-F) within the 36-acre development. Each street type has its own unique cross section and depicts the width of travel lanes, on-street parking, landscaping, and pedestrian way locations. The cross section for Street A also shows the relationship between the development and the DART Silver Line and station. Within the PD, the street cross sections provide the location and design criteria for the public realm which, in turn, creates the framework for the location of the development parcels and their limits in relation to the streets and pedestrian ways.
- Exhibit D (Existing Structure Alternative Exhibit) – The exhibit displays the existing office building generally located on Parcels E & F if it were to remain within the Wolverine Tract. The purpose is to demonstrate how the existing building would fit within the context of the new development if the office building were to be re-occupied rather than be demolished. If the building were to remain, Street C would not be constructed. The exhibit also demonstrates where additional future parking could be constructed to offset the loss of parking currently located on Parcel G and along the south property line of Parcels E, F and G. The applicant is requesting to allow the parking ratio for the office building to be reduced from one (1) parking space per 300 square feet to one (1) parking space per 350 square feet in this scenario. The parking section below further expands upon this request.

Architectural Standards – The subject property is expected to develop in multiple phases over the next 10-15 years. To allow flexibility to accommodate the variety of allowable uses and flexibility of design, there are no building elevations provided as part of the request. This is typical of other transit-oriented PD Planned Development Districts, including the Northside at UTD PD to the south, CityLine, and Galatyn Park. However, the PD includes standards related to design to ensure quality and cohesive design throughout the development. The standards include the following requirements:

- Building façade rhythm along streets and alignment of horizontal elements along the block to reinforce the urban nature of the development.
- Defining of ground floor building entrances with various architectural elements and integration of entrances of upper level uses into the building design.
- Addition of porches, stoops, eaves, and balconies on residential façades to increase pedestrian interest along the street.
- Requirement for architectural compatibility (materials, color, awnings, signage, and lighting) for storefronts spanning multiple tenants, including a minimum 50% glazing requirement on these ground floor façades.
- Addition of architectural features at building corners of commercial storefronts to add pedestrian interest.

The PD includes a section stating the exterior building façade materials should include (but not required) brick, stone, stucco utilizing a 3-step process, EIFS, articulated architectural pre-cast concrete panels, architectural metal panels, cast stone, rock, marble, granite, curtain glass

or glass block. However, due to House Bill 2439 (in effective as of September 2019), Texas cities cannot adopt or enforce ordinances that prohibit or limit, directly or indirectly, the use of or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by the Building Code. *The proposed materials are approved in the Building Code.*

Allowable Uses – The PD allows a variety of residential, non-residential, and institutional uses throughout all seven (7) development parcels. The proposed mix of uses are consistent with the uses currently allowed on the UTD Tract and in the Northside at UTD PD to the south. The following is a list of the types of allowable uses:

- Retail Uses – This category includes retail sales and service, personal service use and restaurants.
- Office Uses – This category includes office, banks and financial institutions, veterinary offices, research labs and headquarters and business support service establishments.
- Residential Uses – This category includes townhomes (single-family attached homes, each on their own lot) and multi-family uses to include apartments, independent living facilities and assisted living facilities.
- Other Uses – This includes public buildings, college/university related uses, churches or religious institutions, hotels, theatres, museums, and event centers (additional traffic study is required for a publicly or university developed event center; additional traffic study and Special Permit required for a privately developed event center).

The applicant is also requesting facilities with a drive-through be allowed through approval of a Special Permit. While drive-through facilities are not typically compatible with transit-oriented development, there may be a unique situation where a use that utilizes a drive-through facility may be appropriate. The facility would still be required to reviewed and approved by the City Plan Commission and City Council prior to approval; therefore, each request for a drive-through facility could be acted upon based on its own merit.

Area Regulations – The PD includes regulations related to building height, maximum development rights and build-to-zone/building frontage percentage requirements. The following requirements will apply to the seven (7) development parcels:

- Building Height – The maximum allowable building height throughout the PD is 250 feet, which is consistent with the height currently allowed on the UTD Tract. The current maximum allowable height on the Wolverine Tract is 130 feet.
- Density – As discussed above, the following maximum allowable development rights for residential, office, retail and hotel uses are proposed:
  - Maximum 4,000 residential units (no more than 15% of units may be larger than 2-bedroom units). If the maximum number of units were developed, the overall density within the development would be approximately 111 units per acre (gross area of the development).
  - Maximum 500,000 square feet of office space
  - Maximum 40,000 square feet of retail and restaurant space

- Maximum of two (2) hotels with up to 300 rooms each
- Build-to-Zones/Build-to-Lines/Building Frontage – Rather than providing minimum building setback requirements within the PD, minimum and maximum build-to-lines are provided. While setbacks require buildings to be set back a certain number of feet from a property line, build-to-lines create a zone within so many feet of a property line where a building is required to be constructed.

In conjunction with build-to-zones, a minimum building frontage percentage is also included in the conditions which requires the building to be located within the build-to-zone for a minimum percentage of the width of the lot. This allows for a predictable location of buildings on the development parcels while still allowing for flexibility of design versus the use of traditional building setbacks. Furthermore, by requiring the buildings to be built closer to the street, the urban nature of the street network and pedestrian realm is prescribed.

The proposed minimum build-to line along Streets A-F is zero (0) feet, measured from the back of the 20-foot-wide pedestrian ways as depicted on Exhibits C-1 and C-2. This would allow the buildings to be placed directly adjacent to the sidewalk, while the maximum build-to-line is twenty (20) feet, thus creating a 0' to 20' build-to-zone. Additionally, the building is required to be located within the build-to-zone for a minimum of 70% of the lot's frontage along the street. This will allow the building to articulate within the build-to-zone as well as not require a building within the build-to-zone for the entire lot frontage to provide flexibility in design of each development. Publicly accessible open spaces shall also be considered as buildings for the purpose of calculating building frontage. Along Waterview Parkway, the build-to-zone is 0'-60' measured from the back of the open space/trail areas shown on Exhibits B-1 through B-3.

Landscaping & Open Space Standards – The PD requires that a minimum of 15% of the gross land area be provided as landscaping and open space. This includes areas along the perimeter of the site labeled as open space and trail areas as well as landscaping along the internal streets and privately and publicly accessible open space areas located on the development parcels. Within the open space areas shown on Exhibits B-1 through B-3, amenities such as trails, trees, seasonal plantings, and furniture shall be provided. In addition to minimum landscaping and open space requirements, street trees are required along Waterview Parkway and the internal streets. All open space and landscaped areas (publicly and privately accessible) are required to be maintained by the developer or property owners' association.

Parking – The PD provides parking requirements for each of the uses allowed within the PD. The applicant is requesting reduced parking ratios for some of the uses due to the nature of the development. Mixed-use, transit-oriented developments typically allow reduced parking ratios since the expectation is that residents, employees, and other patrons of the development will utilize rail transit, or if they drive a vehicle, they may park once and go to multiple uses within the development during a single trip. Additionally, since the development is adjacent to the UTD campus, the applicant expects many of the residents to be students or staff at the university. The applicant has stated that many of the students do not have personal vehicles,

and many of the trips between the campus and subject property are expected to be walking or cycling trips. For that reason, the applicant is requesting lower than typical parking ratios, specifically for the multi-family and hotel uses. The following is a list of the proposed parking ratios for each use type and a description/justification for the applicant's requests:

- Multi-family residential (apartments, independent living facility and assisted living facility) – The applicant is requesting to utilize a parking ratio of 0.8 space per **bedroom** for 1- and 2-bedroom units and two (2) spaces per **unit** for 3- and 4-bedroom units (no more than 15% of units can be 3- or 4-bedroom units). Parking ratios ranging from 0.8 space per bedroom up to one (1) space per bedroom have been approved at other similar multi-family developments within transit-oriented developments or near transit, including the Northside at UTD development to the south. However, there are only 0.5 to 0.67 space per bedroom provided for the 3- and 4-bedroom units. Staff suggested the ratio for the larger units should also be 0.8 space per bedroom, but the applicant anticipates many of the residents to be students and expects many of them will not have their own personal vehicles. **The parking ratios within the attached PD conditions reflect the applicant's requested parking ratio as discussed above.**
- Single-family residential (townhomes) – The proposed parking ratio for each townhome would be two (2) parking spaces per unit to be located within an enclosed garage. This ratio is consistent with the typical single-family parking requirements throughout the City.
- Hotels – The applicant is requesting to utilize a parking ratio of 0.75 space per room. The standard parking ratio for hotels in the City is one (1) space per room for limited-service hotels and 1.25 spaces per room for full-service hotels. The applicant is requesting a reduced ratio since they anticipate many customers of the hotels would utilize the DART Rail or other rideshare services in lieu of a personal vehicle for transport to and from the hotels. Recently, a Special Permit was approved for a limited-service hotel at Greenville Avenue and Glenville Drive that allowed parking at a ratio of 0.8 space per room.
- All other non-residential uses – Parking for all other non-residential uses would be required at a ratio of one (1) space per 300 square feet. While retail and restaurant uses would typically require a higher parking ratio, the proposed ratio is consistent with the required office parking ratio for larger office buildings. The ratio is also consistent with other transit-oriented developments, including Northside at UTD and CityLine.

The applicant is requesting to allow a reduced parking ratio for the existing office building located on Parcels E and F. As shown on Exhibit D, there is an option for the existing 209,260-square foot office building to remain. Parcel G is currently part of the office building lot. At such time Parcel G is developed, approximately 700 parking spaces would be removed, which also includes the removal of spaces along the south side of Parcels E-G to accommodate a future open space and trail area. Exhibit D reflects where an additional 242 parking spaces could be accommodated adjacent to the office building. A total of 600 parking spaces would be provided; however, 698 parking spaces would be required using the standard office parking ratio of one (1) space per 300 square feet for an office building over 75,000 square feet. The applicant

is requesting to allow the existing office building to utilize a parking ratio of one (1) space per 350 square feet, which would require 598 parking spaces.

Signage – The signage within this PD is required to comply with Chapter 18 of the City’s Code of Ordinances (Sign Regulations); however, due to the unique nature of the development, the applicant is requesting to allow modifications to the Sign Regulations through review and approval of a Master Sign Plan (MSP). The MSP would be reviewed by the City Manager or designee and ultimately approved by the City Plan Commission. The Commission would review the MSP to determine if the following goals are achieved:

- Promotes consistency among signs within the TOD area thus creating visual harmony between signs, buildings, and other components of the property.
- Enhances the compatibility of signs with the architectural and site design features within the development.
- Encourages signage that is in character with planned and existing uses thus creating a unique sense of place.
- Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

The proposed Master Sign Plan option is consistent with several other PD Planned Developments that have been approved in the last several years, including Northside at UTD, CityLine, Main Street/Central Expressway, and Collins/Arapaho TOD & Innovation District.

Roadway and Infrastructure – The developer is required to make roadway modifications as discussed in the Traffic section above to accommodate the development and the increase in the traffic on surrounding roadways.

Additionally, infrastructure modifications will be required to accommodate future development of the site. The section states that the 8-inch North Texas Municipal Water District (NTMWD) sanitary sewer line that runs along the southern property line will need to be modified and or replaced to accommodate the development at such time as determined by the City’s development engineer. This requirement is in addition to any other utility modifications that may be necessary.

Additional Sections – Additional sections within the PD include the following:

- Administration – This section contains regulations regarding the development review and approval process and the process for staff approved “Minor Modifications” to the PD.
- Modifications to the Code of Ordinances – This section contains exceptions to the City’s Comprehensive Zoning Ordinance and Subdivision Regulations related to separation and fencing for multi-family communities, screening between residential and non-residential uses, screening requirements for utilities, storage areas and parking garages as well as platting requirements for lots and private streets.
- State Use Exemption – This section states that no standards within the PD shall waive the sovereign rights of the State of Texas for use of State property for State purposes (this would apply only to the UTD Tract if developed for State purposes).

- Transit Oriented Development – This section provides the regulations for the provision of 150 parking spaces within the development for parking for rail station commuters in addition to a requirement to periodically review the number of spaces and development of a plan to meet a future need of up to 240 spaces per an agreement between DART and UTD.

## **Conclusion**

The following factors should be considered regarding the appropriateness of the proposed development at this location:

- Future Land Use Plan and Land Uses: Although residential and hotels uses are not included in the “Regional Employment” description, it does indicate that higher density development is appropriate. The proposed development also includes office and retail uses which are consistent with uses typically allowed in areas designated Regional Employment. Since the subject property is directly adjacent to the future DART Silver Line Station and the UTD Tract, which is designated as Transit Village, it would appear the addition of residential uses within a mixed-use, transit-oriented development, which includes office, retail, hotel, and other university-oriented uses on the Wolverine Tract is compatible.
- Emergency Response: Proximity to Fire Station #3 could create a situation where emergency service response times could be delayed from Fire Station #3, which is located at Custer Parkway and Lookout Drive. Delays are possible due to the distance between the subject property and Fire Station #3 coupled with indirect routes between the subject property and Fire Station #3. However, the inclusion of “public building” by the applicant as an allowable use within the proposed regulations, provides the opportunity for discussion of development scenarios in the future.
- Utility Capacities: The proposed request will have an impact on the sewer system. The expected flow from the development can be accommodated within the overall system; however, the existing 8-inch on-site sanitary sewer line along the southern property line cannot accommodate the expected flow. Modifications to and/or replacement of the 8-inch North Texas Municipal Water District (NTMWD) sanitary sewer line shall be required to accommodate the development and shall be made at such time as determined by the City’s development engineer. Additionally, on-site improvements will be necessary to the water and stormwater system may also be necessary and would be determined at the time of development. Within Section 15 of Exhibit “A” (PD Conditions), there is a condition related the required upgrade or replacement of this line.

**Correspondence:** To date, staff has received one (1) letter regarding the location and accessibility of park and ride spaces for the DART Silver Line.

In addition to the State required notice of public hearing that is mailed to all property owners within 200 feet of the subject property, additional notices were sent to all tenants within the existing office building at 3400 Waterview Parkway. As of June 1, 2023 (per recently approved Senate Bill 929), cities are also required to send a notice to any owners of business personal property where a proposed change of a zoning regulation may cause a conforming use to become non-conforming

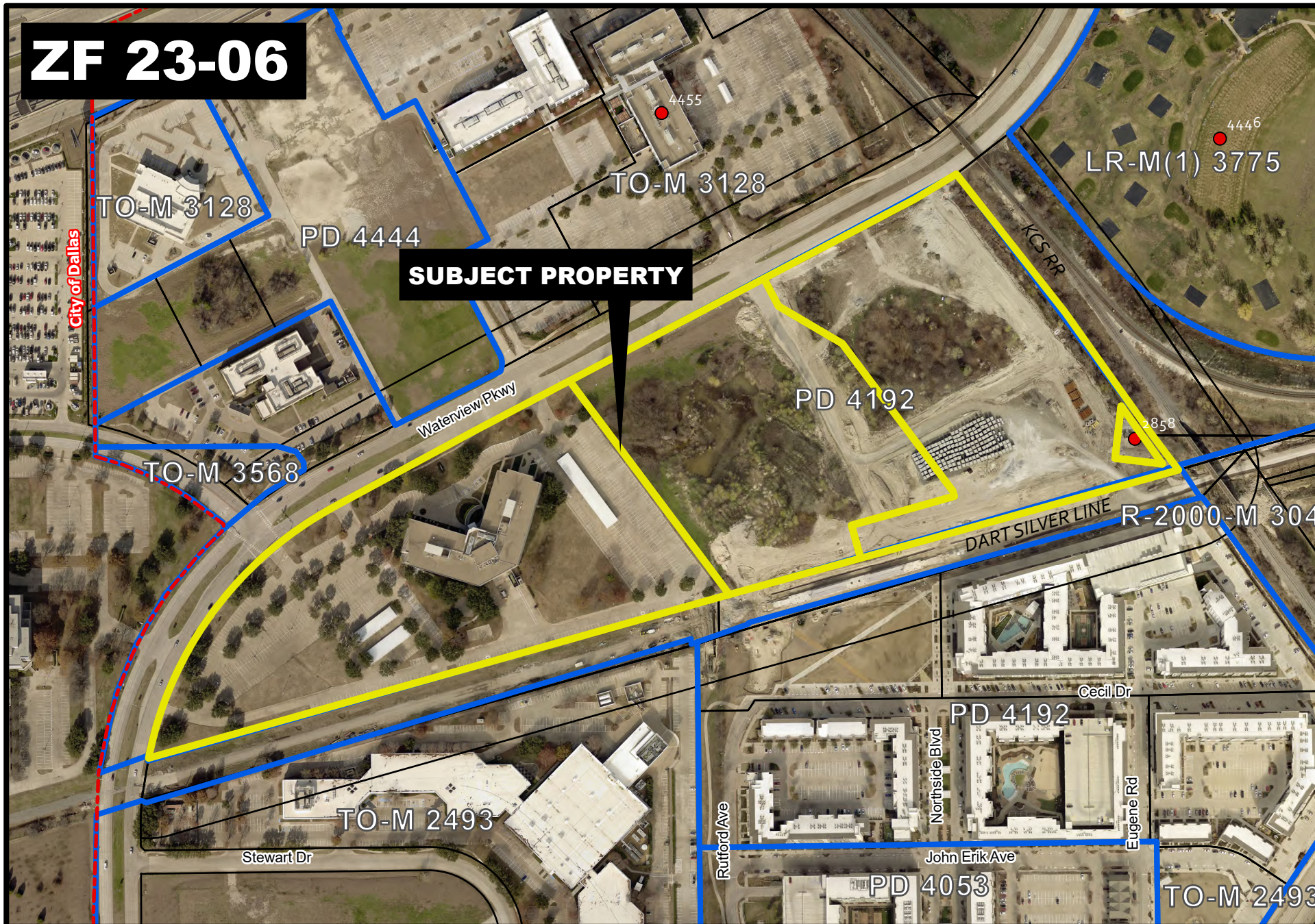
use. It appears the uses are all office uses and would not become non-conforming upon a change in zoning, but the notices were sent to ensure that any uses other than office uses within the existing building were notified to satisfy the requirements of Senate Bill 929.

**Motion:** On July 18, 2023, the City Plan Commission recommended approval of the applicant's request, by a vote of 6-0, subject to the following conditions:

1. The subject site shall be zoned PD Planned Development District in accordance with the attached conditions in Exhibit "A" which also reflects the Commission's recommend increase in required parking for 3- and 4-bedroom multi-family units from two (2) spaces per unit to 0.8 space per bedroom.



# ZF 23-06



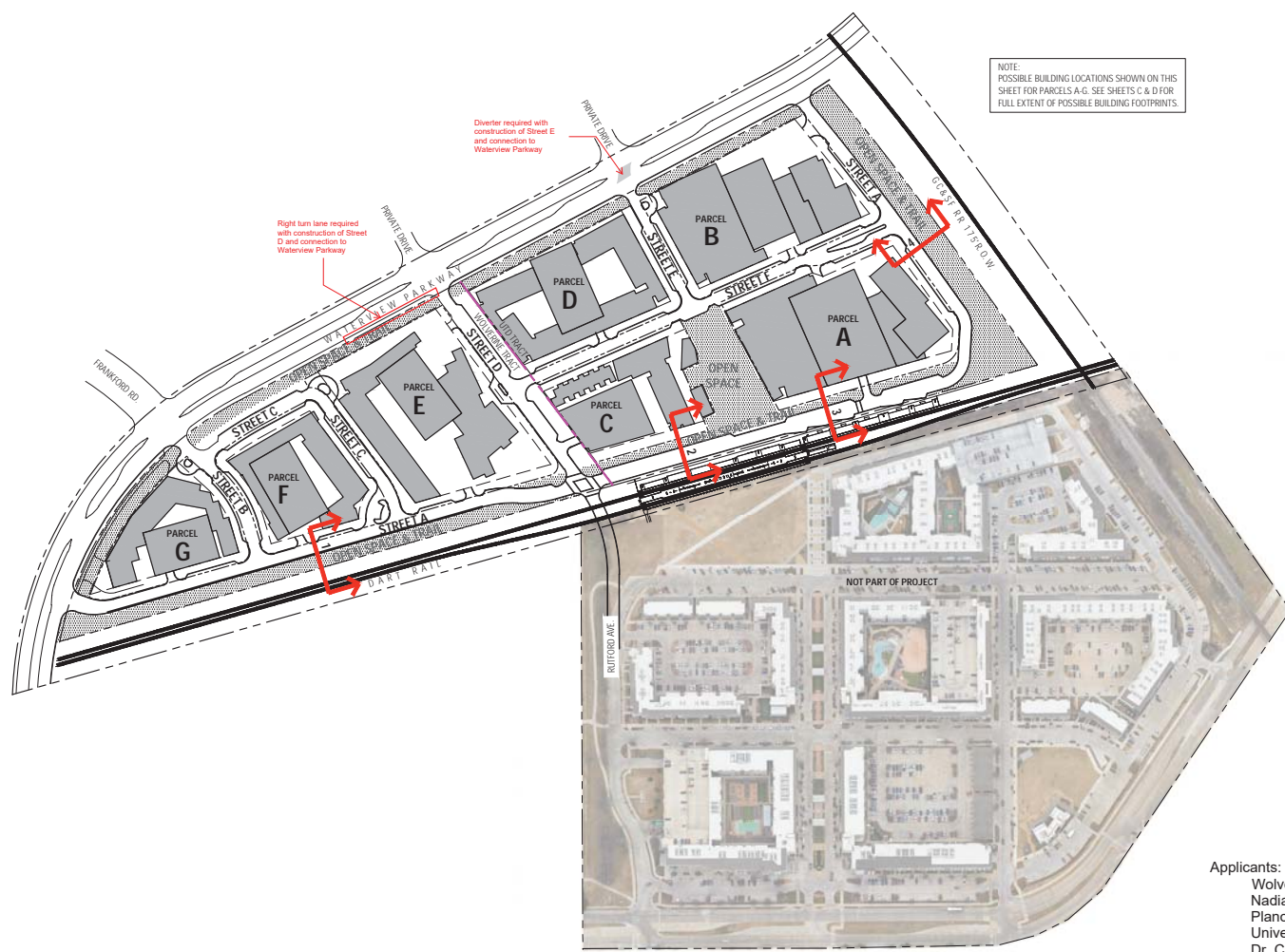
## ZF 23-06 Aerial and Zoning Map PD Planned Development 3400 Waterview Pkwy

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.

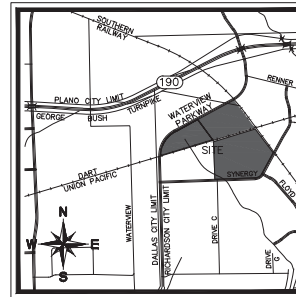


RICHARDSON  
TEXAS





NOTE: POSSIBLE BUILDING LOCATIONS SHOWN ON THIS SHEET FOR PARCELS A-G. SEE SHEETS C & D FOR FULL EXTENT OF POSSIBLE BUILDING FOOTPRINTS.



KEY MAP

SITE DATA SUMMARY

- EXISTING ZONING: PD & TO-M / PROPOSED ZONING: PD FOR TRANSIT-ORIENTED MIXED-USE DEVELOPMENT
- SETBACKS: BUILDINGS GENERALLY SET BACK 20' FROM THE BACK OF CURB, EXCEPT FOR PERMITTED ENCROACHMENTS INTO 20' PEDESTRIAN WAY
- SITE AREA:
  - OVERALL AREA: 35.73 ACRES / 1,556,352 S.F.
  - MAXIMUM AREA TO BE DEVELOPED: 23.81 ACRES / NO MAXIMUM FLOOR AREA RATIO
- PARCEL AREAS:
  - PARCEL A: 4.59 ACRES
  - PARCEL B: 4.07 ACRES
  - PARCEL C: 2.48 ACRES
  - PARCEL D: 3.23 ACRES
  - PARCEL E: 4.72 ACRES
  - PARCEL F: 2.59 ACRES
  - PARCEL G: 2.13 ACRES
- MAXIMUM DEVELOPMENT RIGHTS:
  - RESIDENTIAL: 4,000 UNITS INCLUDING SINGLE FAMILY, DUPLEX, TOWNHOMES, APARTMENTS, INDEPENDENT AND ASSISTED LIVING FACILITIES
  - RETAIL/RESTAURANT: 40,000 S.F.
  - OFFICE: 500,000 S.F.
  - HOTEL: MAXIMUM 2 HOTELS WITH A MAXIMUM OF 300 ROOMS EACH
- REQUIRED PARKING RATIOS:
  - APARTMENTS, INDEPENDENT LIVING FACILITIES AND ASSISTED LIVING FACILITIES PARKING: 0.8 SPACES PER BEDROOM FOR 1-BR & 2-BR UNITS / 2 SPACES PER UNIT FOR 3-BR & 4-BR UNITS
  - SINGLE FAMILY ATTACHED RESIDENTIAL (TOWNHOMES): 2 SPACES PER UNIT PROVIDED WITHIN AN ENCLOSED GARAGE
  - HOTEL: 0.75 SPACES PER ROOM
  - ALL OTHER NON-RESIDENTIAL USES: 1 SPACE PER 300 S.F.
  - OCCUPYING EXISTING BUILDING: 1 SPACE PER 250 S.F.
- BUILD TO ZONE: @ 20' FROM PARCEL PROPERTY LINE W/ 70% OF STRUCTURE WITHIN THE BUILD-TO-ZONE ALONG STREET FRONTAGE
- REQUIRED OPEN SPACE/LANDSCAPING: MINIMUM 15% REQUIRED, APPROXIMATELY 17.49% PROPOSED (MAY BE ADJUSTED AT TIME OF DEVELOPMENT PLAN APPROVAL)
- BUILDING HEIGHT: MAXIMUM 250 FEET.

**POINTS AT WATERVIEW PLANNED DEVELOPMENT**  
Richardson, Texas

**Wolverine Interests**  
16250 Krieb Trail Drive, Suite 210  
Dallas, Texas 75248  
Tel. 214.240.5622

**University of Texas at Dallas**  
800 W. Campbell Road  
Richardson, Texas 75080  
Tel. 972.883.2205

**PLANNING**  
3301 Elm Street, Suite 100  
Dallas, Texas 75226  
Tel. 214.871.7900

**Kimley Horn**  
TIA STUDY  
13455 North Road, Suite 700  
Dallas, Texas  
Tel. 972.770.1300

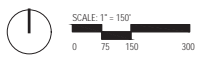
Project No.	22004
Drawn By	JS
Checked By	CT
Date	AUG 10, 2023
Issued	
Issued	
Issued	
Revisions:	
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Sheet Title:  
**CONCEPT PLAN**

Sheet No.:  
**"B-1"**  
Exhibit:  
**EXHIBIT B-1**

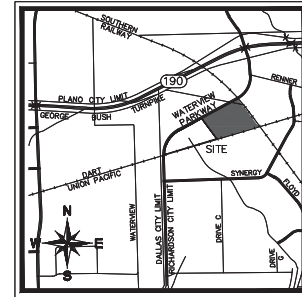
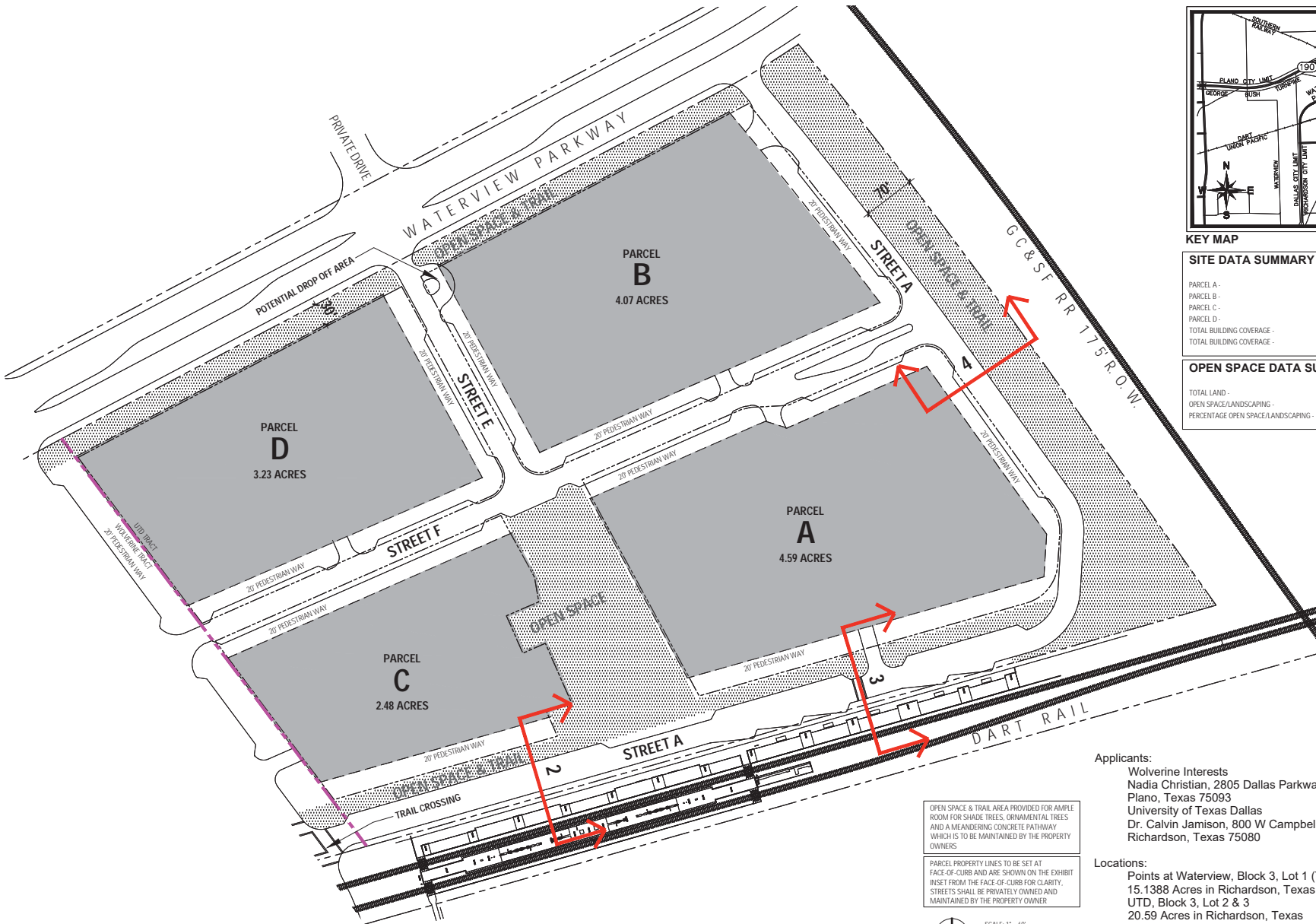
**Applicants:**  
Wolverine Interests  
Nadia Christian, 2805 Dallas Parkway #620  
Plano, Texas 75093  
University of Texas Dallas  
Dr. Calvin Jamison, 800 W Campbell Rd  
Richardson, Texas 75080

**Locations:**  
Points at Waterview, Block 3, Lot 1 (Tract 1 & Tract 2)  
15.1388 Acres in Richardson, Texas  
UTD, Block 3, Lot 2 & 3  
20.59 Acres in Richardson, Texas



**POINTS AT WATERVIEW, UT DALLAS AND "TOD MERGED PLAN"**

NOT FOR CONSTRUCTION



**KEY MAP**

**SITE DATA SUMMARY**

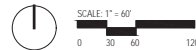
PARCEL A -	4.59 AC (199,877 SF)
PARCEL B -	4.07 AC (177,256 SF)
PARCEL C -	2.48 AC (108,182 SF)
PARCEL D -	3.23 AC (140,770 SF)
TOTAL BUILDING COVERAGE -	14.37 AC (626,085 SF)
TOTAL BUILDING COVERAGE -	69.80%

**OPEN SPACE DATA SUMMARY**

TOTAL LAND -	20.5900 AC (896,904 SF)
OPEN SPACE/LANDSCAPING -	3.92 AC (171,110 SF)
PERCENTAGE OPEN SPACE/LANDSCAPING -	19.08%

OPEN SPACE & TRAIL AREA PROVIDED FOR AMPLE ROOM FOR SHADE TREES, ORNAMENTAL TREES AND A MEANDERING CONCRETE PATHWAY WHICH IS TO BE MAINTAINED BY THE PROPERTY OWNERS

PARCEL PROPERTY LINES TO BE SET AT FACE OF CURB AND ARE SHOWN ON THE EXHIBIT INSET FROM THE FACE-OF-CURB FOR CLARITY. STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER



**Applicants:**  
 Wolverine Interests  
 Nadia Christian, 2805 Dallas Parkway #620  
 Plano, Texas 75093  
 University of Texas Dallas  
 Dr. Calvin Jamison, 800 W Campbell Rd  
 Richardson, Texas 75080

**Locations:**  
 Points at Waterview, Block 3, Lot 1 (Tract 1 & Tract 2)  
 15.1388 Acres in Richardson, Texas  
 UTD, Block 3, Lot 2 & 3  
 20.59 Acres in Richardson, Texas

**UTD SITE AND PARCEL DATA**

**POINTS AT WATERVIEW PLANNED DEVELOPMENT**  
 Richardson, Texas

**Wolverine Interests**  
 16200 Kriebel Trail Drive, Suite 210  
 Dallas, Texas 75248  
 Tel: 214.240.5622

**University of Texas at Dallas**  
 800 W. Campbell Road  
 Richardson, Texas 75080  
 Tel: 972.883.2205

**UTD Interests**  
 PLANNING  
 1301 Elm Street, Suite 100  
 Dallas, Texas 75204  
 Tel: 214.871.7600

**Kimley Horn**  
 VIA STUDY  
 13405 North Road, Suite 700  
 Dallas, Texas  
 Tel: 972.770.1300

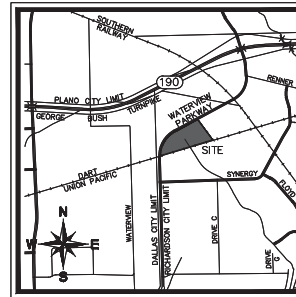
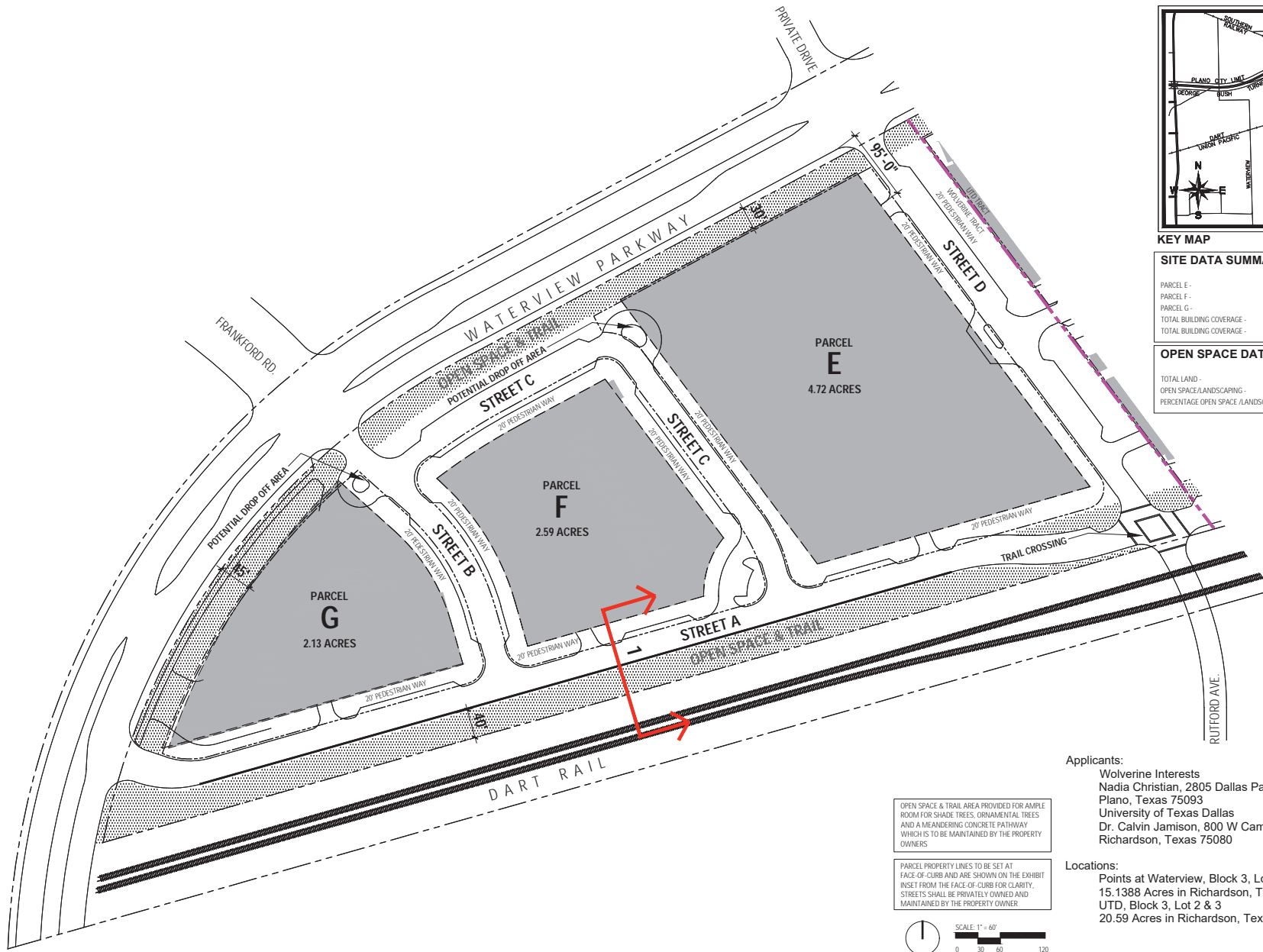
Project No.	22004
Drawn By	JS
Checked By	CT
Date	AUG 10, 2023
Issued	
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Issued	
Revisions:	
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Sheet Title:  
**SITE, PARCEL & OPEN SPACE DATA**

**"B-2"**

Sheet No.:  
**EXHIBIT B-2**

NOT FOR CONSTRUCTION



**KEY MAP**

**SITE DATA SUMMARY**

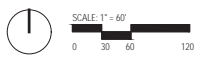
PARCEL E -	4.72 AC (205,924 SF)
PARCEL F -	2.59 AC (113,096 SF)
PARCEL G -	2.13 AC (92,915 SF)
TOTAL BUILDING COVERAGE -	9.44 AC (411,935 SF)
TOTAL BUILDING COVERAGE -	62.3%

**OPEN SPACE DATA SUMMARY**

TOTAL LAND -	15.1388 AC (659,448 SF)
OPEN SPACE/LANDSCAPING -	2.3 AC (101,103 SF)
PERCENTAGE OPEN SPACE /LANDSCAPING -	15.33%

OPEN SPACE & TRAIL AREA PROVIDED FOR AMPLE ROOM FOR SHADE TREES, ORNAMENTAL TREES AND A MEANDERING CONCRETE PATHWAY WHICH IS TO BE MAINTAINED BY THE PROPERTY OWNERS

PARCEL PROPERTY LINES TO BE SET AT FACE OF CURB AND ARE SHOWN ON THE EXHIBIT INSET FROM THE FACE-OF-CURB FOR CLARITY. STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER



**POINTS AT WATERVIEW PLANNED DEVELOPMENT**  
Richardson, Texas

**Wolverine Interests**  
16250 Kriebel Trail Drive, Suite 210  
Dallas, Texas 75248  
Tel: 214-240-5622

**University of Texas at Dallas**  
800 W. Campbell Road  
Richardson, Texas 75080  
Tel: 972-883-2205

**Kimley-Horn**  
PLANNING  
3301 Elm Street, Suite 100  
Dallas, Texas 75226  
Tel: 214-671-7900

**Kimley Horn**  
TRA STUDY  
13425 North Road, Suite 700  
Dallas, Texas  
Tel: 972-770-1300

Project No.	22004
Drawn By	JS
Checked By	CT
Date	AUG 10, 2023
Issued	
Issued	
Issued	
Revisions:	
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Sheet Title:  
**SITE, PARCEL & OPEN SPACE DATA**

**"B-3"**  
Sheet No.:

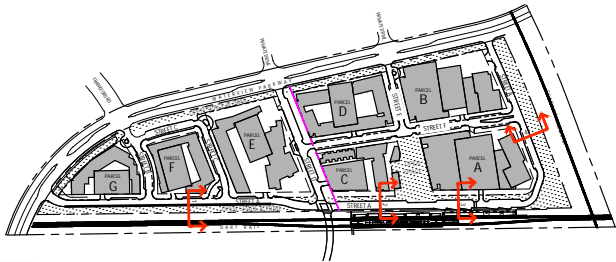
**Applicants:**  
Wolverine Interests  
Nadia Christian, 2805 Dallas Parkway #620  
Plano, Texas 75093  
University of Texas Dallas  
Dr. Calvin Jamison, 800 W Campbell Rd  
Richardson, Texas 75080

**Locations:**  
Points at Waterview, Block 3, Lot 1 (Tract 1 & Tract 2)  
15.1388 Acres in Richardson, Texas  
UTD, Block 3, Lot 2 & 3  
20.59 Acres in Richardson, Texas

**POINTS AT WATERVIEW SITE AND PARCEL DATA**

NOT FOR CONSTRUCTION





REET "A" SECTION 2  
SCALE: 1/8" = 1'-0"



STREET "A" SECTION 4  
SCALE: 1/8" = 1'-0"



STREET "A" SECTION 1  
SCALE: 1/8" = 1'-0"



STREET "A" SECTION 3  
SCALE: 1/8" = 1'-0"

BUILD-TO-ZONE @ 20' FROM PARCEL PROPERTY LINE w/ 70% OF STRUCTURE WITHIN THE BUILD-TO-ZONE ALONG STREET FRONTAGE.

Applicants:  
Wolverine Interests  
Nadia Christian, 2805 Dallas Parkway #620  
Plano, Texas 75093  
University of Texas Dallas  
Dr. Calvin Jamison, 800 W Campbell Rd  
Richardson, Texas 75080

Locations:  
Points at Waterview, Block 3, Lot 1 (Tract 1 & Tract 2)  
15.1388 Acres in Richardson, Texas  
UTD, Block 3, Lot 2 & 3  
20.59 Acres in Richardson, Texas

**STREET TYPOLOGY CROSS SECTIONS**

**POINTS AT WATERVIEW PLANNED DEVELOPMENT**

Richardson, Texas

Wolverine Interests  
16250 Knox Trail Drive, Suite 210  
Dallas, Texas 75248  
Tel. 214-240-5622

University of Texas at Dallas  
800 W. Campbell Road  
Richardson, Texas 75080  
Tel. 972-883-2205

**PLANNING**

3201 Elm Street, Suite 100  
Dallas, Texas 75226  
Tel. 214-871-7900

**Kimley Horn**

TIA STUDY  
13455 North Road, Suite 700  
Dallas, Texas  
Tel. 972-770-1300

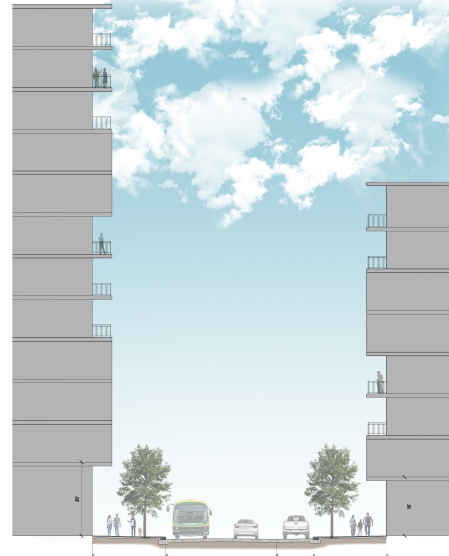
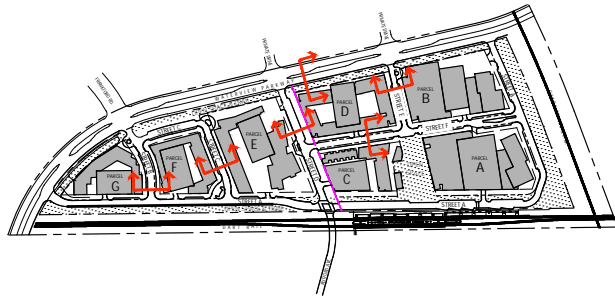
Project No.	22024
Drawn By	JS
Checked By	CT
Date	JULY 10, 2023
Issued	
Issued	
Issued	
Revisions:	
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Sheet Title:  
**STREET TYPOLOGY**

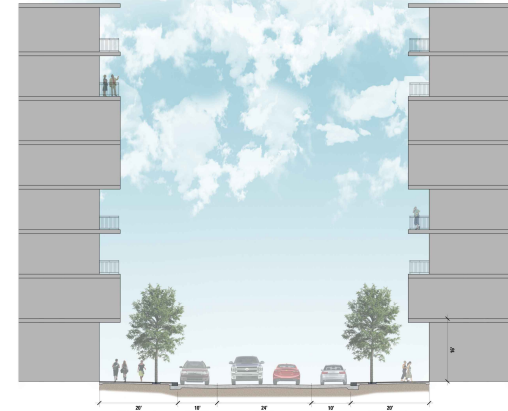
Sheet No.:  
**"C-1"**

EXHIBIT C-1

NOT FOR CONSTRUCTION



STREET "D" SECTION  
SCALE: 1/4" = 1'-0"



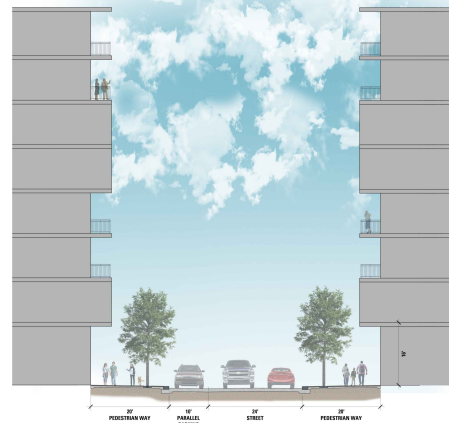
STREET "E" & "F" SECTION  
SCALE: 1/4" = 1'-0"



STREET "B" SECTION  
SCALE: 1/4" = 1'-0"



OPEN SPACE & TRAIL SECTION ALONG WATERPARKWAY, TYP.  
SCALE: 1/4" = 1'-0"



STREET "C" SECTION  
SCALE: 1/4" = 1'-0"

BUILD-TO-ZONE @ 20' FROM PARCEL PROPERTY  
LINE w/ 70% OF STRUCTURE WITHIN THE  
BUILD-TO-ZONE ALONG STREET FRONTAGE.

Applicants:  
Wolverine Interests  
Nadia Christian, 2805 Dallas Parkway #620  
Plano, Texas 75093  
University of Texas Dallas  
Dr. Calvin Jamison, 800 W Campbell Rd  
Richardson, Texas 75080

Locations:  
Points at Waterview, Block 3, Lot 1 (Tract 1 & Tract 2)  
15.1388 Acres in Richardson, Texas  
UTD, Block 3, Lot 2 & 3  
20.59 Acres in Richardson, Texas

**STREET TYPOLOGY CROSS  
SECTIONS**

**POINTS AT  
WATERVIEW  
PLANNED  
DEVELOPMENT**  
Richardson, Texas

Wolverine Interests  
14250 Knox Trail Drive, Suite 210  
Dallas, Texas 75248  
Tel. 214-240-5622

University of Texas at Dallas  
800 W. Campbell Road  
Richardson, Texas 75080  
Tel. 972-883-2205

**PLANITING**  
3301 Elm Street, Suite 100  
Dallas, Texas 75226  
Tel. 214-871-7900

**Kimley Horn**  
TIA STUDY  
13455 North Road, Suite 700  
Dallas, Texas  
Tel. 972-770-1300

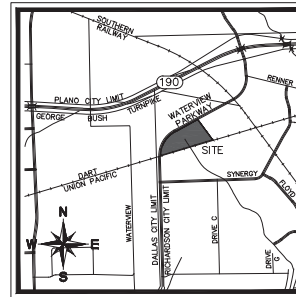
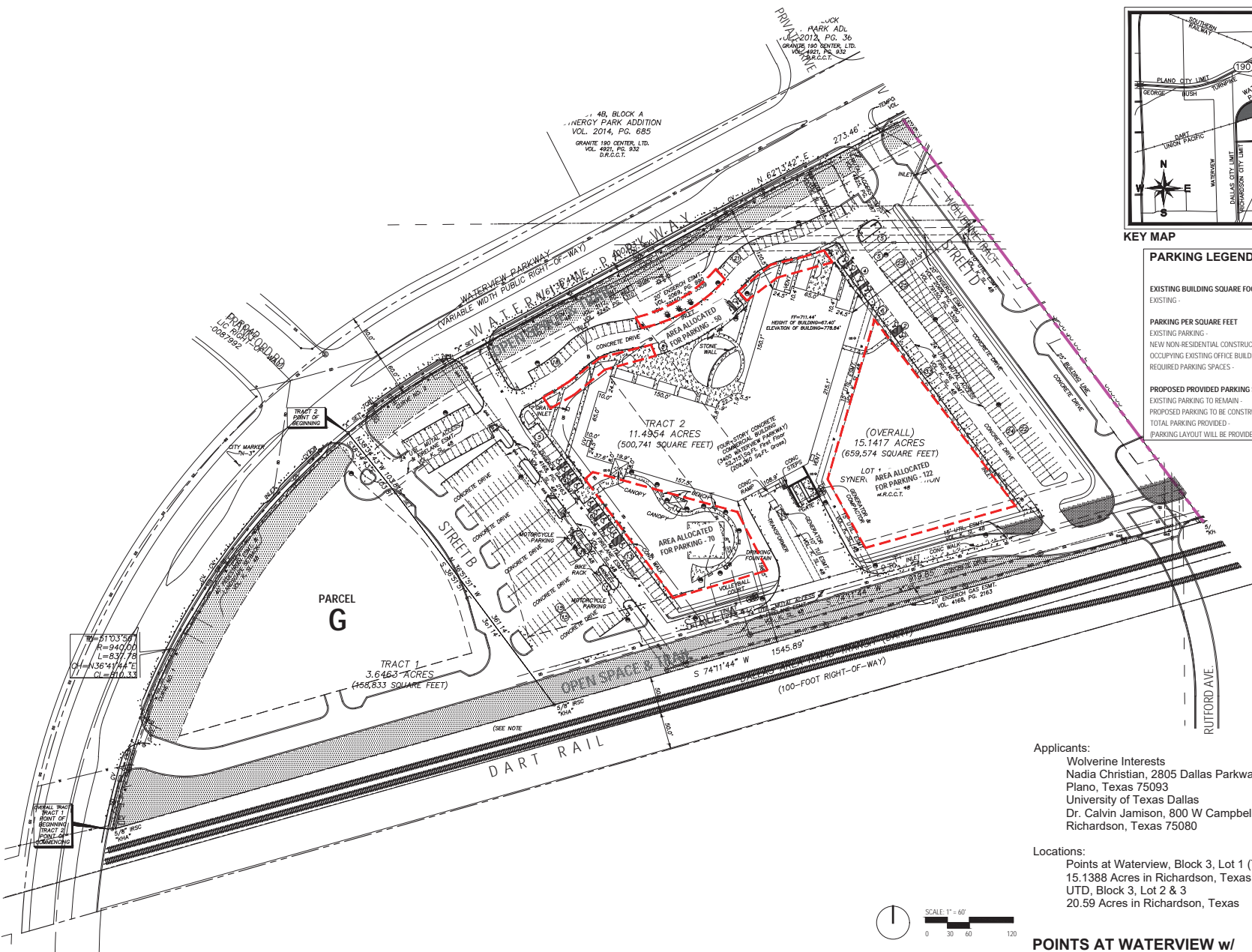
Project No.	22024
Drawn By	JS
Checked By	CT
Date	JULY 10, 2023
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Revisions:	
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Sheet Title:  
**STREET TYPOLOGY**

Sheet No.:  
**"C-2"**

EXHIBIT C-2

NOT FOR CONSTRUCTION



**PARKING LEGEND**

EXISTING BUILDING SQUARE FOOTAGE	
EXISTING -	209,260 SF

PARKING PER SQUARE FEET	
EXISTING PARKING -	1 SPACE PER 231 SF
NEW NON-RESIDENTIAL CONSTRUCTION -	1 SPACE PER 300 SF
OCCUPYING EXISTING OFFICE BUILDING -	1 SPACE PER 250 SF
REQUIRED PARKING SPACES -	598 TOTAL SPACES

PROPOSED PROVIDED PARKING SPACES	
EXISTING PARKING TO REMAIN -	358
PROPOSED PARKING TO BE CONSTRUCTED -	242
TOTAL PARKING PROVIDED -	600
(PARKING LAYOUT WILL BE PROVIDED AT SITE PLAN SUBMITTAL)	

**POINTS AT WATERVIEW PLANNED DEVELOPMENT**  
Richardson, Texas

**Wolverine Interests**  
16200 Krieb Trail Drive, Suite 210  
Dallas, Texas 75248  
Tel. 214.240.5622

**University of Texas at Dallas**  
800 W. Campbell Road  
Richardson, Texas 75080  
Tel. 972.883.2205

**PLANNING**  
3301 Elm Street, Suite 100  
Dallas, Texas 75226  
Tel. 214.871.7900

**Kimley Horn**  
11A STUDY  
13425 North Road, Suite 700  
Dallas, Texas  
Tel. 972.770.1300

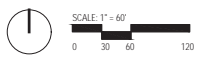
Project No.	22004
Drawn By	JS
Checked By	CT
Date	AUG 10, 2023
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Revisions:	
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Sheet Title:  
**EXISTING STRUCTURE**

Sheet No.:  
**"D"**  
**EXHIBIT D**

**Applicants:**  
Wolverine Interests  
Nadia Christian, 2805 Dallas Parkway #620  
Plano, Texas 75093  
University of Texas Dallas  
Dr. Calvin Jamison, 800 W Campbell Rd  
Richardson, Texas 75080

**Locations:**  
Points at Waterview, Block 3, Lot 1 (Tract 1 & Tract 2)  
15.1388 Acres in Richardson, Texas  
UTD, Block 3, Lot 2 & 3  
20.59 Acres in Richardson, Texas



**POINTS AT WATERVIEW w/  
EXISTING STRUCTURE**

NOT FOR CONSTRUCTION



# Notice of Public Hearing

## City Plan Commission

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

### PD PLANNED DEVELOPMENT

**File No.:** ZF 23-06  
**Applicant:** Nadia Christian, Wolverine Interests LLC  
**Location:** (See map on reverse side)  
**Request:** **ZF 23-06 Planned Development – UTD/Points at Waterview TOD PD:** Consider and act on a request to rezone approximately 36 acres located on the south side of Waterview Parkway, generally east of the Frankford Road intersection and bounded by the DART Silver Line to the south, from TO-M Technical Office and PD Planned Development to PD Planned Development for the development of a transit-oriented mixed-use development. Owner: Jim Leslie, representing 3400 Waterview LLC and Dr. Calvin Jamison, representing University of Texas at Dallas. Staff: Chris Shacklett.

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

**TUESDAY, JULY 18, 2023**  
**7:00 p.m.**  
**Richardson Police Department Multipurpose Room, #1103**  
**200 N. Greenville Avenue**  
**Richardson, Texas 75081**

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

**Process for Public Input:** Individuals attending the meeting will be allocated a maximum of 3 minutes each to address the City Plan Commission to express whether they are in favor or opposed the request.

Persons not attending the meeting who 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 or by utilizing the Public Comment Card at <https://www.cor.net/PublicCommentForm>.

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

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

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 23-06.

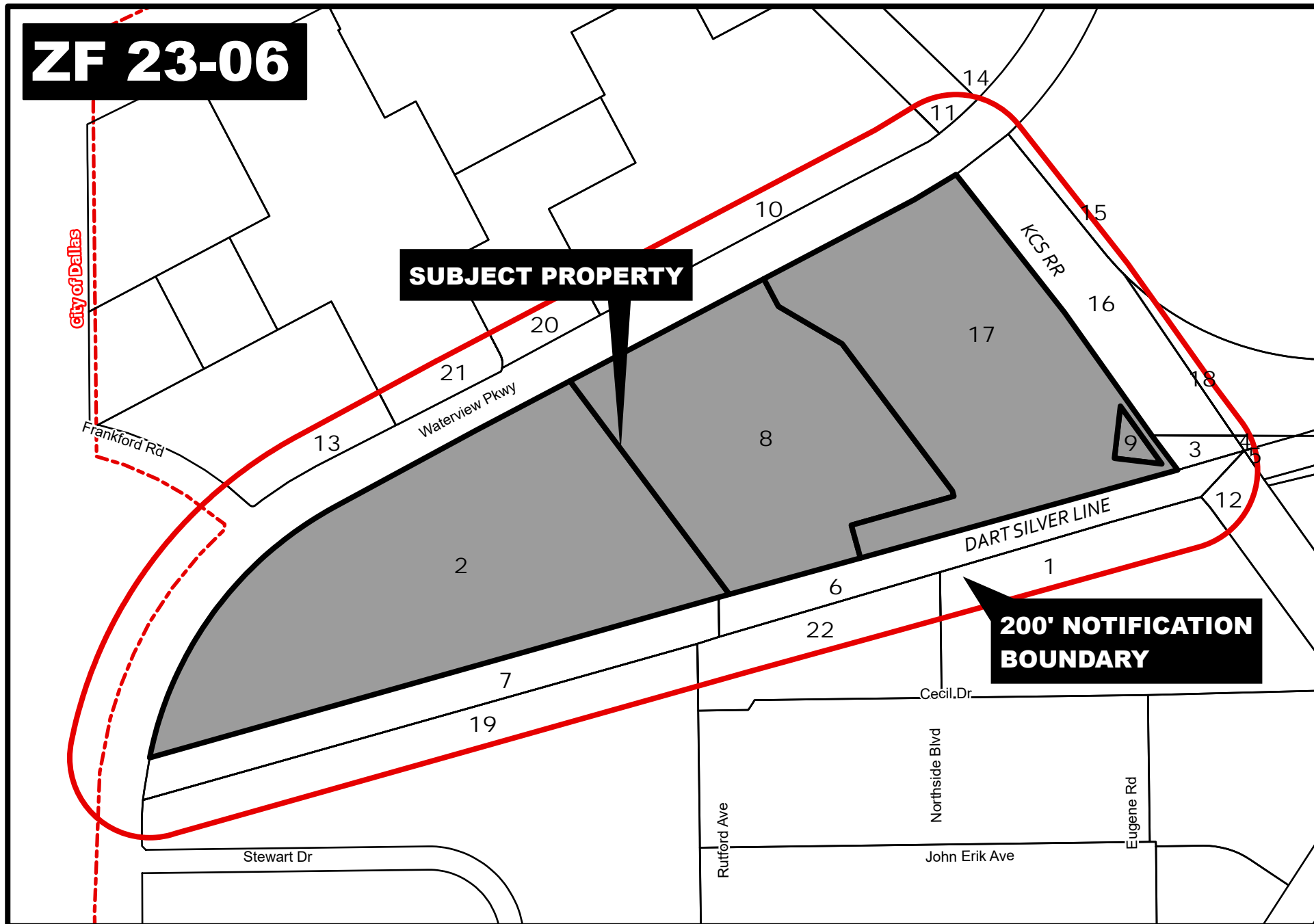
Date Posted and Mailed: July 7, 2023



**ZF 23-06**

**SUBJECT PROPERTY**

**200' NOTIFICATION  
BOUNDARY**



**ZF 23-06 Notification Map  
PD Planned Development**

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.



**RICHARDSON**  
TEXAS



1-NORTHSIDE CAMPUS PARTNERS 4  
600 N PEARL ST STE 650  
DALLAS, TX 75201

2-3400 WATERVIEW LLC  
16250 KNOLL TRAIL DR STE 210  
DALLAS, TX 75248

3-KANSAS CITY SOUTHERN RAILROAD COMPANY  
KANSAS CITY SOUTHERN LINES  
PO BOX 219335  
KANSAS CITY, MO 641219335

4-ATCHISON TOPEKA & SANTA FE  
PROPERTY TAX DEPT  
PO BOX 961034  
FORT WORTH, TX 761610034

5-DALLAS AREA RAPID TRANSIT  
1401 PACIFIC AVE  
DALLAS, TX 752022732

6-DALLAS AREA RAPID TRANSIT  
1401 PACIFIC AVE  
DALLAS, TX 752022732

7-DALLAS AREA RAPID TRANSIT  
1401 PACIFIC AVE  
DALLAS, TX 752022732

8-BOARD OF REGENTS OF THE UNIVERSITY OF  
TEXAS SYSTEM OFFICE OF GENERAL COUNSEL-  
REAL ESTATE OFFICE  
210 W 7TH ST  
AUSTIN, TX 78701

9-UNIVERSITY OF TEXAS SYSTEM  
C/O REAL ESTATE OFFICE  
ATTN: REAL ESTATE  
210 W 7TH ST  
AUSTIN, TX 78701

10-CIO 190 LIMITED PARTNERSHIP  
500 N AKARD ST STE 2960  
DALLAS, TX 75201

11-KANSAS CITY SOUTHERN RAILROAD  
COMPANY  
KANSAS CITY SOUTHERN LINES  
PO BOX 219335  
KANSAS CITY, MO 641219335

12-KANSAS CITY SOUTHERN RAILROAD  
COMPANY  
KANSAS CITY SOUTHERN LINES  
PO BOX 219335  
KANSAS CITY, MO 641219335

13-TR RICHARDSON IRF LLC  
c/o LPC REALTY ADVISORS I LP  
120 N LA SALLE ST STE 2900  
CHICAGO, IL 60602

14-UNIVERSITY OF TEXAS  
ATTN: REAL ESTATE OFFICE  
210 W 7TH ST  
AUSTIN, TX 78701

15-UNIVERSITY OF TEXAS  
ATTN: REAL ESTATE OFFICE  
210 W 7TH ST  
AUSTIN, TX 78701

16-KANSAS CITY SOUTHERN RAILROAD  
COMPANY  
KANSAS CITY SOUTHERN LINES  
PO BOX 219335  
KANSAS CITY, MO 641219335

17-BOARD OF REGENTS OF THE UNIVERSITY OF  
TEXAS SYSTEM OFFICE OF GENERAL COUNSEL-  
REAL ESTATE OFFICE  
210 W 7TH ST  
AUSTIN, TX 78701

18-ATCHISON TOPEKA & SANTA FE  
PROPERTY TAX DEPT  
PO BOX 961034  
FORT WORTH, TX 761610034

19-GI DC RICHARDSON LLC  
C/O GI PARTNERS  
188 THE EMBARCADERO STE 700  
SAN FRANCISCO, CA 941051247

20-GRANITE 190 CENTER LTD  
5601 GRANITE PKWY STE 1200  
PLANO, TX 75024

21-GEORGE BUSH HIGHWAY INVESTMENT LLC  
670 W CAMPBELL RD STE 100  
RICHARDSON, TX 750803395

22-UNIVERSITY OF TEXAS DALLAS ETAL  
ATTN: REAL ESTATE OFFICE  
210 W 7TH ST  
AUSTIN, TX 78701

PLANO ISD-SUPT OF SCHOOLS  
2700 W. 15<sup>TH</sup> STREET  
PLANO, TX 75075

CITY OF DALLAS  
PLANNING & URBAN DESIGN DEPT  
1500 MARILLA STREET, ROOM 1FN  
DALLAS, TX 75201

CITY OF PLANO  
PLANNING DEPT  
1520 K AVENUE  
PLANO, TX 75074

**Dr. Calvin Jamison**  
**University of Texas at Dallas**  
**800 W. Campbell Rd**  
**Richardson, TX 75080**

**Jim Leslie**  
**3400 Waterview LLC**  
**2805 Dallas Pkwy #620**  
**Plano, TX 75093**

**Nadia Christian**  
**Wolverine Interests LLC**  
**2805 Dallas Pkwy #620**  
**Plano, TX 75093**

**ZF 23-06 (CPC)**



# Notice of Public Hearing

## City Plan Commission

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

### PD PLANNED DEVELOPMENT

**THE CITY OF RICHARDSON IS HOLDING A PUBLIC HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.**

**File No.:** ZF 23-06  
**Applicant:** Nadia Christian, Wolverine Interests LLC  
**Location:** (See map on reverse side)  
**Request:** **ZF 23-06 Planned Development – UTD/Points at Waterview TOD PD:** Consider and act on a request to rezone approximately 36 acres located on the south side of Waterview Parkway, generally east of the Frankford Road intersection and bounded by the DART Silver Line to the south, from TO-M Technical Office and PD Planned Development to PD Planned Development for the development of a transit-oriented mixed-use development. Owner: Jim Leslie, representing 3400 Waterview LLC and Dr. Calvin Jamison, representing University of Texas at Dallas. Staff: Chris Shacklett.

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

**TUESDAY, JULY 18, 2023**  
**7:00 p.m.**  
**Richardson Police Department Multipurpose Room, #1103**  
**200 N. Greenville Avenue**  
**Richardson, Texas 75081**

*This notice has been sent to all owners of business personal property who may be affected by the zoning request as such ownership appears on the last approved city tax roll.*

**Process for Public Input:** Individuals attending the meeting will be allocated a maximum of 3 minutes each to address the City Plan Commission to express whether they are in favor or opposed the request.

Persons not attending the meeting who 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 or by utilizing the Public Comment Card at <https://www.cor.net/PublicCommentForm>.

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

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 23-06.

Date Posted and Mailed: July 7, 2023

**ZF 23-06**

**SUBJECT PROPERTY**

**200' NOTIFICATION  
BOUNDARY**

**ZF 23-06 Notification Map  
PD Planned Development**

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.



**RICHARDSON**  
TEXAS

3400 WATERVIEW LLC  
% WOLVERINE INTEREST  
3400 WATERVIEW PKWY, STE 111  
RICHARDSON, TX 75080

FLEXJET LLC  
7777 LEMMON AVE  
DALLAS, TX 75209

EXFO AMERICA INC  
3400 WATERVIEW PKWY, STE 100  
RICHARDSON, TX 75080

ZONES IT SOLUTIONS INC  
1102 15<sup>TH</sup> ST SW, STE 102  
AUBURN, WA 98001

MEDICAL PRACTICE SOLUTIONS LLC  
3400 WATERVIEW PKWY, STE 305  
RICHARDSON, TX 75080

HBS SYSTEMS INC  
PO BOX 832030  
RICHARDSON, TX 75083

WORK FORCE MANAGEMENT SOFTWARE GROUP INC  
3400 WATERVIEW PKWY, STE 101  
RICHARDSON, TX 75080

EMINENT MEDICAL CENTER OPERATING LLC  
1351 W GEORGE BUSH HWY  
RICHARDSON, TX 75080

PARSONS SERVICES COMPANY  
100 W WALNUT ST  
PASADENA, CA 91124

**ZF 23-06-TENANTS (CPC)**

**From:** [Don Steiss](#)  
**To:** [Chris Shacklett](#)  
**Cc:** [Sam Chavez](#)  
**Subject:** Re: ZF 23-06  
**Date:** Saturday, July 15, 2023 11:02:24 AM  
**Attachments:** [image001.png](#)  
[Screenshot 2023-07-15 100719.png](#)

---

Hi Chris, I had some time to go through the 23-06 request and it feels to me like the proposed development is focused on generating revenue for the landowners and supporting the transportation needs of UTD students and faculty, to the point where the value of the UTD Silver Line station to the wider Richardson community is diminished. I have a couple specific concerns.

First, it is noted in the TOD section of the request that there is some agreement with DART for the developers to provide 150 to 240 public parking spaces for rail users, however, I can't identify those parking spaces visually or in the notations accompanying the drawings.

Second, the neighborhood immediately south of the UTD campus is labeled by DART in their presentations as "historically disadvantaged" and having "persistent poverty". Excluding or complicating access to the closest rail station from this neighborhood with insufficient or inconvenient public parking feels wrong to me (disclaimer: I live in the Prairie Creek neighborhood, but my daughter & granddaughter live in the Greenwood Hills neighborhood across Campbell Road from UTD).

What I hoped the UTD Silver Line station and nearby developments would resemble is the Caltrain Palo Alto station and its neighborhood. Both the UTD and Palo Alto stations connect to large airports (DFW/SFO) and are adjacent to major universities (google maps screen snip attached, with the station near the middle, public parking nearby, and Stanford campus in the south west). The Palo Alto station is of course heavily used by those associated with Stanford but also by the wider community to access shops, restaurants and employment at a number of high-tech companies. It's a great amenity for the whole city that I'd love to have in Richardson.

Thanks,  
Don

On Mon, Jul 10, 2023 at 9:45 AM Chris Shacklett <[Chris.Shacklett@cor.gov](mailto:Chris.Shacklett@cor.gov)> wrote:

Don,

I wanted to let you know that we sent out notice of the public hearing this past Friday, July 7. The CPC hearing will be on Tuesday, July 18 at 200 N. Greenville Avenue. The CPC packet, including the staff report and exhibits will be uploaded to our website after 5p on Friday, July 14.

Please let me know if you have any questions. Thanks.



**Chris Shacklett, AICP**  
Assistant Director of Development  
Services-Planning

City of Richardson  
200 N. Greenville Avenue  
Richardson, TX 75081

972-744-4249 Tel

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

[www.cor.net](http://www.cor.net)

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**From:** Don Steiss <[dsteiss@gmail.com](mailto:dsteiss@gmail.com)>  
**Sent:** Monday, June 5, 2023 3:25 PM  
**To:** Chris Shacklett <[Chris.Shacklett@cor.gov](mailto:Chris.Shacklett@cor.gov)>  
**Cc:** Sam Chavez <[Sam.Chavez@cor.gov](mailto:Sam.Chavez@cor.gov)>  
**Subject:** Re: ZF 23-06

Hi Chris, thanks for the reply. I'll check back on the COR web pages closer to the CPC meeting date. I'm interested in this because I live in northwest Richardson and expect to use the Silver Line for trips to the airport. Since general parking at the UTD station was removed from DART's plans late last year, I'm curious if the proposed development includes some sort of parking for non-UTD riders.

Thanks,

Don Steiss

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

On Mon, Jun 5, 2023 at 12:02 PM Chris Shacklett <[Chris.Shacklett@cor.gov](mailto:Chris.Shacklett@cor.gov)> wrote:

Don,

Thank you for reaching out regarding this zoning case. Information regarding the zoning case is shown on our web-based Zoning Change Request Map once we send out notice of the public hearing for the City Plan Commission hearing, which is typically 10 days prior to the hearing by the CPC.

The next CPC date is June 20, and this case is tentatively scheduled for that date so notices would go out this Friday, June 9<sup>th</sup>.

However, if you have specific questions regarding the request, I would be happy to set up a time for a phone call to discuss. We are currently finalizing our review of the plans and PD conditions for the request.

If you would like to discuss, let me know when it would be convenient for me to give you a call.

Thanks.



**Chris Shacklett, AICP**

Assistant Director of Development  
Services-Planning

City of Richardson

200 N. Greenville Avenue

Richardson, TX 75081

972-744-4249 Tel

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**T E X A S**

**MEMO**

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**DATE:** September 1, 2023  
**TO:** Keith Dagen – Director of Finance  
**FROM:** Ally Dobbins – Purchasing Manager   
**SUBJECT:** Award of Bid #110-23 for an Annual Requirements Contract for Install Irrigation Systems to AND, Inc. pursuant to unit prices

**Proposed Date of Award: September 11, 2023**

I concur with the recommendation of Yvonne Falgout – Director of Parks and Recreation, and request permission to issue an annual requirements contract for installing irrigation systems to AND, Inc., pursuant to the attached unit prices. This contract includes labor and material unit prices for new installations and repairs. AND, Inc., is the lowest responsible bidder, and has provided good service as the City's current contract vendor.

The initial term of the contract is for one (1) year with options to renew for up to four (4) additional one-year periods, if exercised and mutually agreed upon by both parties. The award of this contract allows the city to utilize irrigation system installation and repair services as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for a minimum or maximum amount of goods or services, payment will be rendered pursuant to the unit prices specified.

City staff estimates annual expenditures to be approximately \$100,000 and funding is provided in Parks Maintenance Operational Funds.

The bid was advertised in *The Dallas Morning News* on August 9 & 16, 2023 and posted on BidSync. A total of 8,832 electronic solicitations were distributed and seventeen (17) vendors viewed the bid. A pre-bid conference was held on August 17, 2023 and one (1) bid was received.

Concur:



Keith Dagen

ATTACHMENTS





## MEMORANDUM

TO: Ally Dobbins – Purchasing Manager

FROM: Yvonne Falgout – Director of Parks and Recreation

DATE: 8/31/2023

RE: Award of Bid 110-23 Install Irrigation Systems

The Parks and Recreation Department would like to seek council approval to award bid # 110-23 ARC Install Irrigation Systems to A New Deal Inc. This contractor was the lowest bidder. The decision was based on the lowest bid criteria specified in the bid which included the following:

- Pricing

It is estimated that the Parks Department will spend approximately \$100,000 annually for this contract. Funding is available in account #

- 0110-30-50-720-000-553399

Yvonne Falgout

[Yvonne Falgout \(Aug 31, 2023 09:24 CDT\)](#)

Yvonne Falgout, Director of Parks and Recreation

Cc: Shohn Rodgers, Assistant Director of Parks and Recreation  
Jeff Jackson, Parks Superintendent  
Chris Rasbury, Assistant Parks Superintendent

				AND, INC.	
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT
<b>Section 1</b>	<b>New Installation and Repair</b>				
1	Labor & Materials to install Rainbird 1800 Series	EA	5	\$63.00	\$ 315.00
2	Labor & Materials to install Hunter PGP series head	EA	12	\$75.00	\$ 900.00
3	Labor & Materials to install head - Rainbird 1800 Series	EA	23	\$63.00	\$ 1,449.00
4	Labor & Materials to install shrub head w/riser - Rainbird	EA	5	\$72.00	\$ 360.00
5	Labor & Materials to install Hunter I-20 rotor head	EA	12	\$85.00	\$ 1,020.00
6	Labor & Materials to install 1/2 GPM bubbler head with schedule 80 gray risers	EA	7	\$65.00	\$ 455.00
7	Labor & Materials to install hunter I-25 rotor head	EA	7	\$110.00	\$ 770.00
8	Labor & Materials to install 1" threaded electric valve	EA	5	\$179.00	\$ 895.00
9	Labor & Materials to install 1 1/2" threaded electric valve	EA	5	\$205.00	\$ 1,025.00
10	Labor & Materials to install 2" threaded electric valve.	EA	5	\$250.00	\$ 1,250.00
11	Labor & Materials to install 1" double check with certification and valve box	EA	2	\$522.00	\$ 1,044.00
12	Labor & Materials to install 1-1/2" double check with certification and valve box	EA	2	\$893.00	\$ 1,786.00
13	Labor & Materials to install 2" double check with certification and valve box	EA	2	\$1,070.00	\$ 2,140.00
14	Labor & Materials to install 3" double check with certification and valve box	EA	2	\$5,656.00	\$ 11,312.00
15	Labor & Materials to install 4" double check with certification and valve box	EA	2	\$6,697.00	\$ 13,394.00
16	Labor & Materials to install 1" Y-strainer with Gate valve.	EA	2	\$208.00	\$ 416.00
17	Labor & Materials to install 1-1/2" Y-strainer with Gate valve.	EA	2	\$379.00	\$ 758.00
18	Labor & Materials to install 2" Y-strainer with Gate valve.	EA	2	\$481.00	\$ 962.00
19	Labor & Materials to install 3" Y-strainer with Gate valve.	EA	2	\$1,243.00	\$ 2,486.00
20	Labor & Materials to install 4" Y-strainer with Gate valve.	EA	2	\$1,776.00	\$ 3,552.00
21	Labor & Materials to install controller (controller supplied by COR Parks Department) for the MIR Ace controller to existing concrete	EA	2	\$1,500.00	\$ 3,000.00
22	Labor & Materials to install controller (controller supplied by COR Parks Department) for the Irrinet M controller to existing concrete pad.	EA	2	\$1,500.00	\$ 3,000.00
23	Labor & Materials to install Rainbird TBOS	EA	2	\$725.00	\$ 1,450.00
24	See Addendum			\$0.00	\$ -
25	Labor & Materials to install per 100 liner ft. 1/2" PVC pipe.	EA	5	\$99.00	\$ 495.00
26	Labor & Materials to install per 100 linear ft. 3/4" PVC pipe.	EA	2	\$100.00	\$ 200.00
27	Labor & Materials to install per 100 liner ft. 1" PVC pipe.	EA	3	\$115.00	\$ 345.00
28	Labor & Materials to install per 100 liner ft. 1-1/2" PVC pipe.	EA	2	\$145.00	\$ 290.00
29	Labor & Materials to install per 100 linear ft. 2" PVC pipe	EA	1	\$235.00	\$ 235.00
30	Labor & Materials to install per 100 linear ft. 2-1/2" PVC pipe.	EA	1	\$330.00	\$ 330.00
31	Labor & Materials to install per 100 linear ft. 3" PVC pipe.	EA	1	\$416.00	\$ 416.00
32	Labor & Materials to install per 100 linear ft. 4" PVC pipe.	EA	1	\$615.00	\$ 615.00
33	Labor & Materials to install per 100 linear ft. 6" PVC pipe.	EA	1	\$1,407.00	\$ 1,407.00
34	Labor & Materials to install 14 guage wire per 100 linear ft.	EA	12	\$38.00	\$ 456.00

				AND, INC.	
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT
35	Labor & Materials per foot to trench 1' deep.	EA	7	\$2.00	\$ 14.00
36	Labor & Materials per foot to trench 18" deep.	EA	500	\$3.00	\$ 1,500.00
37	Labor & Materials per foot to trench 24" deep.	EA	12	\$5.00	\$ 60.00
38	Labor & Materials to install 2" threaded Arad Valve.	EA	2	\$1,540.00	\$ 3,080.00
39	Labor & Materials to install 3" threaded Arad Valve.	EA	1	\$2,671.00	\$ 2,671.00
40	Labor & Materials to install 4" threaded Arad Valve.	EA	1	\$3,774.00	\$ 3,774.00
41	Price per LF for Rock trenching.	LF	50	\$10.00	\$ 500.00
42	Percentage mark up for miscellaneous parts.	Percentage	1	25%	25%
43	Hourly labor rate to make irrigation repairs.	HR	1	\$175.00	\$ 175.00
44	Hourly rate to trouble shoot or consult.	HR	2	\$175.00	\$ 350.00
45	Hourly rate to perform water audits on various size irrigation zones.	HR	2	\$175.00	\$ 350.00
Section 2	New Installation Turn Key				
46	Cost to inspect Back flow device and provide report.	HR	2	\$300.00	\$ 600.00
47	Material & labor to install 1" zone using 12" Rainbird 1800 Series	EA	1	\$1,205.00	\$ 1,205.00
48	Material & labor to install 1-1/2" zone using 12" Rainbird 1800 Series	EA	1	\$2,209.00	\$ 2,209.00
49	Material & labor to install 2" zone using 12" Rainbird 1800 Series	EA	1	\$4,188.00	\$ 4,188.00
50	Material & labor to install 1-1/2" zone using Hunter PGP heads.	EA	1	\$4,119.00	\$ 4,119.00
51	Material & labor to install 2" zone using Hunter PGP heads.	EA	1	\$4,611.00	\$ 4,611.00
52	Material & labor to install 1-1/2" zone using Hunter I-20 heads.	EA	1	\$2,410.00	\$ 2,410.00
53	Material & labor to install 2" zone using Hunter I-20 heads.	EA	1	\$3,938.00	\$ 3,938.00
54	Material & labor to install 1-1/2" zone using Hunter I-25 heads.	EA	1	\$2,137.00	\$ 2,137.00
55	Material & labor to install 2" zone using Hunter I-25 heads	EA	1	\$4,367.00	\$ 4,367.00
56	Material & labor to install 1" zone using 6" gray nipples with 1/2 GPM Rain bird bubbler nozzles, not to exceed 20 GPM	EA	1	\$1,529.00	\$ 1,529.00
57	Material & labor to install 1-1/2" zone using 6" gray nipples with 1/2 GPM Rain bird bubbler nozzles, not to exceed 45 GPM	EA	1	\$2,307.00	\$ 2,307.00
58	Material & labor to install 2" zone using 6" gray nipples with 1/2 GPM Rain bird bubbler nozzles not to exceed 85 GPM	EA	1	\$4,211.00	\$ 4,211.00
59	Material & labor to install 1" zone using 4" Rainbird 1800 Series - zone not to exceed 20 GPM	EA	1	\$1,115.00	\$ 1,115.00
60	Material & labor to install 1-1/2" zone using 4" Rain bird 1800 Series - zone not to exceed 20 GPM	EA	1	\$1,912.00	\$ 1,912.00
61	Material & labor to install 2" zone using 4" Rain bird 1800 Series - zone not to exceed 20 GPM	EA	1	\$3,445.00	\$ 3,445.00
62	Traffic Control - price per day	DAY	3	\$1,000.00	\$ 3,000.00
63	Mobilization price for two (2) zones or less.	EA	2	\$750.00	\$ 1,500.00
64	Percentage mark up for items not listed	%	1	25%	25.00%
65	Material and labor to install concrete foundation pad for controller	SF	1	\$350.00	\$ 350.00
	<b>TOTAL GROSS PRICE</b>				\$ 120,155.50

**NOTE:**

This contract will be awarded pursuant to unit prices which allows the City of Richardson to purchase the above listed services as the requirements and needs of the city arise on an annual basis. The city is not obligated to pay for a minimum or maximum of any of the above listed services. The city estimates expenditures to be approximately \$100,000 annually through this contract and will adjust order quantities as needed to meet requirements and stay within budget.



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**MEMO**

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**DATE:** September 5, 2023

**TO:** Keith Dagen – Director of Finance

**FROM:** Ally Dobbins – Purchasing Manager *AD*

**SUBJECT:** Authorization to execute Guaranteed Maximum Price (“GMP”) Amendment No. 4 to the Construction Manager at Risk (“CMAR”) Agreement with Archer Western Construction, LLC in the amount of \$11,641,682 for a total of \$69,168,150 for the Construction of Water Improvements to Expand the 825 Pressure Zone Capacity of the City’s Water Distribution System

**Proposed Date of GMP Amendment Authorization: September 11, 2023**

I concur with the recommendation of Jim Dulac – Director of Engineering, and request authorization to execute GMP Amendment No. 4 to the CMAR Agreement with Archer Western Construction, LLC in the amount of \$11,641,682 for a total of \$69,168,150, as outlined in the attached memo.

The City utilized a two-step CMAR selection process in accordance with Texas Government Code Section 2269.253, and on July 11, 2022 Council awarded the contract to Archer Western Construction, LLC for preconstruction services. On November 14, 2022 Council authorized execution of GMP Amendment No. 1. On February 27, 2023 Council authorized execution of GMP Amendment No. 2 for city’s components of the project. On May 8, 2023 Council authorized GMP Amendment No. 3 for Cost of Work to build the project, General Conditions, Construction Contingency, Owner Contingency and CMAR Fee. This request to authorize execution of GMP Amendment No. 4 establishes a not-to-exceed contract amount of \$69,168,150 which consists of trade packages and electrical and mechanical components, landscaping and irrigation for North Side Pump Station II, and beautification of Renner Road.

Funding is provided from various water sources as detailed in Jim Dulac’s memo.

Concur:

  
\_\_\_\_\_  
Keith Dagen


ATTACHMENTS



# MEMO

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TO: Ally Dobbins, Purchasing Manager

THROUGH: Charles Goff, Assistant City Manager 

FROM: Jim Dulac, Director of Engineering & Capital Projects

SUBJECT: Permission to Award – Guaranteed Maximum Price Amendment No. 4 for Construction of North Side Pump Station II to Expand the 825 Pressure Zone Capacity of the City’s Water Distribution System.

DATE: September 01, 2023

***ACTION REQUESTED:***

Council to consider award of Guaranteed Maximum Price Amendment No. 4 (GMP #4) to Archer Western Construction, LLC to provide Construction Manager at Risk services for Construction of the Water System Improvements to expand the 825 Pressure Zone Capacity of the City’s Water Distributions System. Scope of work in GMP #4 is includes trade packages and landscape improvements.

***BACKGROUND INFORMATION:***

The improvements by both the City and the North Texas Municipal Water District (“NTMWD”) related to the expansion of the 825 Pressure Zone are intended to meet current and future increases in water demand by development and redevelopment in both the 767 and 825 Pressure Zones. The City previously awarded Archer Western (“AW”) the Construction Manager at Risk contract for Pre-Construction and Procurement Services in July 2022. AW was subsequently retained as the Construction Manager at Risk (“CMAR”) for the project, and was awarded the contract for construction services for GMP Amendment #1 on November 14, 2022, GMP Amendment #2 on February 27, 2023 for City’s components of the project, and GMP Amendment #3 which comprised of only NTMWD’s components was approved on May 8, 2023. NTMWD has provided the City funding for all costs related to their component of the project in accordance with the Interlocal Cooperation Agreement (“ILA”) executed between the City and NTMWD on September 15, 2022.

The proposed amount for GMP #4 is \$11,641,682 and includes trade packages and electrical and mechanical components, landscaping and irrigation for North Side Pump Station II, and beautification of Renner Road.

The scope of work also includes an allowance for design modifications and landscape and irrigation for NTMWD components. In combination, these landscape improvements will provide enhanced screening of the existing and proposed pump stations, more drought tolerant and easily maintained plantings along Renner and more than 50 new hardwood trees in nearby open spaces that will not conflict with the many underground utilities found along Renner.

GMP #4 is the final GMP for the improvements to expand the 825 Pressure Zone capacity of the City’s water distribution system. The following table summarizes all the contracts awarded to Archer Western and GMP #4

<b>CMAR Contract and Amendment Summary</b>	<b>Amount</b>
Pre-Construction Services Contract (awarded by City Council in July 2022)	\$325,000
GMP Amendment No. 1 (awarded by City Council in November 2022)	\$20,772,272
GMP Amendment No. 2 (awarded by City Council in February 2023 )	\$21,355,232
GMP Amendment No. 3 (awarded by City Council in May 2023, for NTMWD components and funded in accordance with ILA executed between City and NTMWD)	\$15,073,964
GMP Amendment No. 4 (This GMP, pending City Council award)	\$11,641,682
<b>Total</b>	<b>\$69,168,150</b>

**FUNDING:**

Funding will be provided from Water Fund Certificates of Obligation, prior year water/sewer savings, Federal American Rescue Plan Act (ARPA) funds, and North Texas Municipal Water District funding participation for their components.

**SCHEDULE:**

Construction of all components are planned to be completed by Spring 2025. Landscaping improvements will closely follow the completion of each waterline and pump station task.

**EXHIBIT A**



Water Improvements to Expand the 825 Pressure Zone Capacity of City's Water Distribution Project (825 PZ)  
North Side Pump Station II and Improvements included in Guaranteed Maximum Price Amendment No. 04



Picture courtesy: Google

