

**RICHARDSON CITY COUNCIL
JANUARY 10, 2011
6:00 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

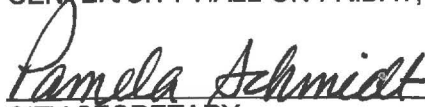
1. **INVOCATION**
 2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS**
 3. **MINUTES OF THE DECEMBER 13, 2010 MEETING**
-
4. VISITORS.
-
5. PUBLIC HEARING AND REVIEW AND CONSIDER A REQUEST BY DR. DIEP TRUONG FOR A WAIVER FROM THE MORATORIUM ON COMMERCIAL LAND DEVELOPMENT IN THE WEST SPRING VALLEY CORRIDOR, 722 W. SPRING VALLEY ROAD.

ACTION TAKEN:

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6. REPORT ON ITEMS OF COMMUNITY INTEREST.
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THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, JANUARY 10, 2011, IN THE RICHARDSON ROOM OF THE CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TEXAS. AS AUTHORIZED BY SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE, THIS MEETING MAY BE CONVENED INTO CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF SEEKING CONFIDENTIAL LEGAL ADVICE FROM THE CITY ATTORNEY ON ANY AGENDA ITEM LISTED HEREIN. THIS BUILDING IS WHEELCHAIR ACCESSIBLE. ANY REQUESTS FOR SIGN INTERPRETIVE SERVICES MUST BE MADE 48 HOURS AHEAD OF THE MEETING. TO MAKE ARRANGEMENTS, CALL 972-744-4000 VIA TDD OR CALL 1-800-735-2989 TO REACH 972-744-4000.

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JANUARY 7, 2011, BY 5:00 P.M.


CITY SECRETARY

**MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
December 13, 2010
City of Richardson, Texas**

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, December 13, 2010 with a quorum of said Council present, to-wit:

Gary Slagel	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Council member
John Murphy	Council member
Bob Macy	Council member
Steve Mitchell	Council member
Amir Omar	Council member

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Cliff Miller	Assistant City Manager Development Services
EA Hoppe	Assistant to the City Manager
Pamela Schmidt	City Secretary
Monica Heid	Community Projects Manager
Sam Chavez	Asst. Director of Development Services – Planning
Peter Smith	City Attorney

1. **INVOCATION**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS**
3. **MINUTES OF THE NOVEMBER 22, 2010 AND DECEMBER 6, 2010 MEETINGS**

ACTION TAKEN: Mr. Murphy moved approval of the minutes as presented; second by Mr. Macy and the motion was approved with a unanimous

4. VISITORS.

Richard Ramey, Chairman of the Board – RISD Excellence in Education and Elizabeth Hart, President and CEO, presented the City with a plaque commemorating the first Annual Spirit Run held November 2010. He also thanked Mr. Omar for being the Chair and Mayor Slagel for being the honorary Chair and starter of the program.

Dr. Diep Truong, 3126 San Jacinto, Dallas, appeared before the Council to ask for a waiver of the moratorium located on West Spring Valley Corridor. She stated that she purchased property located at 722 W Spring Valley Road with the intent to develop the site as a dental office. She noted that during all of the discussions with staff, there was no mention about an impending moratorium and stated she would not have moved forward with purchase of the site

had she known about the moratorium. She submitted a drawing of the proposed facility and expressed support of the revitalization strategy. She asked for the Council's consideration. Mayor Slagel noted that Council could not deliberate on the request and stated his understanding that she was working with staff on the waiver request.

Martin Brady, 2316 Owens Boulevard, founding member and member of the Board of Directors of the Owens Park Neighborhood Association, expressed appreciation for the additional funds allocated to sidewalk repair and addressed the Council regarding the Owens Park Entry Feature that was submitted for the 2010 Call for Projects. He requested that the Council review the context for each project when making the decision about which projects to fund.

5. CONSIDER APPOINTMENTS TO THE ARTS COMMISSION, ENVIRONMENTAL ADVISORY COMMISSION, LIBRARY BOARD, PARKS AND RECREATION COMMISSION, SIGN CONTROL BOARD, AND TAX INCREMENT FINANCING BOARD – REQUIRED ANNUAL CHAIR DESIGNATION.

ACTION TAKEN: Mr. Mitchell moved approval of the following appointments and reappointments; second by Mr. Omar and the motion was approved with a unanimous vote.

Environmental Advisory Commission

Reappoint Rick Wilder, Chair (PI 1) – term expiring 9/22/2012
Reappoint Jan Skinner, Vice Chair (PI 4) – term expiring 9/22/2012
Reappoint Nancy Crowe (PI 2) – term expiring 9/22/2012
Reappoint Heather Zrubek (PI 3) term expiring 9/22/2012

Parks & Recreation Commission

Appoint Bob Dubey, Chair (PI 1) – remainder of his term
Appoint Laura Maczka, Vice Chair (PI 4) – remainder of her term
Reappoint Amit Vaghela (PI 2) – term expiring 12/1/2012
Reappoint Jeremy Thomason (PI 4) – term expiring 12/1/2012
Reappoint Susan Fischer (PI 1) – term expiring 12/1/2012
Appoint Collin Hayes (PI 2) – term expiring 12/1/2012

Sign Control Board

Appoint Ray Beall, Chair (PI 2) – remainder of his term
Appoint Dorothy McKearin, Vice Chair (PI 1) – remainder of term
Appoint Chip Iazard (PI 4) – term expiring 12/1/2012
Appoint Charles Warner (PI 1) – term expiring 12/1/2012
Appoint Andrew Laska, Alt, (PI 3) – term expiring 12/1/2012
Appoint Muhammad Ikram, Alt (PI 1) – unexpired term expiring 12/1/2011

Library Board

Reappoint Carol Adams (PI 1) – term expiring 1/1/2013
Reappoint Pat Maher (PI 1) – term expiring 1/1/2013
Reappoint Joyce Chaffin (PI 2) – term expiring 1/1/2013

Arts Commission

Reappoint Joel Bailey (PI 4) – term expiring 1/31/2013
Reappoint Beth Kolman (PI 2) – term expiring 1/31/2013
Reappoint David McNair (PI 3) – term expiring 1/31/2013

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Reappoint Richard Ramey as Chair – annual appointment for 2011

City Secretary Pam Schmidt administered the Oath of Office to Mr. Hayes, Mr. Laska and Mr. Ikram. Mayor Slagel expressed Council's appreciation for their willingness to serve.

6. CONSIDER ORDINANCE NO. 3800, ON SECOND READING, ADOPTING AND IMPOSING A MORATORIUM PURSUANT TO SECTION 212.1352 OF THE TEXAS LOCAL GOVERNMENT CODE ON COMMERCIAL PROPERTY DEVELOPMENT IN THE AREA KNOWN AS THE WEST SPRING VALLEY ROAD CORRIDOR, GENERALLY DESCRIBED AS APPROXIMATELY 188 ACRES BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF COIT ROAD; ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF WEST SPRING VALLEY ROAD; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF US 75/CENTRAL EXPRESSWAY; AND ON THE NORTH BY: THE SOUTH RIGHT-OF-WAY LINE OF DUMONT DRIVE TO ITS INTERSECTION WITH THE ALLEY EAST OF NOTTINGHAM DRIVE; THE SOUTH BOUNDARY OF RICHARDSON HEIGHTS #2; A PORTION OF THE EAST AND SOUTH BOUNDARIES OF RICHARDSON HEIGHTS #5; THE SOUTH BOUNDARIES OF CENTRE COURT PLACE, RICHARDSON HEIGHTS #11 AND RICHARDSON HEIGHTS #7, SECTION 5; THE SOUTH AND WEST BOUNDARIES OF RICHARDSON HEIGHTS #7, SECTION 4; A PORTION OF THE WEST BOUNDARY OF RICHARDSON HEIGHTS #7, SECTION 3, TO ITS INTERSECTION WITH COLFAX DRIVE; THE SOUTH BOUNDARY OF SHADOW OAKS; THE SOUTH BOUNDARY OF AN UNPLATTED PARCEL ON THE WEST SIDE OF DUBLIN DRIVE WEST OF SHADOW OAKS; AND THE SOUTH BOUNDARY OF NORTHWOOD ESTATES.

Mr. Keffler referred to the first reading and public hearing held on December 6, 2010, and asked Ms. Heid to brief the Council.

Ms. Heid began the presentation providing the boundary of the proposed commercial development moratorium, which includes 188 acres. She noted that it is the responsibility of the City to provide for orderly development, promote sustainability, economic development, social equity and environmental stewardship to deter urban sprawl and decay, and to guide properties to an enhanced condition. She reviewed the purpose of the moratorium and listed the findings set out in the ordinance as follows:

1. Current conditions, including land use and development, do not promote public health, safety, welfare and will be perpetuated in the absence of new regulations. Vacancies lead to depressed rental incomes, lack of maintenance, and increased criminal activity. Existing regulations discourage new, quality development.
2. Growth has occurred in the community since last review of the ordinances applying to the Corridor.
3. The location and type of commercial development in the Corridor should be reviewed.
4. Desired objectives and results include change in the market perception of the Corridor to attract new investment; diversify the retail offerings to better serve the area; provide opportunities for more residential uses in mixed use developments; and coordinate development and link adjacent properties.

Ms. Heid defined commercial property as everything other than single family or multi-family uses, heavy industrial or quarries; and property development refers to construction, reconstruction or other alterations or improvements of existing buildings or the subdivision or

replatting of a subdivision of commercial property. She advised that the initial moratorium is limited to a 90-day time period. She clarified that the moratorium does not apply to any project already in process and that State law requires implementation of a process for requesting a waiver. She advised that the temporary moratorium went into effect December 9 and the 90 day time period would expire on March 13, 2011. She explained future actions of staff and Council.

ACTION TAKEN: Mr. Murphy moved approval on second reading of Ordinance No. 3800, an ordinance of the City of Richardson, Texas, adopting and imposing a moratorium pursuant to Chapter 212, Texas Local Government Code, on property development, including but not limited to the construction, reconstruction, or other alteration or improvement of all commercial property within property in the City of Richardson, Texas described in Exhibit "A", known as the West Spring Valley Corridor, for the purpose of the establishment of new commercial uses and development regulations pending the review and amendment of the Code of Ordinances and the Comprehensive Zoning Ordinance of the City of Richardson, Texas; providing for the Temporary suspension of the acceptance, review and approval of plats, permits, zoning applications and other permits and approvals for the construction, reconstruction or other alteration of new commercial uses or the expansion of existing commercial use establishments; providing for an appeal process; providing for a severability clause; and providing for an effective date; second by Mr. Omar and the motion was approved with a unanimous vote. Mayor Slagel congratulated the Council and staff for the progress of the project.

7. PUBLIC HEARING, ZONING FILE 10-18: A REQUEST BY STEVE RUMSEY, CROSS DEVELOPMENT, LLC, REPRESENTING SCHLOTZSKY'S TO AMEND THE ZONING TO ALLOW AN ADDITIONAL DRIVE-THRU RESTAURANT AT 1240 W. CAMPBELL ROAD (NORTHWEST CORNER OF CAMPBELL RD. & LAKE PARK WAY). THE PROPERTY IS CURRENTLY ZONED LR-M(1) LOCAL RETAIL.

Mr. Keffler stated the request is with regard to a 1.3 acre site east of the Braum's location. He reported that the Plan Commission reviewed the request on November 2, 2010 and voted 7-0 to recommend approval of the request. The request pertains to a request for an exception to the drive through facility. He asked Sam Chavez, Asst. Director of Development Services – Planning, to brief the Council.

Mr. Chavez stated the request was for approval to amend the zoning on a 1.2 acre tract located at the northwest corner of Campbell Road and Lake Park Way to allow a drive-through window for a restaurant. He stated that the tract was rezoned in 2008 to allow two retail buildings with a maximum of one drive-through window, which is currently being utilized by Braum's restaurant. He stated that the proposed 4,500 sq. ft. building, which includes the proposed 3,000 sq. ft. Schlotzky's Restaurant is planned as a 100% masonry building using similar brick and stone material as the adjacent buildings. He reported that staff has received no correspondence in favor or in opposition to the request. The Plan Commission recommended approval of the applicant's request with a vote of 7-0. He concluded the presentation with photos of the area.

Mr. Mitchell asked if there had been any dialogue with the JJ Pearce Association regarding the request. Mr. Chavez stated that staff typically sends the neighboring HOA a notice of hearing

even if they don't own property within the 200' radius as a courtesy and reported that staff has had conversations with the Association, but there has been no correspondence.

Mr. Solomon asked about windows being left out and Mr. Chavez stated that the previous elevation had windows shown in a particular spot, but the revised elevation eliminates the window. Mr. Mitchell asked about the purpose of limiting drive through windows to one window and Mr. Chavez stated that based on the minutes of that case, it appeared there was some negotiation with the JJ Pearce HOA. He added that the previous case also included a lot of discussion about the median openings on Campbell Road and the current request does not include any changes to the median openings. He also noted that staff has not received any comments from the HOA. Mr. Murphy recalled that it was limited because Council typically wants request for drive-through windows to be reviewed by Council.

Mayor Slagel opened the public hearing. Ms. Schmidt advised there were no speakers regarding the request.

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

ACTION TAKEN: Mr. Macy moved approval of ZF 10-18 Schlotzky's drive-through restaurant; second by Mr. Omar and the motion was approved with a unanimous vote.

8. PUBLIC HEARING, ZONING FILE 10-19: A REQUEST BY JD DUDLEY, REPRESENTING QUIKTRIP FOR A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION AT THE NORTHEAST CORNER OF BELT LINE RD AND INGE DR. THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

Mr. Keffler stated the request is for a 4,900 sq. ft. convenience store that is designed for eight double sided gas pumps and 27 parking spaces. He stated it was a redevelopment site that would consume the property with a small retail building as well as open space. He advised that the Plan Commission reviewed the request and recommended approval of the request. He asked Mr. Chavez to brief the Council.

Mr. Chavez stated the request was for a special permit for a motor vehicle service station at the northeast corner of Belt Line Road and Inge Drive. He noted the previous uses of the site, which consisted of a gas station, auto repair building, retail building and a portion of the existing Burger Street property. The proposed redevelopment includes a 4,900 sq. ft. Quick Trip convenience store, eight double-sided gas pumps and 27 parking spaces. Problems with the site include depth of internal storage at the Belt Line Road driveway, which is function of the lot depth and the need to accommodate the Burger Street drive-through and access points, the number of staking spaces at the pump islands, and the amount of landscape buffer. Other design issues are due to the lack of curbing adjacent to the building the utilization of bollards. He noted correspondence received in favor of the request and there were two citizens who spoke in opposition to the request with concerns in increased traffic, lack of landscape buffering along Belt Line Road and the proposed used of the property in an area designated for redevelopment. He reported that the Plan Commission recommended approval with a 7-0 vote during the November 19, 2010 meeting.

Mr. Omar asked if other layouts were considered in order to get more space with regard to the variances being requested. Mr. Chavez stated that there was two or three different design

concepts reviewed, but resulted in more issues of concern. He stated that a traffic impact study was not required, but the Traffic Department reviewed the traffic movements in the area. Mr. Omar spoke with concern about traffic flow and congestion. Mr. Chavez stated staff would prefer to have the full 38' of internal storage, but because of the contractual obligations with Quick Trip and Burger Street with regard to maintaining access, the proposed concept is an improvement of the existing conditions.

Mr. Solomon asked if there was consideration of moving the building further back. Mr. Chavez stated the minimum setback is 3' and stated that the applicant was unsuccessful with purchasing adjacent property.

Mr. Mitchell asked Mr. Chavez to address the positive aspect with the current signalization. Mr. Chavez stated that the intersection of Inge and Belt Line is signalized, which provides a positive service to the site along with the existing median opening.

Mr. Townsend voiced a concern with the number of transactions reported by the applicant and Mr. Chavez suggested the applicant could respond.

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

J. D. Dudley, Real Estate Project Manager for Quick Trip, 1120 N. Industrial Blvd., Euless, commended staff for their diligence in reviewing the request and working with him to produce a good development. With regard to the landscape variance requested, he stated that there is about 180 ft on the front of Belt Line Road that would consist of 5 ft of landscaping; however the amount of landscaping internally and at some of the perimeter was almost triple the amount required to help lessen the intensity of the use. With regard to moving the store further back, he explained that the building would exceed the minimum requirements with 100% masonry, raised brick parapets and explained that the building could not be any further back or the corner columns would encroach on the future fire lane of the adjacent property owner. With regard to access, he felt the concept improves the situation and explained that it was the location of the Burger Street building that dictates where the shared access must be. He it's not a matter of want, but a matter of ability. He felt that their customers would exit at Inge rather than at the shared access. Mr. Dudley stated that from a stacking concern, the proposed concept was the best concept possible.

Mr. Omar voiced a concern about the lack of stacking because of the amount of traffic at Quick Trips. Mr. Dudley stated that 28' is over the average and the internal stacking was really dictated by the landscape requirements.

Mr. Mitchell asked Mr. Dudley he addressed constraints at other sites. Mr. Dudley stated the site is smaller than they normally develop, however none of their minimum dimensions were compromised. He stated that the 38' dimension from the south row of pumps is the minimum. From a design or layout perspective, if the 5' landscape buffer meant there would only be a 37' dimension, they would ask for a 4' landscape buffer.

Mr. Townsend asked about the number of transactions. Mr. Dudley stated it would be about 650 – 800 for an 8-hour shift. Kelly Parmer, Traffic Engineer, stated the 2,600 trips are during a 24-hour period. In response to Mr. Omar, Mr. Chavez stated the traffic count for the area was 32,200 per day and capacity is approximately 50,000.

Mr. Mitchell asked about the relationship with Burger Street and Mr. Dudley stated they have the same frontage configuration where there is a 4' landscape strip and Quick Trip would also enhance their landscaping, construct a curb and clean up the area.

Mr. Murphy asked if they considered turning the pump orientation to aid access and Mr. Dudley stated they looked different configurations but because they have to maintain the access with Burger Street making the proposed concept the best one.

Andrew Laska, 502 Hyde Park, representing Richardson Heights Neighborhood Association, stated they neither support nor oppose the request. He stated they would be disappointed with the 5' buffer, noted that the traffic around the site would be significant and referenced the Comp Plan.

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

Mr. Macy stated the proposal is so much better than the current situation and felt the additional 5' for the buffer would not be an issue. He stated he would be in support of the item. Mr. Townsend noted that the traffic seemed heavy, but it is already there and he would support the project. Mr. Omar agreed that it would be a major improvement, talked about the need for the buffer, green space and walkability, and was opposed to the project if the additional 5' buffer could not be found. He stated that he wants Belt Line to be as fantastic as it can be and if this does project can't meet those preferences, he would not support it. Mr. Murphy felt the proposed improvement should not be taken lightly and felt it was a positive project for the neighborhood. Mr. Mitchell felt the neighborhood is overwhelmingly in support of the project although it may not be the end result for the long term future. He recognized the points made by Mr. Omar, but he would support the request. Mr. Solomon expressed appreciation for the new and additional landscaping for the area, and stated he would support the request. Mayor Slagel stated he would prefer four or six bays rather than eight to increase the buffer, but understood that the neighborhood was in support of the request and would support the request.

ACTION TAKEN: Mr. Townsend moved approval of ZF 10-19; second by Mr. Murphy and the motion was approved with a 6-1 vote, Mr. Omar opposed.

9. PUBLIC HEARING, ZONING FILE 10-22: A REQUEST BY NEIL HUPFAUER, REPRESENTING RICHARDSON ENTERTAINMENT, LLC, FOR A SPECIAL PERMIT FOR AN INDOOR ENTERTAINMENT FACILITY AT 110 W. CAMPBELL ROAD (NORTHWEST CORNER OF CAMPBELL ROAD AND ALAMO ROAD). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

Mr. Keffler advised that the Plan Commission review the request on November 16, 2010 and recommended approval with a 5-2 vote. He stated the request is to redevelop the former Bally's site at the Campbell Alamo Road area. He asked Mr. Chavez to brief the Council.

Mr. Chavez stated the request is for approval of a special permit for an indoor entertainment facility located at the northwest corner of Campbell Road and Alamo Road. The applicants are founders of the Main Event facilities found throughout the Metroplex. The request also includes approval of a parking ratio specific to the intended use since the Zoning Ordinance does not include a parking ratio for type of facility. The proposed parking ratio is 1 space per 192 sq. ft. He referred to the parking analysis presented by the applicant. The proposed 67,000 sq. ft.

facility would occupy the former Bally's Fitness Center and would include areas for meetings and various sporting events and courts. The exterior façade would be completely remodeled and the materials would include brick, stone, stucco and a metal material. Site improvements include enlarged landscape parking islands, additional landscape plantings, and an increase in terms of storage depth at the Alamo and Campbell Road driveways. He stated there were letters in favor of the request. He advised that the Plan Commission reviewed the request on November 16, 2010 and recommended approval with a 5-2 vote.

Mayor Slagel asked about the mural as it pertained to the sign ordinance and Mr. Chavez stated the Building Official felt it was art rather than a sign, but if the mural changes to advertising a product or activity, it would have to meet the sign code. Mr. Chavez responded that it would be over the square footage in the sign ordinance. Mr. Townsend asked if the mural were interchangeable and if there was anything in the conditions that it could not be used for advertising and Mr. Chavez replied they were interchangeable and the Council could add a stipulation.

Neil Hupfauer, 4432 Walnut Hill Lane, Dallas, stated his partner and he founded Main Event, which they sold a little over four years ago, and the non-compete clause expires in 2011 so they were interested in developing a new concept that was more adult family focused. He complimented the staff for their assistance. He stated the intent is to attract adults rather than teenagers. Those 16 – 21 years of age would have restricted hours and only under specific occasions would children as young as 13 years old be allowed. He described the various activities. The facility would include an Italian restaurant, a burger restaurant temporarily named Dave's and would serve alcohol.

Mayor Slagel asked about the murals and the intent of use. Mr. Hupfauer stated he understood that as soon as they put up a sign, the City could close the facility for violating the sign ordinance. He stated it is a strong design feature and they have no intent to use it for sign purposes. Mr. Omar stated he was excited about the project and about cyber sports. He felt it was the right spot for the right concept and would draw young professionals to the area. He stated he likes the elevations but was concerned about the murals and would have less of a problem if it didn't feel like a billboard. He stated his preference for something more abstract rather than three different forms of people drinking.

Howard Alman, Dynamic Designs & Associates, stated the murals are intended to be artwork and the graphics are intended to describe what entertainment could be found inside and evoke an image of high quality. He stated they want it to be artwork and don't want it to ruin what they are trying to achieve with the building.

Mayor Slagel felt Council would be able to move forward but would ask staff to review it to be sure it is in keeping with the intent of the City's ordinances. Mr. Hupfauer stated they want it to present a first class image and hope it will be the first of many to come. Mr. Mitchell stated he likes the concept and noted the positive features. He stated the three murals were not his preference, but felt the business was what the City was looking for. Mr. Hupfauer underscored that the City could count on their cooperation. Mr. Macy stated he liked the look of the facility. Mr. Townsend voiced a concern about restricting youth under 16 years of age and Mr. Hupfauer stated they would not permit anyone under 16 years of age, even if they are with their parents. Mr. Hupfauer added that the facility would be a non-smoking facility. With regard to Office Max, Mr. Hupfauer stated they were moving down and they will take the area that is currently occupied by Office Max. In response to Mr. Omar regarding the murals, the intent was also to relay that it was an adult facility.

In response to Mayor Slagel, Ms. Schmidt advised that Don Reavis submitted an appearance card but did not wish to speak if there were no speakers in opposition. She noted there were no other speakers.

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

ACTION TAKEN: Mr. Mitchell moved approval of the item; second by Mr. Murphy. Mayor Slagel noted the motion includes that the applicant will work with the staff regarding the murals. The motion was approved with a unanimous vote.

10. PUBLIC HEARING AND CONSIDER RESOLUTION NO. 10-32, REQUESTING THE MEMBERS OF THE 82nd LEGISLATIVE SESSION OF THE STATE OF TEXAS TO SUPPORT THE CITY OF RICHARDSON LEGISLATIVE AGENDA.

Mr. Keffler referred to the Work session discussion held last week.

Mayor Slagel opened the public hearing and Ms. Schmidt advised there were no speakers. Mr. Solomon moved to close the public hearing; second by Mr. Solomon and the motion was approved with a unanimous vote.

ACTION TAKEN: Mr. Solomon moved approval of the Legislative agenda as published; second by Mr. Mitchell and the motion was approved with a unanimous vote.

ALL ITEMS LISTED UNDER ITEM 11 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

11. CONSENT AGENDA:

Mr. Solomon asked about Bid #03-11 and Mr. Keffler replied that it was a service contract for hauling commercial construction debris and the three would be used on a rotation basis. Mr. Mitchell stated he was thrilled about the advertisement of bids for shade structures.

ACTION TAKEN: Mr. Murphy moved approval of the Consent Agenda; second by Mr. Solomon and the motion was approved with a unanimous vote.

- A. Approve Resolution No. 10-30, adopting the City of Richardson Investment Policy.
- B. Authorize the City Manager to execute a 30 ft. wide utility easement to the North Texas Municipal Water District for right-of-way replacement of Plano-Richardson west side pipeline, Project No. 173.
- C. Approve advertisement of the following bids:

1. Bid #10-11 – Richardson Ballpark Shade Structures. Bids to be received by Thursday, January 6, 2011 at 2:00 p.m.
2. Bid #14-11 – North Tributary Prairie Creek Erosion. Bids to be received by Tuesday, January 11, 2011 at 2:00 p.m.

D. Award of the following bids:

1. Bid #03-11 – authorization to issue Annual Requirements Contracts to Intercon Construction Company, Inc. (primary), Huffman Construction, Inc. (secondary), and Servall Contractor Services (tertiary) for hauling of construction debris pursuant to base cost per load and cost per ton.
2. Re-Bid #04-11 – award bid to Hayward Baker, Inc., for the Collins Boulevard Improvements at US 75 overpass in the amount of \$464,051.99.
3. Bid #15-11 – authorization to issue a Co-op Purchase Order to East Texas Mack Sales, LLC, for a cab/chassis for a roll-off truck in the amount of \$117,050 and a cab/chassis for a front-loader truck in the amount of \$121,450 for the Solid Waste Department for a total expenditure of \$238,500 through the Houston-Galveston Area Council of Governments Contract #ht11-09A.
4. Bid #16-11 – authorization to issue Co-op Purchase Orders to B & C Body Company for a roll-off hoist body in the amount of \$37,844 and to McNeilus Truck & Manufacturing, Inc., for a front-loader refuse body in the amount of \$90,512 for the Solid Waste Department for a total expenditure of \$128,356 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #357-10.

E. Authorize the city manager to execute Change Order #2 to Purchase Order #100799 in the amount of \$26,512.49 to JRJ Paving Company.

F. Approve cancellation of the Monday, December 27, 2010, City Council meeting.

Mayor Slagel stated the Council had completed the Work Session and Executive Session and adjourned the Regular Meeting at 9:29 p.m.

MAYOR

ATTEST:

CITY SECRETARY



**City of Richardson
City Council Meeting
Agenda Item Summary**



Meeting Date: Monday, January 10, 2011

Agenda Item: Visitors

Staff Resource: Pamela Schmidt, City Secretary

Summary: Members of the public are welcome to address the City Council about items of interest. Speaker Appearance Cards should be submitted to the City Secretary. Speakers are limited to 5 minutes and should avoid personal attacks, accusations, and characterizations.

In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However your concerns will be addressed by City staff, may be placed on a future agenda, or by some other course of resolution.

Board/Commission Action: N/A

Action Proposed: Receive comments by visitors.



**City of Richardson
City Council Meeting
Agenda Item Summary**



Meeting Date:

Monday, January 10, 2011

Agenda Item:

Consider a request for a waiver from the moratorium on commercial land development in the West Spring Valley Corridor, 722 W. Spring Valley Road.

Staff Resource:

Monica Heid, Community Projects Manager *MH*

Summary

On Monday evening, the City Council will consider a request by Dr. Diep Truong, Viva Dental, for a waiver from the moratorium on commercial land development in the West Spring Valley Corridor. Dr. Truong purchased the property at 722 W. Spring Valley Road in November, 2010, with the intention of opening a dental office. The property is currently occupied and operating as a Pollo Fiesta restaurant. Her plans would be to remodel the interior to accommodate a dental office, upgrade the building exterior and make minor site modifications, which may require variances.

Board/Commission Action:

No action or recommendation is required of any other board.

Action Proposed

Decision to approve, approve with conditions or deny the request for waiver. State law requires the Council to take action within 10 days of receipt of the request (January 4, 2011). A decision must be made on January 10 or the Council will have to reconvene before the 10 days have expired.



MEMO

DATE: January 6, 2011
TO: Honorable Mayor and City Council
FROM: Monica Heid, Community Projects Manager *MH*
SUBJECT: Council consideration of request for waiver from commercial land development moratorium, West Spring Valley Corridor, 722 W. Spring Valley

REQUEST

Dr. Diep Truong, DDS, is requesting a waiver from the moratorium on commercial land development in the West Spring Valley Corridor, enacted by the Council on December 13, 2011, under Ordinance 3800. As required by state law, the ordinance includes a process by which a request for a waiver of the moratorium may be considered by the City Council. The ordinance states that the Council should not release the applicant from the moratorium unless the applicant presents "...credible evidence from which the City Council can reasonably conclude: (1) the application of this ordinance to the applicant would be likely to deprive the applicant of rights protected by law; or (2) the proposed development is compatible with the land uses in proximity to the proposed development and permitting the development to proceed would not cause adverse effects to surrounding property or be contrary to the spirit and purpose of this ordinance..."

BACKGROUND

The site is currently operating as a Pollo Fiesta restaurant under a 10-year lease that was in effect at the time of the purchase. Dr. Truong, who currently has a practice in Dallas, purchased the property at 722 W. Spring Valley Road in November, 2010 with the intention of opening a second dental office. Her plans would be to remodel the interior to accommodate a dental office, upgrade the building exterior and make minor site modifications, which may require variances.

ATTACHMENTS

Staff Report	Photo of existing Pollo Fiesta restaurant
Zoning Map	Plans of existing building (3 pages)
Aerial Map	Rendering of proposed dental office
Building permit denial	Proposed plans, including dental office floor plan (4 pages)
Application for waiver, including applicant's statement	



Staff Report

TO: City Council

FROM: Monica Heid, Community Projects Manager *MH*

DATE: December 29, 2010

RE: **Consideration of a Requisition by Dr. Diep Truong for a Waiver from the Moratorium on Commercial Property Development in the West Spring Valley Corridor Area, 722 W. Spring Valley Road.**

BACKGROUND:

On December 13, 2010, the City Council adopted Ordinance 3800 imposing a 90-day moratorium on commercial land development in the West Spring Valley Corridor. The 90 days followed the enactment of a temporary moratorium that went into effect on December 9, as permitted under state law. The purpose of the moratorium is to allow adequate time for existing ordinances to be examined, new ordinances and regulations to be drafted and zoning hearings to be held to adopt the new regulations and rezone property within the Corridor. The 90-day moratorium expires on March 13, 2011. The law allows for a 90-day extension after another public hearing.

During the period of the moratorium, the City may stop accepting applications for permits, approvals and other authorizations necessary for platting, site planning and other construction, reconstruction or alteration activities on commercial property. Residential property is not affected. The City Attorney will work with staff on each application that is submitted during the moratorium period to determine whether the proposal can proceed. Projects in process prior to the adoption of the moratorium ordinance are exempt.

The law provides for an applicant to request a waiver from the provisions of the moratorium under specific, limited conditions. Ordinance 3800 states that:

“...The City Council should not release the applicant from the requirements of this ordinance unless the applicant first presents credible evidence from which the City Council can reasonably conclude: (1) the application of this ordinance to the applicant would be likely to deprive the applicant of rights protected by law; or (2) the proposed development is compatible with the land uses in proximity to the proposed development and permitting the development to proceed would not cause adverse effects to surrounding property or be contrary to the spirit and purpose of this ordinance...”

The City Council is required to decide whether or not to grant the waiver within 10 days of receiving the request. Ordinance 3800 states that:

“...The City Council may deny the appeal/waiver, grant the appeal /waiver and direct the applicable City official to accept and process the application or grant the appeal/waiver and direct the applicable City official to accept and process the application subject to conditions necessary to ensure that the proposed development would not cause adverse effects to the surrounding property and to carry out the spirit and purpose of this ordinance...”

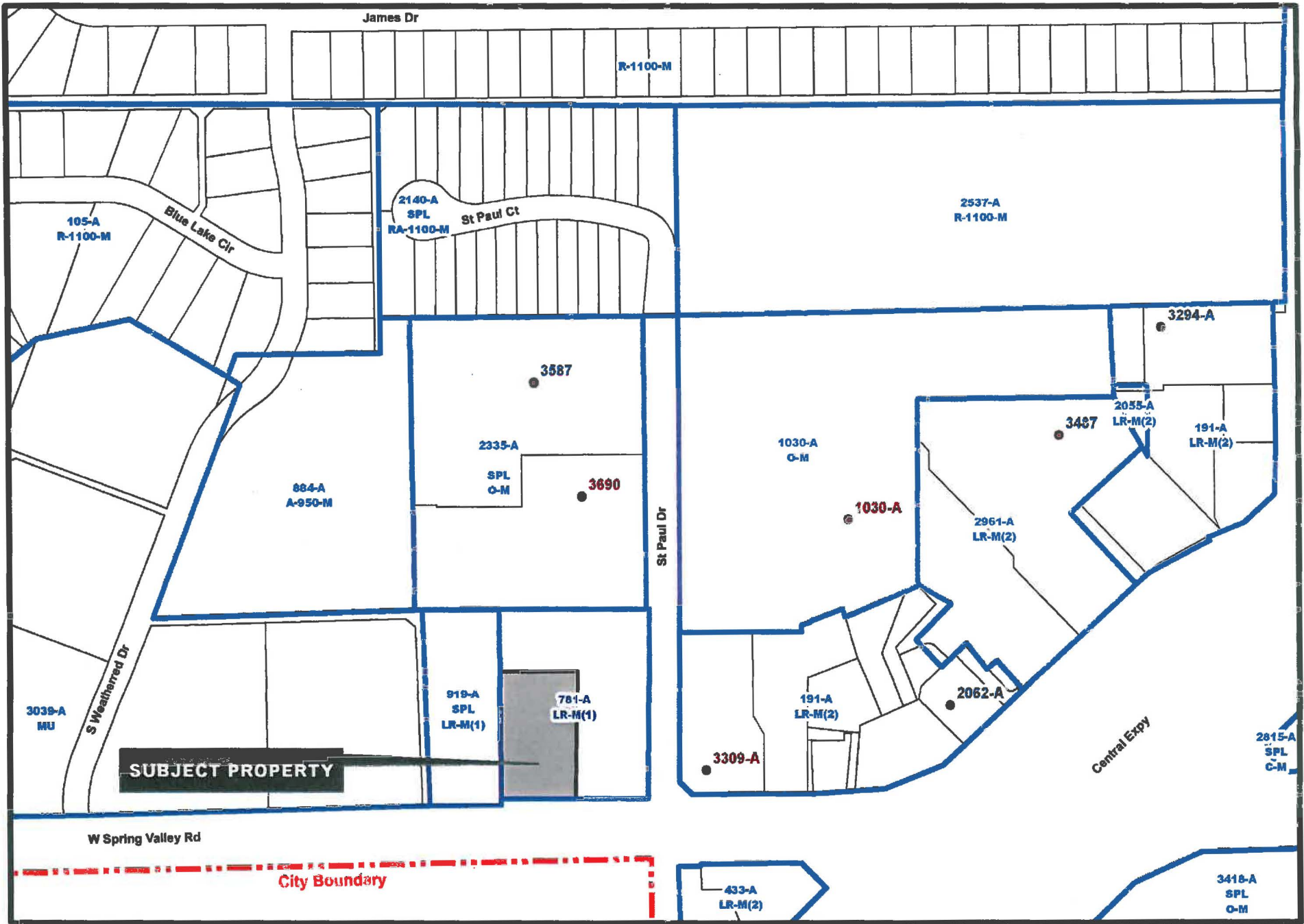
PROPOSAL:

The applicant, Dr. Diep Truong, who currently operates a dental office in Dallas, purchased the property in November, 2010 with the intent of opening a second facility. She would like to proceed with her plans to convert the existing Pollo Fiesta restaurant for dental uses. Pollo Fiesta is leasing the building.

MEETING PROCEDURE:

Staff will present a factual briefing on the request and the applicant will be prepared to make a presentation, after which the Council may discuss the item and render a decision.

2011-01-03 Staff Report



722 W Spring Valley Road Zoning Map

Updated By: shacklett. Update Date: January 5, 2011
 File: DSI\Projects\Enh RedWSV\Moratorium\722 W SV\722 W Spring Valley zoning.mxd





722 W Spring Valley Road Aerial Map

Updated By: shacklettc, Update Date: January 5, 2011
File: DSVProjects\Enr\RedWSVMonstorium\722 WSV\722 W Spring Valley aerial.mxd



01/03/11 10:18 FAX 972 744 5802

BUILDING INSP-RICHDS.

001



January 3, 2011

Diep Truong
Spring Valley Properties, Inc
3126 San Jacinto
Dallas, TX 75204

Subject: Application for Building Permit – 722 W Spring Valley Rd

Your application for building permit is being denied for the following reason:

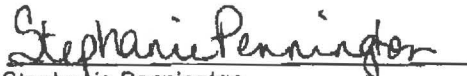
BUILDING

1. Subject property is located within the West Spring Valley Corridor and subject to a moratorium on commercial land development.

MECHANICAL, PLUMBING, OR ELECTRICAL

1. N/A.

If you have any questions, please call 972-744-4197 for clarification.



Stephanie Pennington
Plan Review

R



COMMERCIAL BUILDING PERMIT APPLICATION BUILDING INSPECTION DEPARTMENT

OFFICE PHONE - 972/744-4180 • INSPECTION REQUEST - 972/744-4181 • FAX - 972/744-5802

PROJECT ADDRESS 722 W. SPRING VALLEY RICHARDSON, TX 75080						
OWNER OF PROPERTY	MAILING ADDRESS	CITY	STATE	ZIP	PHONE #	
SPRING VALLEY PROPERTIES LLC	3126 SAN JACINTO DRIVE	DALLAS	TX	75204	214-893-6109	
CONTRACTOR	MAILING ADDRESS	CITY	STATE	ZIP	PHONE #	
GENERAL IMPROVEMENTS	2839 BRUNNEN DR.	DALLAS	TX	75220	972-247-8644	
TYPE OF WORK: <input type="checkbox"/> NEW SHELL BLDG <input type="checkbox"/> NEW FINISHED BLDG. <input type="checkbox"/> INTERIOR FINISH <input checked="" type="checkbox"/> INTERIOR REMODEL <input type="checkbox"/>						
ENLARGE EXISTING BLDG. <input type="checkbox"/> OTHER (DESCRIBE) exterior remodel						
THIS PERMIT INCLUDES THE FOLLOWING: PLUMBING <input checked="" type="checkbox"/> ELECTRICAL <input checked="" type="checkbox"/> HVAC <input checked="" type="checkbox"/>						
<input checked="" type="checkbox"/> I HEREBY CERTIFY THAT AN ASBESTOS SURVEY HAS BEEN DONE IN ACCORDANCE WITH THE TEXAS ASBESTOS HEALTH PROTECTION RULES (TAHPR) AND THE NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAP) FOR THE AREA(S) BEING RENOVATED AND/OR DEMOLISHED. (APPLIES TO PUBLIC AND COMMERCIAL BUILDINGS ONLY)						
DESCRIBE THE SPECIFIC USE OF THIS ADDRESS: dental office						
FLOOR SPACE IN LIVING/BUSINESS AREA <u>3075</u> SQ. FT.; FLOOR SPACE IN GARAGE OR WAREHOUSE _____ SQ. FT.						
TOTAL ENCLOSED AREA _____ SQ. FT.						
TOTAL VALUE OF WORK INCLUDED IN THIS PERMIT (ALL LABOR, MATERIALS, PLUMBING, ELECTRICAL, AND HVAC) \$ 130,000						
(FOR COMMERCIAL PERMIT APPLICATIONS) IS THIS SPACE CURRENTLY VACANT <input type="checkbox"/> OR OCCUPIED <input checked="" type="checkbox"/>						
THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY STATE OR LOCAL LAW REGULATING CONSTRUCTION. THIS PERMIT BECOMES NULL AND VOID IF THE AUTHORIZED WORK OR CONSTRUCTION IS NOT COMMENCED, IS SUSPENDED OR ABANDONED AFTER WORK IS COMMENCED, OR IF NO INSPECTIONS ARE OBTAINED WITHIN A 6 MONTH PERIOD. ALL PERMITS REQUIRE FINAL INSPECTIONS. I AGREE TO ABIDE BY ALL LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WHETHER HEREIN SPECIFIED OR NOT AND HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT.						
(PLEASE PRINT) APPLICANT'S NAME			COMPANY TITLE			
DEP TRUAKA			OWNER			
COMPANY	MAILING ADDRESS	CITY	STATE	ZIP	PHONE #	
SPRING VALLEY PROPERTIES LLC	3126 SAN JACINTO DRIVE	DALLAS	TX	75204	214-893-6109	
APPLICANT'S SIGNATURE: <i>[Signature]</i>						
CONTRACTOR'S SIGNATURE (REQUIRED FOR COMMERCIAL PERMITS) <i>[Signature]</i>						
EMAIL ADDRESS: GeneralImprovement@earthlink.net						
OFFICE USE ONLY						
ZONING _____	APPLICATION TYPE _____	CONST TYPE _____	OCCUP. GROUP _____			
# OF APT. UNITS _____	DATE CHECKED _____	CHECKED BY _____	APPLICATION # _____			
B <input type="checkbox"/> E <input type="checkbox"/> P <input type="checkbox"/> HVAC <input type="checkbox"/> D/D <input type="checkbox"/> _____ NO PERMIT <input type="checkbox"/> ACCT # _____						
DATE _____	AMOUNTS _____	REC.# _____	CASH/CK# _____	BY _____		

For City Secretary's Office Use Only

Date Received: 1-4-11

Accepted by Pamela Schmidt



Application for Waiver

**West Spring Valley
Commercial Moratorium
City of Richardson, Texas**

Development Services Dept.
411 W. Arapaho Road
Richardson, Texas 75080
Phone 972-744-4260
Fax 972-744-5804

Applicant Information

Property Owner Information

	Signature	
Diep Truong	Printed Name	Diep Truong
Spring Valley Properties LLC	Company Name	Spring Valley Properties LLC
3126 San Jacinto	Mailing Address	3126 San Jacinto
Dallas, TX 75204	City, State, ZIP Code	Dallas, TX 75204
214.893.6109	Telephone Number	214.893.6109
214.337.7803	Fax Number	214.337.7803
dtruong11@yahoo.com	E-Mail Address	dtruong11@yahoo.com

Note: This application is subject to public disclosure pursuant to the Texas Public Information Act.

Property Information

Property Address: 722 W. Spring Valley Richardson, TX 75080
 Date of Property Purchase: 11/02/2010
 Current Zoning: LR-M(2)

Existing Business	Proposed Business
Name of business currently operating at the property: <u>Pollo Fiesta</u>	Name of business proposed to operate at the property: <u>Viva Dental</u>
Type of business: <u>Mexican Restaurant</u>	Type of business: <u>Dental Office</u>
Is property currently leased or owner-occupied? <input checked="" type="checkbox"/> Leased <input type="checkbox"/> Owner-occupied	Will the property be leased or owner-occupied for the proposed business? <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owner-occupied
If leased, term and expiration date: <u>10 year lease, expires 12/31/2013</u>	If leased, term and expiration date:
Name, address and phone number for current tenant: <u>Raymundo Castaneda 722 W. Spring Valley Richardson, TX 75080</u>	Name, address and phone number for future tenant: <u>Diep Truong 3126 San Jacinto Dallas, TX 75204 214.893.6109</u>

A request for a waiver to the moratorium must be in writing and filed with the City Secretary. The applicant may, but is not required to, use this application form for a request for a waiver to the moratorium. If not using this form, all of the information listed herein must be provided. The completed form, or other application, with original signatures, must be submitted to the City Secretary's Office in person or by mail. The City Council will take action on a written request within 10 days after it is filed with the City Secretary. The applicant must present credible evidence from which the City Council can reasonably conclude: (1) the application of the moratorium ordinance to the applicant would be likely to deprive the applicant of rights protected by law; or (2) the proposed development is compatible with the land uses in proximity to the proposed development and permitting the development to proceed would not cause adverse effects to surrounding property or be contrary to the spirit and purpose of this moratorium. The City Council may grant the requested waiver; deny the waiver; or grant the waiver subject to conditions.

Explanation and Description of Request (attach additional pages, if necessary):

Please describe the proposed development or project, plat(s), plan (s), zoning application, certificate of occupancy, permit(s) and/or City approvals required for the project for which the applicant seeks a waiver from the moratorium.

Please see attachment.

Purpose:

The purpose of this request is to obtain a waiver on the moratorium that was placed on 722 W. Spring Valley which is located within the West Spring Valley Corridor. The waiver will allow Spring Valley Properties LLC to apply for a building permit to begin renovations on this property. The renovations are required in order to successfully convert the existing restaurant into a professional building for a future dental practice.

Negotiations for the sale of the property started in April of this year and we were able to officially close on the property in November 2010. Prior to the purchase of this property, we went through an extensive and thorough due diligence process. This included attending numerous City Council meetings concerning the plans to redevelop the West Spring Valley Corridor.

In addition to the meetings, we also spoke to various individuals in the city of Richardson planning department to ensure there would not be any impending barriers that could hinder us from opening our dental office. Personnel from the building inspection and permits department, the developmental review department, the developmental review engineer, and even the department for the Spring Valley Corridor study, they all expressed interest in the project and never raised any red flags. We expressed zoning issues and building guidelines to establish my business and there was no discussion of any future plans for a moratorium. If this was ever brought up to our attention, we would NOT HAVE moved forward with acquiring this property.

Proposed Plans:

This property was built in 1978 as a Whataburger Fast Food Restaurant. Since then it has been converted into a Pollo Fiesta Mexican Fast food restaurant. The restaurant currently is in year 7 of a 10 year lease and has an option to renew for another 5 years. Currently, we have a small window to buy-out the remaining years on their lease and have the tenant vacate the property within 30 days. Otherwise, the current restaurant could potentially occupy the building for another 8 years.

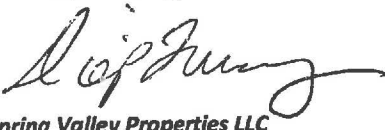
As it now stands, the property could use some major renovations and a new face lift. Exhibit A is a picture of the existing building as is and as you can see, it is in dire need of some improvement. To assist us with the renovations, we have spent countless hours working with an architect and a contractor to come up with a new innovative modern dental practice with state of the art equipment to cater to the entire Richardson area (see Exhibit B-D). As you can see with our proposed architectural layout, we plan to invest a significant amount of time, money and effort into this project. Some of the aesthetic changes would include: replacing the entire roof, adding some features that would change the iconic Whataburger image, repairing and repainting the parking lot, updating the entire exterior landscape, etc. In addition, we have also gone through extensive measures to plan the interior of the dental practice (see Exhibit E).

We completely support this new revitalization project for the West Spring Valley Corridor and believe that our proposed development *is* (a) compatible with the land uses in proximity to the proposed development, (b) would not have an adverse effect on surrounding property, and (c) would not be contrary to the spirit and purpose of the moratorium. We are confident that our planned development would enhance the area and move it in the direction of re-development of the area with a quality use.

Our current dental practice in the Dallas/Kessler Park area continues to grow rapidly due to our fresh and modern approach to dentistry. We have a paperless, state-of-the-art facility that includes all digital x-rays and even movies for patients to watch during dental treatment. We are a cosmetic and family dental practice that offers a wide array of services such as sedation dentistry, orthodontics, oral surgery, endodontics, implants, veneers, partials and dentures. Our practice continues to thrive primarily due to our reputation for being a family owned practice that values honest and ethical work. We take pride in the quality of work and the time we spend with our patients. We want to be a part of this new beautification process and hope to work with the City and the planning committee in order to bring our dental services to the Richardson community and surrounding areas.

From a personal perspective, we are currently enamored with contract fees, mortgages, construction loans from this pending business. Therefore, timing is important as any delay will add unexpected costs to our project and may lead to our inability to buy out the current tenant's lease. The proposed exterior and interior drawings submitted to the City show a glimpse into the amount of effort that we have poured into this project. We sincerely hope the City Council will respectfully consider our application for a waiver on this moratorium.

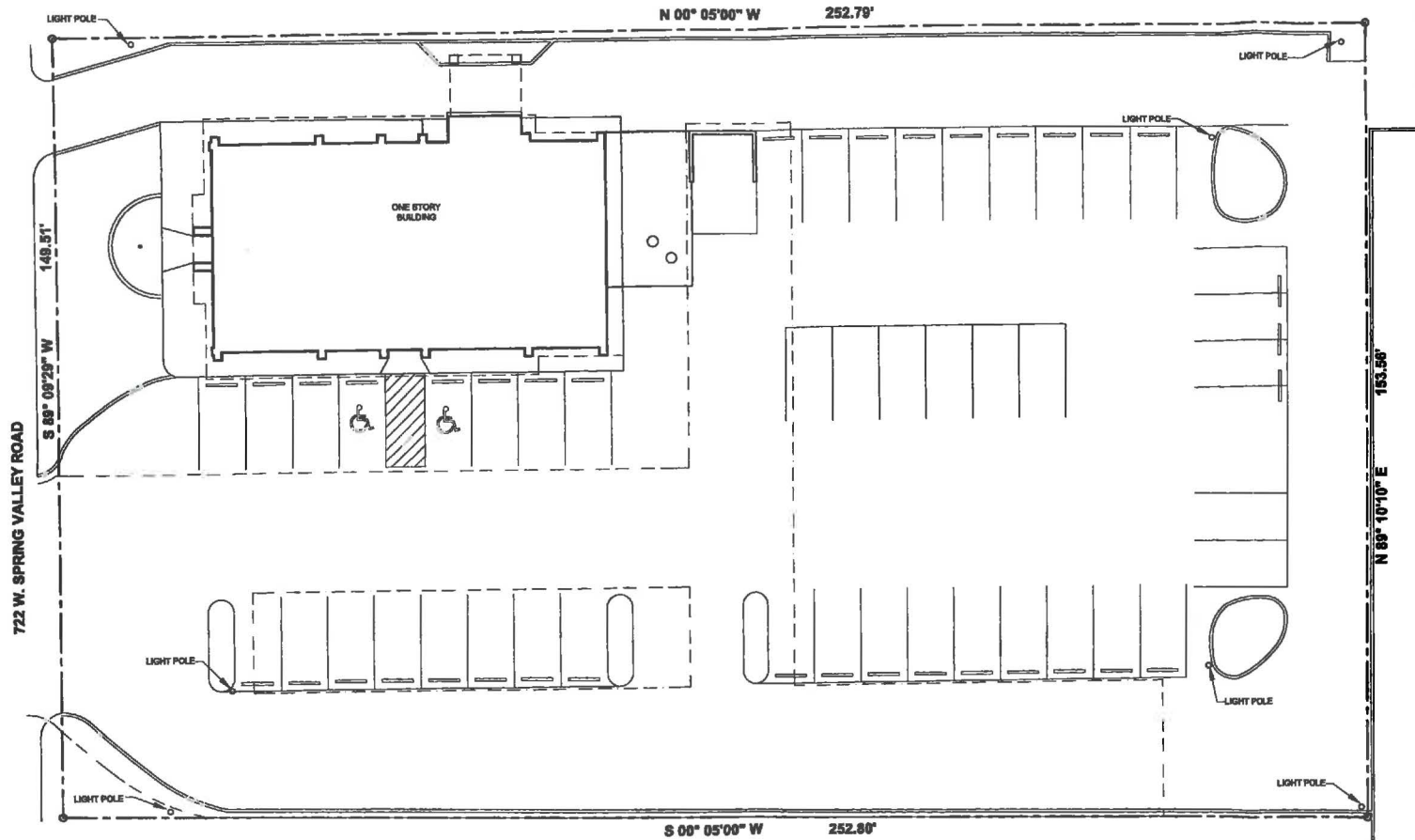
Thanks,
Dr. Diep Truong



Spring Valley Properties LLC

EXISTING





01 **EXISTING SITE PLAN**
SCALE: 1" = 40' - 0"

Building Renovations for:

viva dental

722 W. Spring Valley Rd.
Richardson, TX 75080

Michael E. Johnson
ARCHITECT

2906 Maple
Suite 202
Dallas, TX 75201
214-999-0784

PARALLEL TECHNOLOGIES INC.

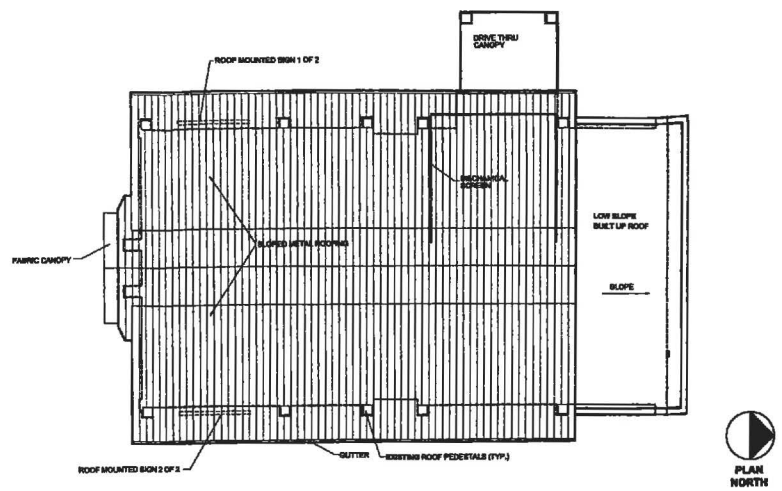
NO.	DATE	ITEM
These drawings are prepared under the supervision of Michael E. Johnson TX Lic. 84734		
SEE PLAN REGULATORY APPROVAL, PERMITS OR CONSTRUCTION.		

DR BY	CHK. BY	SCALE
		AS NOTED

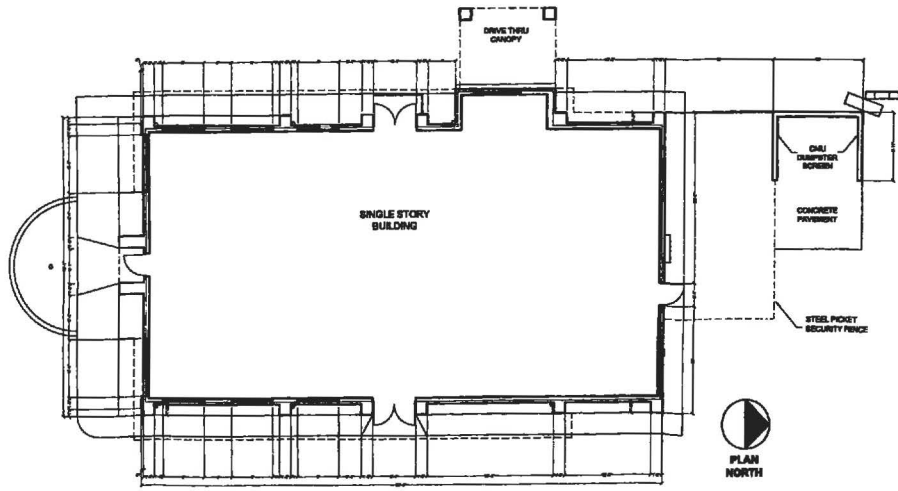
SHEET TITLE
**EXISTING
CONDITIONS**
SITE PLAN

JOB NUMBER	SHEET NO.
	A 01

DATE	OF	SHEETS
OCT 20, 2010	01	01



01 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



01 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	ITEM

These drawings are prepared under the supervision of Michael E. Johnson, P.E., L.A. 5574

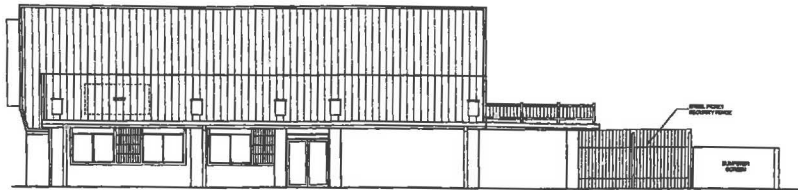
NOT FOR REGULATORY APPROVAL, PERMITS OR CONSTRUCTION.

DR. BY	CHK. BY	SCALE	AS NOTED

EXISTING CONDITIONS
FLOOR PLAN & ROOF PLAN

JOB NUMBER	SHEET NO.
	A 02

DATE	BY	REVISED
OCT. 25, 2010		



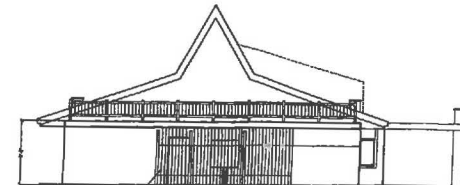
04 EAST ELEVATION
SCALE: 1/4" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

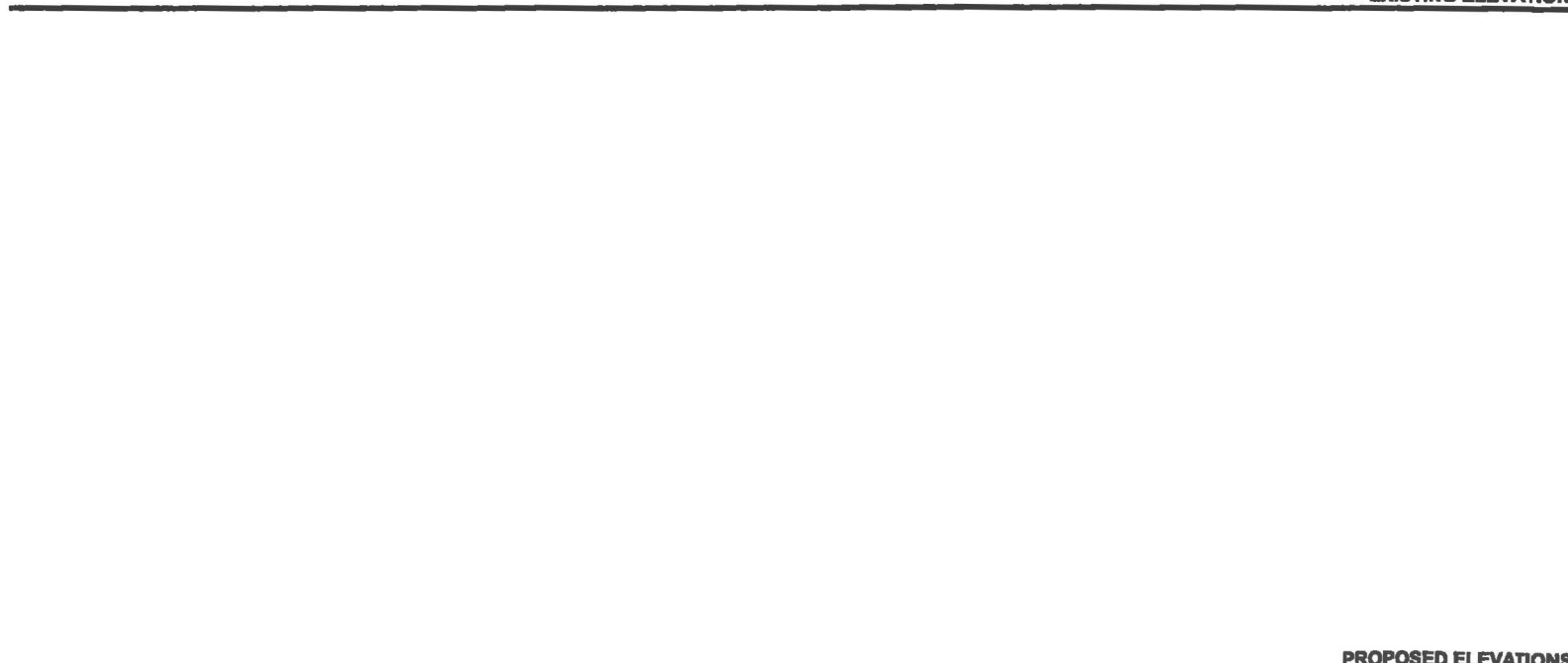


02 WEST ELEVATION
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS



PROPOSED ELEVATIONS

Building Renovations for:

viva dental

722 W. Spring Valley Rd.
Richardson, TX 75080

Michael E. Johnson
ARCHITECT

2906 Maple
Suite 202
Dallas, TX 75201
214-999-0784

PARALLEL TECHNOLOGIES INC.

NO.	DATE	ITEM

These drawings are prepared under the supervision of
Michael E. Johnson
TX Lic. #17174

NOT FOR REGULATORY APPROVAL.
PERMITTED FOR CONSTRUCTION.

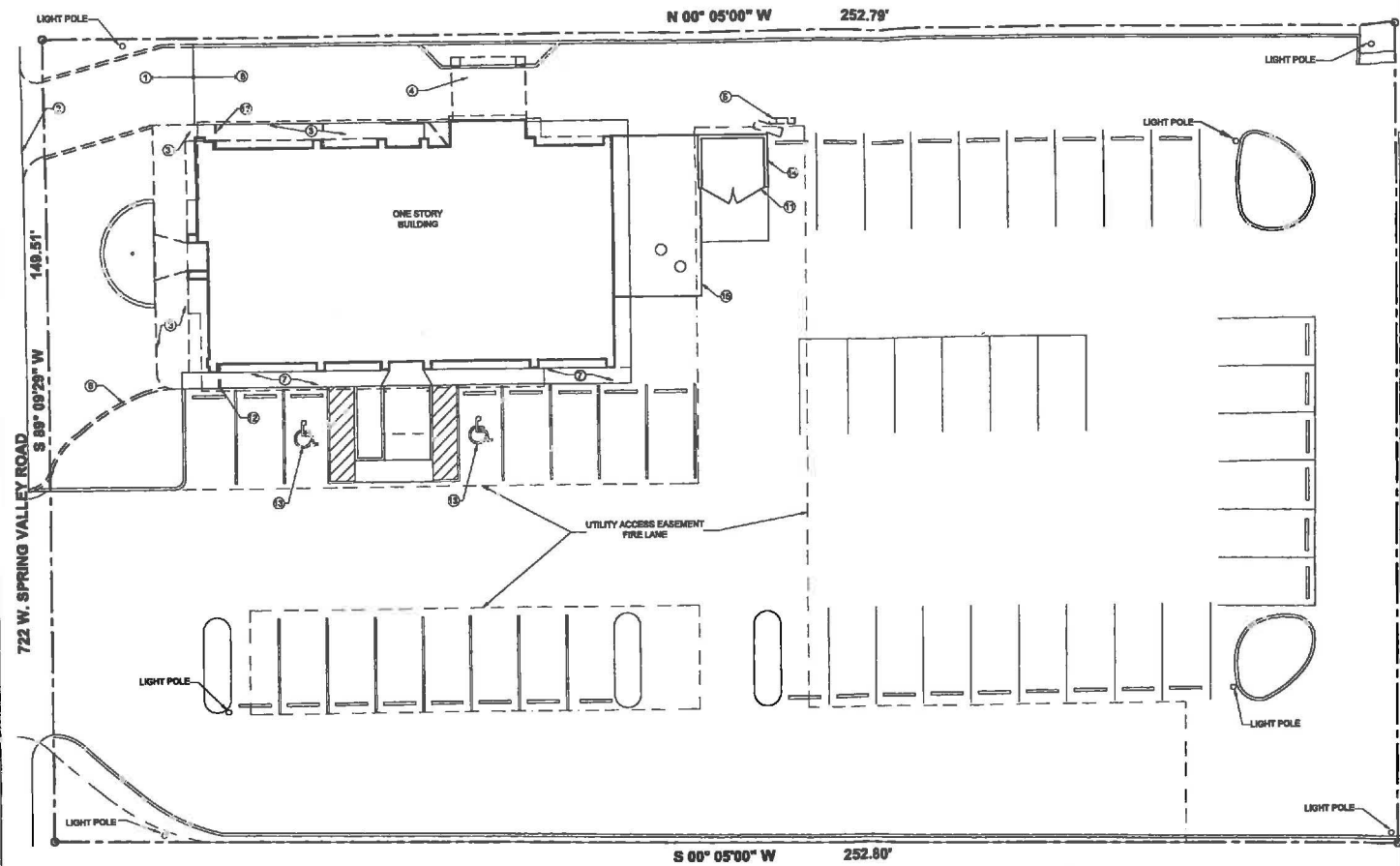
DR. BY	CHK. BY	SCALE
		AS NOTED

SHEET TITLE
**EXISTING
CONDITIONS
ELEVATIONS**

JOB NUMBER	SHEET NO.
	A 03
DATE	OF SHEETS
OCT 20, 2010	1

PROPOSED





722 W. SPRING VALLEY ROAD
S 89° 09' 29" W

N 00° 05' 00" W 252.79'

153.38'
N 89° 10' 10" E

S 00° 05' 00" W 252.80'



01 SITE PLAN
SCALE: 1" = 10' - 0"

GENERAL NOTES

1. SEAL ASPHALT PAVING.
2. RESTORE ALL PAVING- NEW LAYOUT AS INDICATED.
3. REMOVE ALL PAVT FROM EXISTING PAVLS TO REMAIN.
4. INSTALL NEW PRECAST WHEEL STOPS.
5. NEW SITE LIGHTING.
6. REPAIR FIRE LANE STRIPS.

DEMOLITION NOTES

1. REMOVE EXISTING DRIVEWAY CURB & PAVING. REGRADE AND INSTALL TOPSOIL.
2. REMOVE EXISTING CURB ENTRANCE. INSTALL NEW CURB & GUTTER AND PATCH PAVING TO MEET CITY STANDARDS.
3. REMOVE EXISTING CONCRETE SIDEWALK. REGRADE AND INSTALL TOPSOIL.
4. REMOVE EXISTING DRIVE TRAIL EQUIPMENT.
5. REMOVE DRIVE TRAIL GRASS EQUIPMENT.
6. REMOVE EXISTING CURB & PAVING. REGRADE AND INSTALL TOPSOIL.
7. CLEAN PAVT FROM EXISTING CONCRETE SIDEWALKS TO REMAIN.
8. EXISTING DRIVEWAY CURB & PAVING TO REMAIN.

SHEET NOTES

1. INSTALL METAL GATES AT DUMPSTER ENCLOSURE.
2. ENSURE FREE FLOW OF WATER FROM CURB DRAINAGE OUTLETS. MULTIPLE LOCATIONS.
3. INSTALL REQUIRED ACCESSIBLE PARKING SIGNAGE.
4. PAINT DUMPSTER ENCLOSURE.
5. REPAIR EXISTING SECURITY FENCE AND PAINT-TED.

Building Renovations for:

viva dental

722 W. Spring Valley Rd.
Richardson, TX 75080

Michael E. Johnson
ARCHITECT

2906 Maple
Suite 202
Dallas, TX 75201
214-999-0784

PARALLEL TECHNOLOGIES INC.

NO.	DATE	BY

These drawings are prepared under the supervision of Michael E. Johnson
TX Lic. # 5974

NOT FOR REGULATORY APPROVAL.
FOR USE ONLY ON CONSTRUCTION.

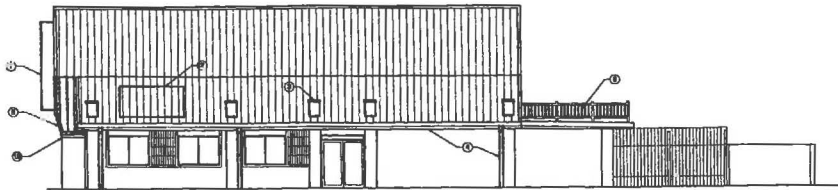
DWG. BY	CHK. BY	SCALE	AS NOTED

**PROPOSED
MODIFICATIONS**

SITE PLAN

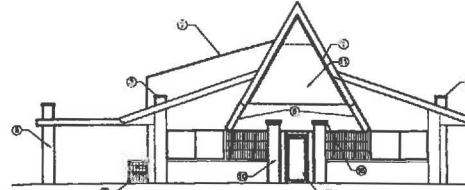
JOB NUMBER	SHEET NO.
	DD 1

DATE	OF	SHEETS
NOV 3, 2010		



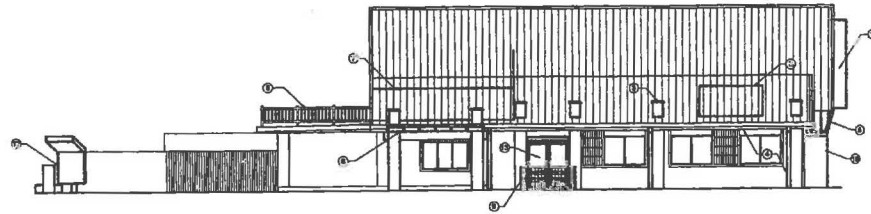
06 EAST ELEVATION

SCALE: 1/8" = 1'-0"



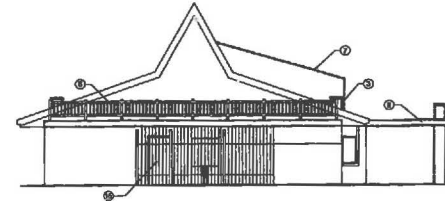
05 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



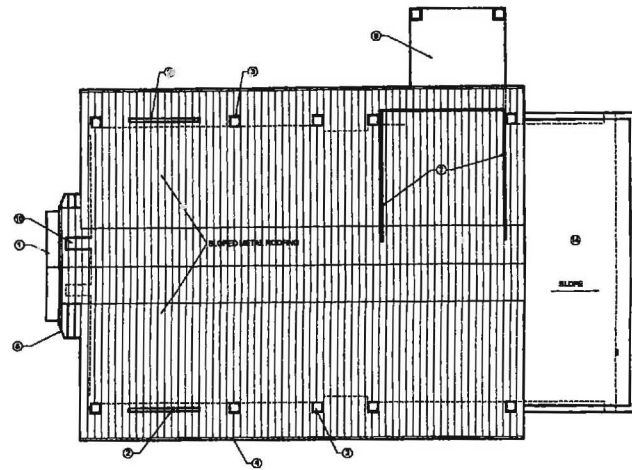
04 WEST ELEVATION

SCALE: 1/8" = 1'-0"



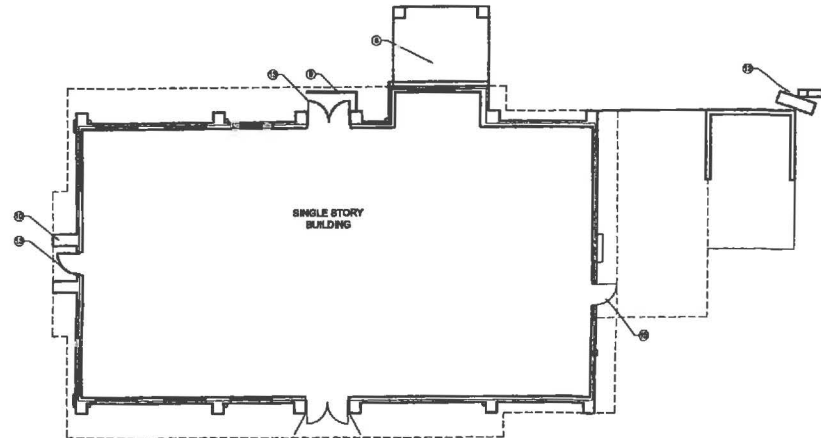
03 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



02 ROOF PLAN

SCALE: 1/8" = 1'-0"



01 BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. PROVIDE TEMPORARY WEATHER PROTECTION AT ALL WEATHER CREATIONS DUE TO DISRUPTION BY THIS BODY AND HALLS.

DEMOLITION NOTES

1. REMOVE FABRIC CANOPY.
2. REMOVE ROOF MOUNTED SIGNAGE.
3. REMOVE ROOF PEDISTALS.
4. REMOVE GUTTERS AND DOWNSPOUTS.
5. REMOVE SELECTED ROOF BRICKS.
6. REMOVE PICKETS AND LOWER RAIL FROM EXISTING ROOF FENCE.
7. REMOVE MECHANICAL SCREEN.
8. REMOVE DRIVE THRU CANOPY.
9. REMOVE GLAND BALDING.
10. REMOVE BRICK COLLAR.
11. REMOVE SELECTED STUCCO GABLE.
12. REMOVE DRIVE THRU ORDER EQUIPMENT.
13. REMOVE ENTRY DOORS AND FRAME.
14. REMOVE ABANDONED MECHANICAL EQUIPMENT.
15. REMOVE DOOR - FRAME TO REMAIN.
16. REMOVE ROW-LOCK BRICK CAP.

Building Renovators for:

viva dental

722 W. Spring Valley Rd.
Richardson, TX 75080

Michael E. Johnson
ARCHITECT

2906 Maple
Suite 202
Dallas, TX 75201
214-999-0784

PARALLEL TECHNOLOGIES INC.

NO.	DATE	ITEM

These drawings are prepared under the supervision of
Michael E. Johnson
TX. Lic. # 97176

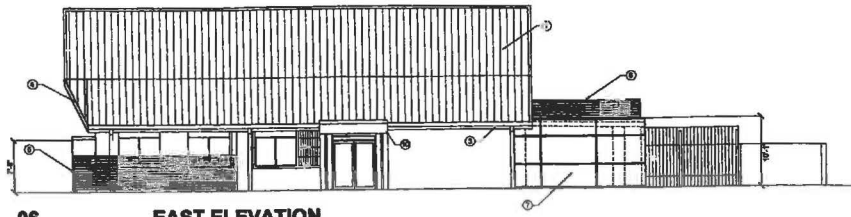
NOT FOR REGULATORY APPROVAL,
PERMITS OR CONSTRUCTION

DL BY	CHK BY	SCALE	AS NOTED

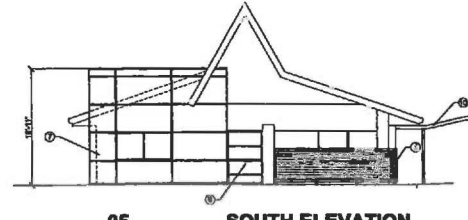
**PROPOSED
DEMOLITION
ELEVATIONS
FLOOR PLAN
ROOF PLAN**

JOB NUMBER	SHEET NO.
	DD 2

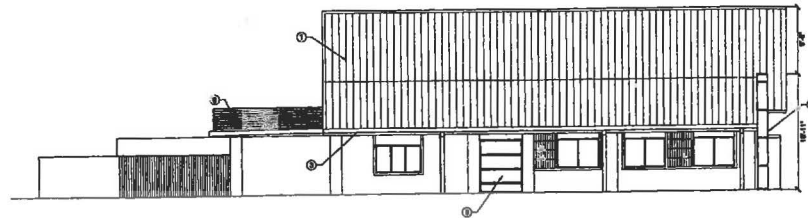
DATE	OF	SHEETS
NOV 3, 2010		



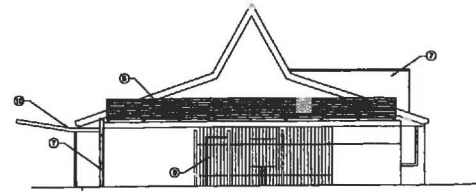
06 EAST ELEVATION
SCALE: 1/8" = 1'-0"



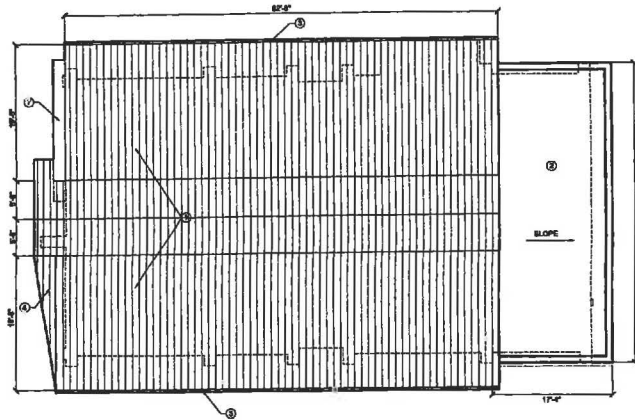
05 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



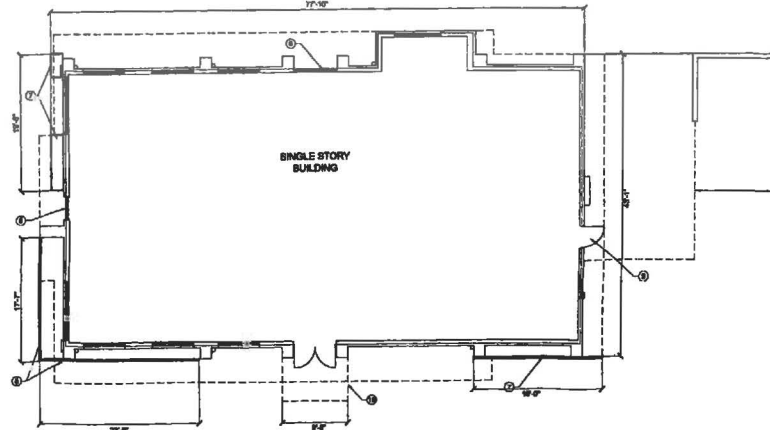
04 WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 ROOF PLAN
SCALE: 1/8" = 1'-0"



01 BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. SEAL ALL CRACKS IN BRICK AND BRICK JOISTS.
2. SEAL ALL JOISTS BEFORE PAINTING.
3. PAINT ALL EXPOSED BRICK WALL, TILE, TRIM AND BRICKS.

SHEET NOTES:

1. INSTALL NEW METAL ROOFING AND TRIM.
2. INSTALL NEW METAL GUTTER AND DOWNSPOUTS.
3. INSTALL NEW GULLY ROOF WEDGE AS INDICATED.
4. NEW SCREEN FENCE.
5. NEW MECHANICAL SCREEN MOUNTED TO EXISTING METAL POSTS AND TOP RAIL.
6. NEW CEMENT BOARD SCREEN WALL.
7. NEW STOREFRONT.
8. NEW HOLLOW METAL DOOR IN EXISTING FRAME.
9. INSTALL NEW ENTRY CANOPY.

Building Renovations for:

viva dental

722 W. Spring Valley Rd.
Richardson, TX 75080

Michael E. Johnson
ARCHITECT

2906 Maple
Suite 202
Dallas, TX 75201
214-999-0784

PARALLEL TECHNOLOGIES INC.

NO.	DATE	ITEM
These drawings are prepared under the supervision of Michael E. Johnson, TX Lic. #1614.		
NOT FOR PERMITS/WORK APPROVAL. FORGETTING ON CONSTRUCTION.		

DWG. BY	CHK. BY	SCALE	AS NOTED
PROPOSED MODIFICATIONS ELEVATIONS FLOOR PLAN ROOF PLAN			

JOB NUMBER	SHEET NO.
NOV 3, 2010	DD 3
DATE	SHEET#
	CP 3/23



**City of Richardson
City Council Meeting
Agenda Item Summary**



Meeting Date: Monday, January 10, 2011

Agenda Item: Items of Community Interest

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will have an opportunity to address items of community interest, including:

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

Board/Commission Action: NA

Action Proposed: No action will be taken.