

ZF 11-14  
Proposed Refinements,  
West Spring Valley  
PD Regulations

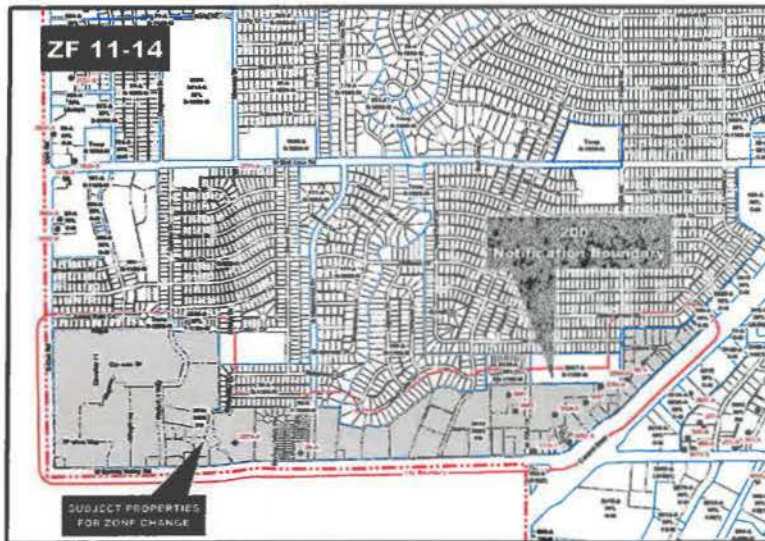


City Council Work Session  
09/19/2011



1

Notification



ZF 11-14 Notification Map

Updated by: [unreadable] 12/10/10  
File: ZF11-14\_Regulations\_09-19-11.pdf



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## Previous Actions – WSV PD Ordinance

- May 9, 2011
  - June 13, 2011
- Public Hearing and Adoption of PD Ordinance
  - Adoption of Ordinance Correcting Scrivener's Errors
    - Minor mistakes of a typographical nature
    - No change to the legislative intent of the regulations

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## Proposed Amendments West Spring Valley PD Ordinance



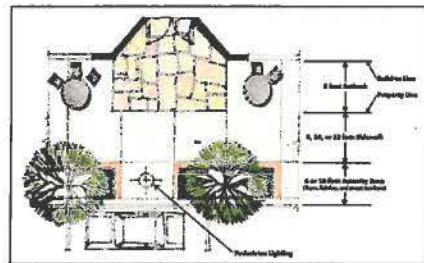
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## Character of Refinements/Amendments

- Clarifications
- Standardization of language
- Reorganization of certain sections
- Edits to tables
- Improved and additional graphics
- Other minor changes and improvements

TABLE 1. STREET AND BIKEWAY STANDARDS (IN FEET)

Street / Bikeway Type	Property Front	Minimum Street	Minimum Bikeway	Minimum Lane <sup>1</sup>	Total Right-of-Way
<b>Minimum Right-of-Way and Cross Section</b>					
Main Street, Duplex	10	12	5'	0-10	36-44
Two/Four/Five, Mixed Residential	10	12	5'	0-10	36-44
Local Street, Mixed Use, Commercial	10	12	8	0-10	30-40
<b>Minimum Right-of-Way and Cross Section</b>					
Commercial	10	10	8	0-12	28-40
<b>Minimum Right-of-Way and Cross Section</b>					
Local Street, Duplex	6	6	14'	0-10	26-38
Two/Four/Five, Mixed Residential	6	6	14'	0-10	26-38
Local Street, Mixed Use, Commercial	6	8	8	0-10	22-32



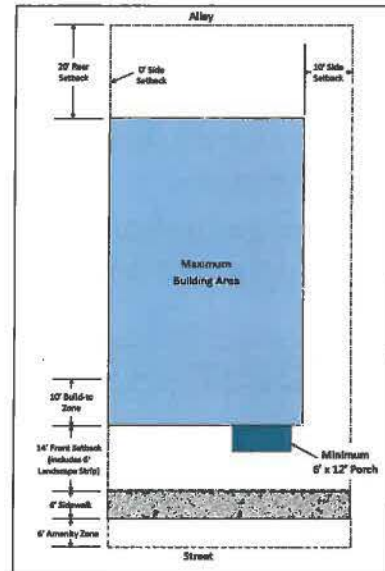
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## Section II. Definitions



6

- New standards for porches on patio homes, duplexes
  - Minimum 6' depth
  - Width at least twice the depth
  - Maximum encroachment 8'
  - 6' landscape strip back of sidewalk



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- Awning (revise)
- Balcony (add)
- Canopy (add)
- City Manager (add)
- Maintain (add)
- Porch (add)
- Repair (add)
- Sign, Building Blade (add)
- Sign, District Identity (add)

#### Awnings, Canopies



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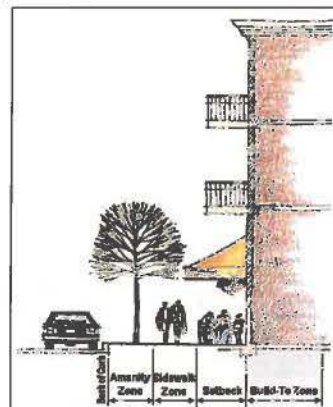


### Section III. General District Standards



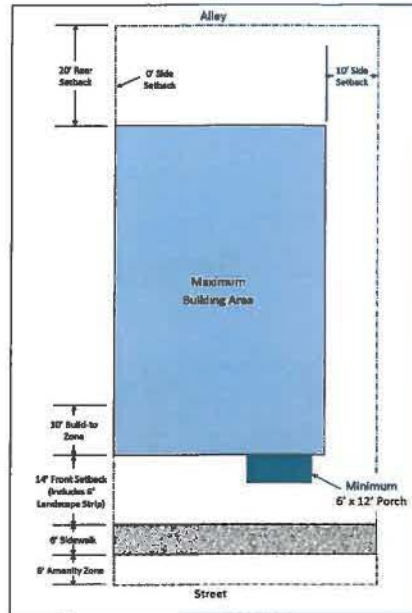
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- New provisions allowing deviations from the required Setback (10%) and Build-to Zone (20%) by Minor Modification
- Prohibition on outdoor storage and display of goods, wares, merchandise



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- Standards for porches on Patio Home and Duplex buildings
  - Minimum 6' depth
  - Width at least twice the depth
  - Maximum encroachment 8'
  - 6' landscape strip back of sidewalk



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## Section IV. Buildings



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- Elevated entry required for Townhomes and at-grade units in Mixed Residential buildings



- Elevated entry allowed (not prohibited) for Patio Home, Duplex buildings, but not required



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## Section VII. Landscape

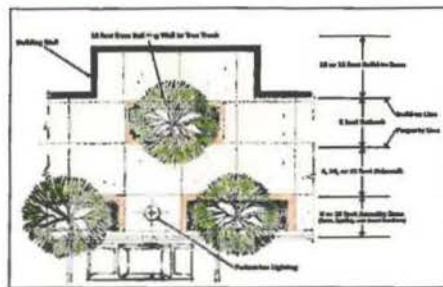


14

- Allow use of plant material not on the approved Street Tree list in *Appendix 2* in combination with approved materials by Minor Modification

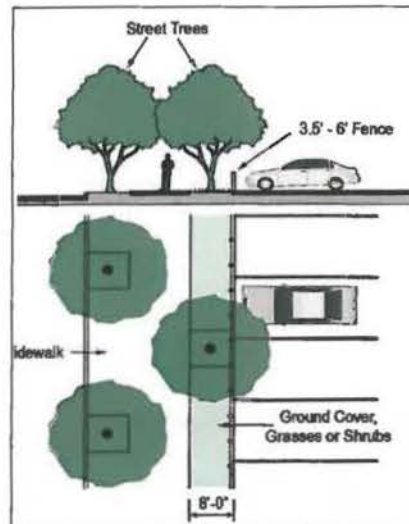


- Allow planting of trees adjacent to nonresidential space at grade with certain accommodations



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- Allow reduction of up to 25% in the width of the landscape buffer for parking adjacent to a street by Minor Modification



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## Section VIII. Sign Standards



17

- Add District Identity Sign and standards



- Add Building Blade Sign and standards



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- **Revise material requirements for Monument Signs and allow illumination of individual letters by Minor Modification**



Sign materials reflect building materials



Illumination of individual sign letters

**Section IX.  
Review and Approval of  
WSVC Development Plans  
(formerly Administration)**



- New title (formerly Administration)
- Exclude certain types of permits from full WSVC Development Plan review/approval process
  - Maintenance and repair of an existing building (permits through Building Inspection, if any)
  - Demolition of a nonconforming building or portion of a building (administrative approval process)
  - Substitution of plant material on an approved landscape plan (administrative approval process)
- Provide for resubmittal of applications denied—with appropriate changes—in the same manner as the original application

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- Expand list of Minor Modifications and create table (most modifications already in the text; a few new)

**TABLE 5. MINOR MODIFICATIONS**

	MODIFICATION	REFERENCE
v.	Maximum 10% deviation from the required Setback (new)	III.C.4.a.i.
vi.	Maximum 20% deviation from the required Build-to Zone (new)	III.C.4.a.ii.
vii.	An entry canopy extending more than 6 feet from the building	III.C.4.d.
viii.	Any encroachment into a public right-of-way	III.C.4.f.
ix.	Location of median openings	III.D.3.

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## Section X. Nonconforming Properties (formerly Administration)



23

- Separate subsections for:
  - Nonconforming Use
  - Nonconforming Structure
  - Nonconforming Sign
  - Nonconforming Site Element (improvement other than a use, structure or sign)
  - Expansion of Nonconforming Structure



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- Allow demolition of all or a portion of a nonconforming building or site element subject to administrative review
- Prohibit reconstruction of a nonconforming structure, sign or site element once demolished



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### Appendix 1. Permitted Uses



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- **Retail uses**

- Add optical goods store
- Add cellular phone and accessory sales
- Eliminate day spa (currently barber, beauty shop, day spa) and clarify that skin and nail care are allowed only as incidental uses

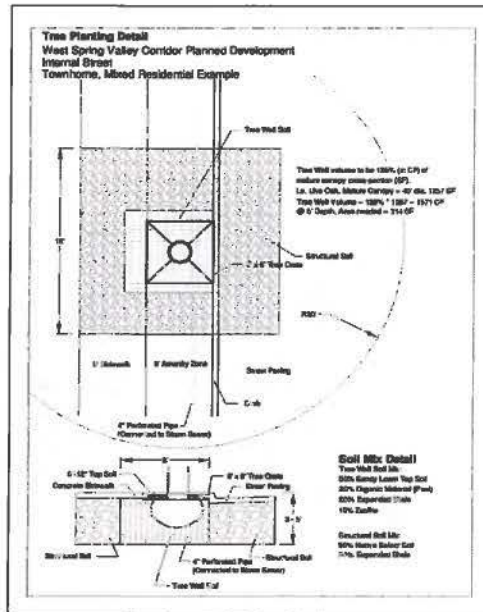
**Permitted Uses**

Land Use	A	B	C	D	E	F	G
Optical goods store	P	P	P				P
Cellular phone and accessory sales	P	P	P				P

## Appendix 2. Street Trees and Landscape Material



- Add Tree Planting and Soil Mix Detail Sheet



## Appendix 5. Design Guidelines



- Revise references to awnings/canopies
- Other minor edits throughout (text and images)



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## CPC Recommendation



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- Add glass as a permitted material for balcony railings (Section III. General Standards)
- Substitute “City Manager” for “Building Official” throughout the document (definition of City Manager includes “or designee”)
- Delete reference to awnings as “triangular in section” (Design Guidelines)
- Allow awning-like structures that function as sunscreens above the base of a building (Design Guidelines)



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## Schedule

- |                      |                                |
|----------------------|--------------------------------|
| ✓ CC work session    | ✓ August 1, 2011               |
| ✓ CPC work session   | ✓ August 16, 2011              |
| ✓ CPC public hearing | ✓ September 6, 2011            |
| ▪ CC public hearing  | ▪ September 19, 2011           |
| ▪ Ordinance adoption | ▪ Late September/Early October |

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**EXECUTIVE SUMMARY**  
**Atmos Energy Rate Review Mechanism Settlement 2011**  
**September 19, 2011**

**BACKGROUND**

- On or about April 1, 2011, Atmos Mid-Tex filed with the City an application to increase natural gas rates.
- The City, along with approximately 154 other cities served by Atmos Energy Mid-Tex Division, is a member of the Atmos Cities Steering Committee ("ACSC" or "Steering Committee"). The committee was formed to allow cities to pool resources in order to more effectively deal with rate regulation matters.
- The rate review utilizes the Rate Review Mechanism ("RRM") tariff approved by the City and other ACSC members as part of the settlement of the Atmos Mid-Tex 2007 rate request. This is the fourth RRM filing under what was originally a four year experimental program.

**RATE DISCUSSION**

- The Atmos Mid-Tex RRM filing sought a \$15.7 million rate increase across the Mid-Tex division.
- The City worked with ACSC to analyze the schedules and evidence offered by Atmos Mid-Tex to support its request to increase rates. The Ordinance and attached rate and RRM tariffs are the result of negotiations between ACSC and the Company to resolve issues raised by ACSC during the review and evaluation of ACSC's RRM filing. The Ordinance authorizes supplemental revenue of \$6.6 million to be recovered through the customer charge component of rates to cover direct costs associated with the steel service line replacement program. All other rate relief requested by Atmos Mid-Tex is denied.
- All revenues approved by the RRM settlement will be recovered through the monthly customer charge (base service rate before consumption). The resulting charge will be \$7.50 for residential, and \$16.75 for commercial customers. This includes a \$0.15 increase in the residential charge, and \$0.41 increase in the commercial charge.
- The attached ordinance also authorizes the continued use of the RRM process to resolve rate increase requests.

**ACTION**

- Staff recommends Council adopt the attached ordinance ratifying the rates and tariffs negotiated by the ACSC and Atmos Energy Mid-Tex.

## Atmos Cities Steering Committee

Abilene	Farmersville	Ovilla
Addison	Fate	Palestine
Allen	Flower Mound	Pantego
Alvarado	Forest Hills	Paris
Angus	Fort Worth	Parker
Anna	Frisco	Pecan Hill
Argyle	Frost	Plano
Arlington	Gainesville	Ponder
Bedford	Garland	Pottsboro
Bellmead	Garrett	Prosper
Benbrook	Grand Prairie	Quitman
Beverly Hills	Grapevine	Red Oak
Blossom	Haltom City	Reno (Parker County)
Blue Ridge	Harker Heights	Richardson
Bowie	Haskell	Richland
Boyd	Haslet	Richland Hills
Bridgeport	Hewitt	River Oaks
Brownwood	Highland Park	Roanoke
Buffalo	Highland Village	Robinson
Burkburnett	Honey Grove	Rockwall
Burleson	Hurst	Roscoe
Caddo Mills	Iowa Park	Rowlett
Carrollton	Irving	Royce City
Cedar Hill	Justin	Sachse
Celeste	Kaufman	Saginaw
Celina	Keene	Seagoville
Cisco	Keller	Sherman
Cleburne	Kemp	Snyder
Clyde	Kennedale	Southlake
College Station	Kerrville	Springtown
Colleyville	Killeen	Stamford
Colorado City	Krum	Stephenville
Comanche	Lakeside	Sulphur Springs
Coolidge	Lake Worth	Sweetwater
Coppell	Lancaster	Temple
Corinth	Lewisville	Terrell
Corral City	Lincoln Park	The Colony
Crandall	Little Elm	Trophy Club
Crowley	Lorena	Tyler
Dalworthington Gardens	Madisonville	University Park
Denison	Malakoff	Venus
DeSoto	Mansfield	Vernon
Duncanville	McKinney	Waco
Eastland	Melissa	Watauga
Edgecliff Village	Mesquite	Waxahachie
Emory	Midlothian	Westlake
Ennis	Murphy	Whitesboro
Eules	Nocona	White Settlement
Everman	North Richland Hills	Wichita Falls
Fairview	Northlake	Woodway
Farmers Branch	Oak Leaf	Wylie



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS (“CITY”) APPROVING A NEGOTIATED RESOLUTION BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC” OR “STEERING COMMITTEE”) AND ATMOS ENERGY CORP., MID-TEX DIVISION (“ATMOS MID-TEX” OR “COMPANY”) REGARDING THE COMPANY’S FOURTH ANNUAL RATE REVIEW MECHANISM (“RRM”) FILING IN ALL CITIES EXERCISING ORIGINAL JURISDICTION; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT AND FINDING THE RATES TO BE SET BY THE ATTACHED TARIFFS TO BE JUST AND REASONABLE; REQUIRING THE COMPANY TO REIMBURSE CITIES’ REASONABLE RATEMAKING EXPENSES; REPEALING CONFLICTING RESOLUTIONS OR ORDINANCES; REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE STEERING COMMITTEE’S LEGAL COUNSEL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Richardson, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

**WHEREAS**, the City is a member of the Atmos Cities Steering Committee (“ACSC” or “Steering Committee”), a coalition of approximately 154 similarly situated cities served by Atmos Mid-Tex that have joined together to facilitate the review of and response to natural gas issues affecting rates charged in the Atmos Mid-Tex service area (such participating cities are referred to herein as “ACSC Cities”); and

**WHEREAS**, pursuant to the terms of the agreement settling the Company’s 2007 Statement of Intent to increase rates, ACSC Cities and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process controlled in a three year experiment by ACSC Cities as a substitute to the current GRIP process instituted by the Legislature; and

**WHEREAS**, the City took action in 2008 to approve a Settlement Agreement with Atmos Mid-Tex resolving the Company’s 2007 rate case and authorizing the RRM Tariff; and

**WHEREAS**, the 2008 Settlement Agreement contemplates reimbursement of ACSC Cities’ reasonable expenses associated with RRM applications; and

**WHEREAS**, the Steering Committee and Atmos Mid-Tex agreed to extend the RRM process in reaching a settlement in 2010 on the third RRM filing; and

**WHEREAS**, on or about April 1, 2011, the Company filed with the city its fourth annual RRM filing, requesting to increase natural gas base rates by \$15.7 million; and

**WHEREAS**, ACSC coordinated its review of Atmos Mid-Tex’s RRM filing by designating a Settlement Committee made up of ACSC representatives, assisted by ACSC attorneys and consultants, to resolve issues identified by ACSC in the Company’s RRM filing; and

**WHEREAS**, independent analysis by ACSC's rate expert concluded that Atmos Mid-Tex is unable to justify an increase over current rates except for undisputed costs of \$6.6 million to cover the steel service line replacement program initiated in 2010; and

**WHEREAS**, the ACSC Settlement Committee, as well as ACSC lawyers and consultants, recommend that ACSC Cities approve the attached rate tariffs ("Attachment A" to this Ordinance), which will increase the Company's revenue requirement by \$6.6 million to extend current recovery of incremental direct costs of the steel service line replacement program authorized by ACSC Cities in ordinances passed in 2010; and

**WHEREAS**, the attached tariffs implementing new rates are consistent with the negotiated resolution reached by ACSC Cities and are just, reasonable, and in the public interest.; **NOW, THEREFORE,**

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

**SECTION 1.** That the findings set forth in this Ordinance are hereby in all things approved.

**SECTION 2.** That the City Council finds the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable and new tariffs, which are attached hereto and incorporated herein as Exhibits "A", are just and reasonable and are hereby adopted.

**SECTION 3.** That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC Cities in processing the Company's rate application.

**SECTION 4.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance or of the Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**SECTION 5.** That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

**SECTION 6.** That all ordinances or resolutions of the City of Richardson in conflict with the provisions of this ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.

**SECTION 7.** That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of David Park, Vice President Rates and Regulatory Affairs, at Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

**SECTION 8.** That this Ordinance shall become effective from and after its passage, as the law and charter in such cases provide, with rates authorized by attached Tariffs to be effective for bills rendered on or after September 1, 2011.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**APPROVED:**

\_\_\_\_\_  
**MAYOR**

**APPROVED AS TO FORM:**

**CORRECTLY ENROLLED:**

\_\_\_\_\_  
**CITY ATTORNEY**  
(PGS:09-01-11:51077)

\_\_\_\_\_  
**CITY SECRETARY**

**MID-TEX DIVISION  
ATMOS ENERGY CORPORATION**

<b>RATE SCHEDULE:</b>	<b>R – RESIDENTIAL SALES</b>	
<b>APPLICABLE TO:</b>	<b>All Cities except the City of Dallas</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 9/1/2011</b>	

**Application**

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

**Type of Service**

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

**Monthly Rate**

Customer's monthly bill will be calculated by adding the following Customer and Mcf charges to the amounts due under the riders listed below:

<b>Charge</b>	<b>Amount</b>
Customer Charge per Bill	\$ 7.50 per month
Commodity Charge – All Mcf	\$ 2.5116 per Mcf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**Agreement**

An Agreement for Gas Service may be required.

**Notice**

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

**MID-TEX DIVISION  
ATMOS ENERGY CORPORATION**

<b>RATE SCHEDULE:</b>	<b>C – COMMERCIAL SALES</b>	
<b>APPLICABLE TO:</b>	<b>All Cities except the City of Dallas</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 9/1/2011</b>	

**Application**

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 3,000 Mcf.

**Type of Service**

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

**Monthly Rate**

Customer's monthly bill will be calculated by adding the following Customer and Mcf charges to the amounts due under the riders listed below:

<b>Charge</b>	<b>Amount</b>
Customer Charge per Bill	\$ 16.75 per month
Commodity Charge - All Mcf	\$ 1.0217 per Mcf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**Agreement**

An Agreement for Gas Service may be required.

**Notice**

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.



**MID-TEX DIVISION  
ATMOS ENERGY CORPORATION**

<b>RATE SCHEDULE:</b>	<b>I – INDUSTRIAL SALES</b>	
<b>APPLICABLE TO:</b>	<b>All Cities except the City of Dallas</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 9/1/2011</b>	

**Application**

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

**Type of Service**

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

**Monthly Rate**

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

<b>Charge</b>	<b>Amount</b>
Customer Charge per Meter	\$ 450.00 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.2750 per MMBtu
Next 3,500 MMBtu	\$ 0.2015 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0433 per MMBtu

**Gas Cost Recovery:** Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

**Franchise Fee Adjustment:** Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

**Tax Adjustment:** Plus an amount for tax calculated in accordance with Rider TAX.

**Surcharges:** Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**Curtailment Overpull Fee**

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

**MID-TEX DIVISION  
ATMOS ENERGY CORPORATION**

<b>RATE SCHEDULE:</b>	<b>I – INDUSTRIAL SALES</b>	
<b>APPLICABLE TO:</b>	<b>All Cities except the City of Dallas</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 9/1/2011</b>	

**Replacement Index**

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**Agreement**

An Agreement for Gas Service may be required.

**Notice**

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

**Special Conditions**

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION  
ATMOS ENERGY CORPORATION**

<b>RATE SCHEDULE:</b>	<b>T – TRANSPORTATION</b>	
<b>APPLICABLE TO:</b>	<b>All Cities except the City of Dallas</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 9/1/2011</b>	

**Application**

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

**Type of Service**

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

**Monthly Rate**

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

<b>Charge</b>	<b>Amount</b>
Customer Charge per Meter	\$ 450.00 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.2750 per MMBtu
Next 3,500 MMBtu	\$ 0.2015 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0433 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**Imbalance Fees**

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

**MID-TEX DIVISION  
ATMOS ENERGY CORPORATION**

<b>RATE SCHEDULE:</b>	<b>T – TRANSPORTATION</b>	
<b>APPLICABLE TO:</b>	<b>All Cities except the City of Dallas</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 9/1/2011</b>	

**Monthly Imbalance Fees**

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

**Curtailement Overpull Fee**

Upon notification by Company of an event of curtailement or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailement or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

**Replacement Index**

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**Agreement**

A transportation agreement is required.

**Notice**

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

**Special Conditions**

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.





## Top 40 Near Term Action Items - **DRAFT**

Ranking	Item #	Item	Category	Sum of Points	Avg Points
1	17	Evaluate the development of an incentive program for retail reinvestment.	Economic Development	46	6.6
2	51	Initiate the new study area in either the Downtown/Main Street area followed by the U.S. 75 corridor.	Land Use & Development	53	7.6
3	16	Evaluate strategies to fund redevelopment efforts in the community.	Economic Development	63	9.0
4	49	Evaluate strategies to re-purpose underutilized retail areas.	Land Use & Development	75	10.7
5	38	Utilize work sessions to discuss community interest of Golf.	Governance	85	12.1
6	7	Evaluate programs to address neighborhood decline issues to stabilize the overall health of the neighborhood.	Community Vitality & Neighborhood Integrity	106	15.1
7	1	Evaluate providing handouts and background material for City Council Meetings online prior to or at the time a presentation is made.	Communication	126	18.0
8	62	Evaluate City Hall/Civic Center facility and operation improvements to enhance the customer/resident experience.	Public Services	138	19.7
9	28	Evaluate the city's procurement process and review options for providing reasonable preferences to Richardson based businesses on a scheduled basis.	Fiscal Responsibility	139	19.9
10	52	Implement the West Spring Valley reinvestment plan and consider public-private partnerships for redevelopment.	Land Use & Development	142	20.3
11	22	Expand recycling to commercial businesses and multi-family communities.	Environmental Management	152	21.7
12	60	Evaluate developing a branding and marketing plan.	Marketing	155	22.1
13	4	Evaluate funding strategies, timing and implementation planning Parks.	Community Vitality & Neighborhood Integrity	162	23.1
14	50	Evaluate the creation of a development plan for the 400 block of West Arapaho.	Land Use & Development	166	23.7
15	8	Review and evaluate the rental registration program and develop fee alternatives and strategies to increase compliance.	Community Vitality & Neighborhood Integrity	172	24.6
16	14	Complete an analysis of the condition of screening walls in the City and develop a rating system to assist with future Capital Improvement efforts.	Community Vitality & Neighborhood Integrity	182	26.0
17	53	Evaluate appropriate opportunities for public-private partnerships for future development, city services/amenities and parks.	Land Use & Development	186	26.6
18	37	Evaluate the Work Session and City Council Meeting formats to improve efficiencies.	Governance	187	26.7
19	27	Evaluate implementing a program that would allow residents to recycle grass clippings and other lawn care waste.	Environmental Management	191	27.3
20	30	Evaluate vendor contract provisions using appropriate risk management techniques.	Fiscal Responsibility	193	27.6
21	54	Evaluate the development of a dog park.	Land Use & Development	200	28.6
22	32	Evaluate strategies for improving city billing systems to achieve efficiencies.	Fiscal Responsibility	203	29.0
23	19	Evaluate developing a cluster attraction economic development program.	Economic Development	209	29.9
24	5	Evaluate funding strategies, timing and implementation planning Streets and Alleys.	Community Vitality & Neighborhood Integrity	212	30.3
25	41	Utilize work sessions to discuss community interest of Zero Based Budgeting.	Governance	213	30.4
26	6	Evaluate funding strategies, timing and implementation planning Sidewalks.	Community Vitality & Neighborhood Integrity	214	30.6
27	29	Evaluate a multi-city recreation facility in Breckenridge Park.	Fiscal Responsibility	218	31.1
28	42	Utilize work sessions to discuss community interest of Election v. Selection of Mayor in time for May 2012 ballot consideration.	Governance	219	31.3
29	64	Expand the City's bike lane system and evaluate enhancing pavement markings and signage.	Transportation & Mobility	225	32.1
30	48	Evaluate creating an ordinance pertaining to the placement of Hookah lounges.	Land Use & Development	227	32.4
31	2	Evaluate use of social media to communicate important information regarding community updates, events and activities.	Communication	230	32.9
32	58	Identify gaps of sidewalk continuity and evaluate possible improvement plan.	Land Use & Development	232	33.1
33	34	Evaluate video broadcasting boards and commission meetings similar to the City Council Meetings.	Governance	235	33.6
34	40	Utilize work sessions to discuss community interest of the TIF Zone.	Governance	240	34.3
35	18	Review and identify ways to leverage and/or expand STARTech.	Economic Development	246	35.1
36	39	Utilize work sessions to discuss community interest of the Eisemann Center.	Governance	249	35.6
37	9	Evaluate developing a first-time homebuyer program to encourage ownership and residential reinvestment.	Community Vitality & Neighborhood Integrity	251	35.9



## Top 40 Near Term Action Items - DRAFT

Ranking	Item #	Item	Category	Sum of Points	Avg Points
36	43	Utilize work sessions to discuss community interest of a City Charter Review.	Governance	254	36.3
39	44	Develop a schedule in which each Commission has an opportunity to meet with the City Council in a Council Work Session.	Governance	256	36.6
40	17	Evaluate enhancing the check cashing ordinance by reviewing the ordinance adopted by the City of Dallas.	Land Use & Development	257	36.7
	63	Evaluate enhancing art grant funding to include special benefits leveraging at the Eisemann Center.	Public Services	258	36.9
	56	Evaluate property use options south of future Gymnastics Center.	Land Use & Development	259	37.0
	11	Develop outreach efforts with neighborhood associations to solicit residents to become involved with Boards and Commissions and other City/Community	Community Vitality & Neighborhood Integrity	260	37.1
	33	Develop a bond evaluation appraisal which reviews future projects, communication strategies, implementation processes and timing.	Fiscal Responsibility	261	37.3
	3	Evaluate the home improvement incentive program and options to provide an incentive for investments lower than \$20,000.	Community Vitality & Neighborhood Integrity	263	37.6
	61	Evaluate the creation of a Young Professionals Focus Group.	Marketing	263	37.6
	36	Evaluate technology enhancements in the City Council Chambers for communication media outreach.	Governance	265	37.9
	20	Evaluate options for creating an international committee.	Economic Development	269	38.4
	59	Evaluate the promotion and marketing of local events within the community that are not city related or sponsored.	Marketing	270	38.6
	25	Evaluate increased communication strategies to inform property owners about their responsibility to maintain alleys, creeks, parkways and medians.	Environmental Management	275	39.3
	21	Consider establishing an education round table with a wide-variety of institutions within Richardson.	Education	288	41.1
	24	Create and maintain an ongoing list that would identify and promote residential and corporate incentives for environmental and ecological projects.	Environmental Management	288	41.1
	23	Evaluate the creation of an award program, similar to the community revitalization awards, for environmental reinvestment in both residential and	Environmental Management	290	41.4
	66	Advocate for an acceleration of development of Cotton Belt rail line.	Transportation & Mobility	299	42.7
	55	Evaluate the development of a skate park.	Land Use & Development	301	43.0
	31	Evaluate strategies to expand paperless process initiatives.	Fiscal Responsibility	308	44.0
	10	Evaluate the establishment of a community wide day of caring where Richardson organizations and individuals come together to serve those in need.	Community Vitality & Neighborhood Integrity	323	46.1
	13	Evaluate creating a coop for neighborhood associations to provide improved economies for items such as insurance and maintenance services.	Community Vitality & Neighborhood Integrity	328	46.9
	45	Encourage and promote athletic and fitness events within the city.	Health Care Facilities & Community Wellness	328	46.9
	57	Periodically review the current Comprehensive Land Use Plan including the Master Thoroughfare Plan.	Land Use & Development	329	47.0
	26	Review and evaluate energy efficiency studies and plans for future implementation strategies.	Environmental Management	336	48.0
	46	Develop and promote health and fitness initiatives for the Richardson community.	Health Care Facilities & Community Wellness	344	49.1
	65	Advocate for Richardson access points for the HOV lanes on Central Expressway.	Transportation & Mobility	344	49.1
	15	Evaluate the implementation of "town hall" meetings specific to the various departments within the City.	Community Vitality & Neighborhood Integrity	364	52.0
	35	Create a City Council legislative sub-committee.	Governance	364	52.0

## Near-Term Action Items 2011-2013

To achieve excellence in the established key goal areas, City Council has identified several Near Term Action Items to help facilitate the progress in which each goal is accomplished. Near-Term Action Items will be reviewed on a quarterly basis at Council Work Session meetings. See the following Near Term Action Items as they relate to the overarching goals:

### A. Communication

- Evaluate providing handouts and background material for City Council Meetings online prior to or at the time a presentation is made.
- Evaluate use of social media to communicate important information regarding community updates, events and activities.

### B. Community Vitality and Neighborhood Integrity

- Evaluate the home improvement incentive program and options to provide an incentive for investments lower than \$20,000.
- Evaluate funding strategies, timing and implementation planning for the following:
  - Parks
  - Streets and Alleys
  - Sidewalks
- Evaluate programs to address neighborhood decline issues to stabilize the overall health of the neighborhood.
- Review and evaluate the rental registration program and develop fee alternatives and strategies to increase compliance participation.
- Evaluate developing a first-time homebuyer program to encourage ownership and residential reinvestment.
- Evaluate the establishment of a community wide day of caring where Richardson organizations and individuals come together to serve those in need.
- Develop outreach efforts with neighborhood associations to solicit residents to become involved with Boards and Commissions and other City/Community volunteer opportunities.
- ~~Consider broadening the base of volunteer opportunities available to residents.~~
- Evaluate Consider creating a co-op for neighborhood associations to provide improved economies for items such as insurance and maintenance services.

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- Complete an analysis of the condition of screening walls in the City and develop a rating system to assist with future Capital Improvement efforts. Develop and maintain an inventory of all screening walls in the City to assist with future capital improvement efforts.
- Evaluate the implementation of “town hall” meetings specific to the various departments within the City.

**C. Economic Development**

- Evaluate strategies to fund redevelopment efforts in the community.
- Evaluate the development of an incentive program for retail reinvestment.
- Review and identify ways to leverage and/or expand STARTech.
- Evaluate developing ~~Consider~~ a cluster attraction economic development program
- Evaluate options for creating ~~Consider the creation of~~ an international committee.

**D. Education**

- ~~Consider~~ establishing an education round table with a wide-variety of institutions within Richardson.

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**E. Environmental Management**

- ~~Expand~~ Evaluate the expansion of recycling to commercial businesses and multi-family communities.
- Evaluate the creation of an award program, similar to the community revitalization awards, for environmental reinvestment in both residential and commercial properties.
- Create and maintain an ongoing list that would identify and promote residential and corporate incentives for environmental and ecological projects.
- Evaluate increased communication strategies efforts to inform property owners about their responsibility to maintain alleys, creeks, parkways and medians. determine recognize ownership of creeks and maintenance responsibilities.
- Review and evaluate ~~Evaluate~~ energy efficiency studies and plans for future implementation strategies strategies, such as LED, for existing and new infrastructure.
- Evaluate ~~Consider~~ implementing a program that would allow residents to recycle grass clippings and other lawn care waste.

**F. Fiscal Responsibility**



- Evaluate the city's procurement process and review options for providing reasonable preferences to Richardson based businesses on a scheduled basis.
- Evaluate a multi-city recreation facility in Breckenridge Park.
- Evaluate vendor contract provisions ~~to~~ using appropriate risk management techniques.
- Evaluate strategies to expand paperless process initiatives.
- Evaluate strategies for improving the city's billing systems to achieve efficiencies, in receiving electronic debits and snail mail payments.
- Develop a bond evaluation appraisal which reviews future projects, communication strategies, implementation processes and timing.

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#### G. Governance

- Evaluate video broadcasting boards and commission meetings similar to the City Council Meetings.
- ~~Conduct a quarterly review of Near Term Action Item progress.~~
- Create a City Council legislative sub-committee.
- ~~Review the city council districts as required by the City Charter and evaluate the need for any revisions.~~
- Evaluate technology enhancements in the City Council Chambers for communication media outreach.
- Evaluate the Work Session and City Council Meeting formats to improve efficiencies.
- Utilize work sessions to discuss items of broad community interest specific to the following:
  - ~~StarTech~~
  - Golf
  - Eisemann Center
  - TIF Zone
  - Zero Based Budgeting
  - Election v. Selection of Mayor – Review in time for May 2012 ballot consideration
  - City Charter review
- Develop a schedule in which each Commission has an opportunity to meet with the City Council in a Council Work Session.

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#### H. Health Care Facilities and Community Wellness

- Encourage and promote athletic and fitness events within the city.



- Develop and promote health and fitness initiatives for the Richardson community.

**I. Land Use and Development**

- Evaluate enhancing the check cashing ordinance ~~by and~~ reviewing the ordinance adopted by the City of Dallas.
- Evaluate creating an ordinance pertaining to the placement of Hookah lounges.
- Evaluate strategies to re-purpose underutilized retail areas.
- ~~Evaluate the creation of a~~ ~~Create a~~ development plan for the 400 block of West Arapaho.
- Initiate the new study area in the Downtown/Main Street area followed by the U.S. 75 corridor.
- ~~Implement Continue the implementation of~~ the West Spring Valley reinvestment plan and consider public-private partnerships for redevelopment.
- Evaluate appropriate opportunities for public-private partnerships for future development, city services/amenities and parks.
- Evaluate the development of a dog park.
- Evaluate the development of a skate park.
- ~~Evaluate property use options south of future~~ ~~Gymnastics Center.~~
- Periodically review ~~the current Comprehensive Land Use Plan including the Master Thoroughfare Plan, the city's land-use plan.~~
- Identify gaps of sidewalk continuity and evaluate possible improvement plan.

**J. Marketing**

- ~~Promote and market~~ Evaluate the promotion and marketing of local events within the community that are not city related or sponsored.
- Evaluate ~~Consider~~ developing a branding and marketing plan.
- Evaluate the creation of a Young Professionals Focus Group.

**K. Public Services**

- ~~Complete the arts comprehensive master plan.~~
- Evaluate City Hall/Civic Center facility ~~and operation~~ improvements to enhance the customer/resident experience.
- Evaluate ~~Consider~~ enhancing art grant funding to include leveraging the Eisemann Center.

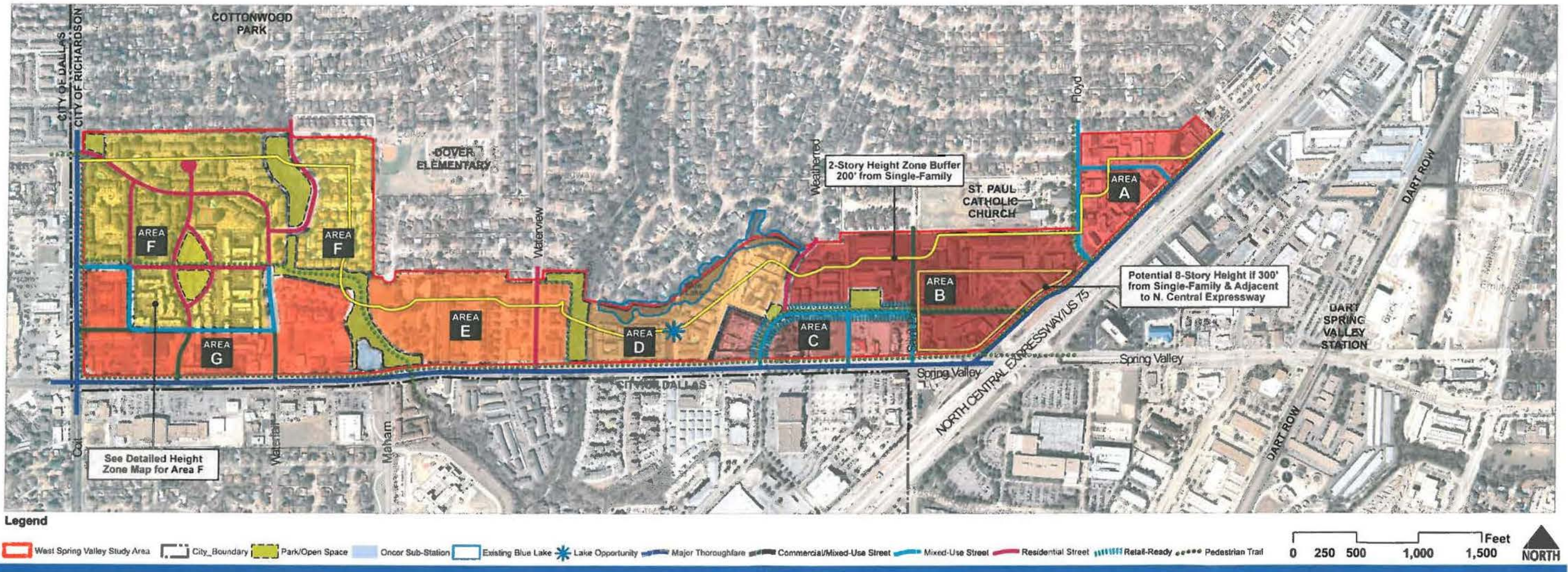
**L. Transportation and Mobility**

Exhibit B

- Evaluate the expansion of the City's bike lane system and enhancing pavement markings and signage.
- Advocate for Richardson access points for the HOV lanes on Central Expressway.
- Advocate for acceleration of development of Cotton Belt rail line.

As of 9/19/11





# West Spring Valley Corridor

