

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION AND COUNCIL MEETING**  
**MAY 12, 2014**

**WORK SESSION – 6:00 P.M.:**

• **Call to Order**

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

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Mick Massey	Director of Parks and Recreation
Dave Carter	Assistant Director of Development Services
Sam Chavez	Assistant Director of Development Services
Brian Davis	Deputy CIO –Tech & Franchising

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

Mr. Sam Chavez, Assistant Director of Development Services, reviewed Zoning File 14-07, Zoning File 14-10, and the Concept Plan for Brick Row. Mr. Dave Carter, Assistant Director of Development Services, also reviewed Zoning File 14-10 with information about traffic and transportation.

**B. REVIEW AND DISCUSS THE 2013-2014 SECOND QUARTER FINANCIAL REPORT**

Mr. Gary Beane, Budget Officer, gave the financial report for Council.

**C. REVIEW AND DISCUSS THE ATMOS ENERGY RATE REVIEW ACTION**

Mr. Brian Davis, Deputy CIO – Tech & Franchising, reviewed this item for Council.

**D. REVIEW AND DISCUSS AN UPDATE ON APPLICATIONS FOR FUNDING FOR TRAIL PROJECTS**

Mr. Mick Massey, Director of Parks and Recreation, reviewed this item for Council.

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

Mayor Maczka reminded everyone of the Wildflower! Music and Art Festival this weekend.

**COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS**

1. **INVOCATION – MARK SOLOMON**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON**
3. **MINUTES OF THE APRIL 28, 2014 AND MAY 5, 2014 MEETINGS**

**Council Action**

Mayor Pro Tem Townsend moved to approve the Minutes with a correction on the spelling of Kim “Quirk” in the May 5, 2014 Minutes. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

**4. VISITORS**

Mr. Vincente D’ Ingianni addressed Council regarding Zoning File 14-05, which was approved on April 28, 2014. He requested that Council amend the approval of the zoning to require Douglas Properties to include a minimum 20 foot buffer space behind the fences of the current properties.

**PUBLIC HEARING ITEMS:**

5. **PUBLIC HEARING, ZONING FILE 14-07: A REQUEST BY WILLIAM S. DAHLSTROM, REPRESENTING JACKSON WALKER, L.L.P., FOR A CHANGE IN ZONING FROM IP-M(1) INDUSTRIAL PARK AND LR-M(1) LOCAL RETAIL TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A MIXED-USE PROJECT TO INCLUDE MULTI-FAMILY, OFFICE, HOTEL, AND RETAIL USES ON APPROXIMATELY 13.3 ACRES. THE PROPERTY IS LOCATED ON THE WEST SIDE OF GREENVILLE AVENUE, SOUTH OF CAMPBELL ROAD AND IS CURRENTLY ZONED IP-M(1) INDUSTRIAL PARK AND LR-M(1) LOCAL RETAIL.**

**Public Hearing**

The applicant and representatives, Bill Dahlstrom and Jim Dobbie addressed Council and were available for questions. Mayor Maczka opened the Public Hearing. With no comments submitted, Councilmember Mitchell moved to close the Public Hearing, seconded by Councilmember Hartley, and approved unanimously.

**Council Action**

Councilmember Solomon moved to approve Zoning File 14-07 as presented with the stipulation that cladding is required on the parking garages that face Greenville and Central Expressway. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

6. **PUBLIC HEARING, ZONING FILE 14-10: A REQUEST BY BRENT MILLER, REPRESENTING WYNNE JACKSON, INC., FOR A CHANGE IN ZONING FROM TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A UNIVERSITY-ORIENTED MIXED-USE DEVELOPMENT ON APPROXIMATELY 13.3 ACRES. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF SYNERGY PARK BOULEVARD, BETWEEN RUTFORD AVENUE AND FLOYD ROAD AND IS CURRENTLY ZONED TO-M TECHNICAL OFFICE.**

### Public Hearing

The applicant and representatives addressed Council: Brent Miller, Josh Smith, and Dr. Calvin Jamison, UTD Vice President. Dr. Jamison read a letter of support from Dr. David Daniel who was unable to attend due to another commitment.

Mayor Maczka opened the Public Hearing. The following speakers addressed Council.

#### In Favor

Nancy Wilson  
Robert Schaefer  
Eric Pate

#### Opposed

Mike Flynn  
Susan Martin  
Ronald Williams  
Richard Holt  
Roger Haynes

Additionally, the following registered their positions but did not speak.

#### In Favor

Hank Mulvihill  
Kurt Beron  
Laurie Beron

#### Opposed (cont)

Shadrach  
Grace Van Orden  
Thomas Shipman  
Steven Wrage  
Cathy Wrage  
Andrea Haynes  
David Cesak  
Wanda Wilson

#### Opposed

Richard and Sally Chen  
Patricia Williams  
Richard Allen  
Gretel Hilton  
Brandt Brown  
Kathryn Pool

#### Neutral

Michael and Cathy Schwartz

With no further speakers, Councilmember Hartley moved to close the Public Hearing, seconded by Councilmember Voelker and approved unanimously.

### Council Action

Councilmember Dunn moved to approve the request with approval of the alcohol variance. Councilmember Voelker seconded the motion. A vote was taken and passed, 7-0.

### **ACTION ITEMS:**

- 7. A REQUEST BY SCOT WHITWER, REPRESENTING CB JENI HOMES, FOR APPROVAL OF A CONCEPT PLAN WITH EXCEPTIONS FOR NINETEEN (19) ADDITIONAL TOWNHOME LOTS IN BRICK ROW. THE SITE IS LOCATED ON THE WEST SIDE OF ALLEY "B" BETWEEN JACOB DRIVE AND KAREN CROSSING AND IS ZONED PD PLANNED DEVELOPMENT.**

### Council Action

Mayor Pro Tem Townsend moved to approve the concept plan as presented. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

**8. CONSENT AGENDA:**

**A. ADOPTION OF THE FOLLOWING ORDINANCES:**

- 1. ORDINANCE NO. 4048, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL AND I-M(2) INDUSTRIAL TO PD PLANNED DEVELOPMENT FOR R-1500-M RESIDENTIAL DISTRICT USES FOR 13.55 ACRES LOCATED ON THE WEST SIDE OF TELECOM PARKWAY AT THE NORTHERN CITY LIMITS.**
- 2. ORDINANCE NO. 4049, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM PD PLANNED DEVELOPMENT TO PD PLANNED DEVELOPMENT FOR THE CITY LINE EAST PLANNED DEVELOPMENT DISTRICT FOR 62.5 ACRES LOCATED ON THE EAST SIDE OF PLANO ROAD BETWEEN PRESIDENT GEORGE BUSH TURNPIKE AND CITYLINE DRIVE.**

- B. CONSIDER AWARD OF RFP #701-14 – WE RECOMMEND THE AWARD TO LEGACY BANK FOR THE BANK DEPOSITORY AND TO BANK OF AMERICA MERCHANT SERVICES FOR THE MERCHANT CARD SERVICES PURSUANT TO UNIT PRICES.**

**Council Action**

Councilmember Mitchell requested to remove Item 8A1 from the Consent Agenda for individual consideration. Councilmember Mitchell moved to approve the remaining Consent Agenda as presented. Mayor Pro Tem Townsend seconded the motion. A vote was taken and passed, 7-0.

- 1. ORDINANCE NO. 4048, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL AND I-M(2) INDUSTRIAL TO PD PLANNED DEVELOPMENT FOR R-1500-M RESIDENTIAL DISTRICT USES FOR 13.55 ACRES LOCATED ON THE WEST SIDE OF TELECOM PARKWAY AT THE NORTHERN CITY LIMITS.**

**Council Discussion**

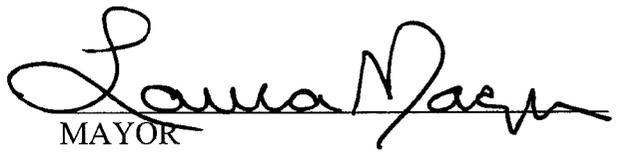
Councilmember Mitchell stated he removed this item from the Consent Agenda to be consistent with his opposing vote for the zoning case. Mr. Mitchell asked if Council had the option to include the 20 foot buffer. Mr. Johnson explained that the ordinance was drafted according to the direction of the majority of Council.

**Council Action**

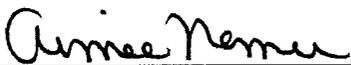
Councilmember Scott moved to approve the ordinance as presented. Mayor Pro Tem Townsend seconded the motion. A vote was taken and passed, 6-1, with Councilmember Mitchell voting in opposition.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 9:46 p.m.

  
MAYOR

ATTEST:

  
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CITY SECRETARY

