

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION AND REGULAR MEETING**  
**OCTOBER 27, 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
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services

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

Michael Spicer, Director of Development Services, reviewed the zoning and variance cases on the agenda.

**B. REVIEW AND DISCUSS THE NORTH TEXAS TOLLWAY AUTHORITY TRANSPORTATION UPDATE**

Elizabeth Mow, North Texas Tollway Authority, reviewed the history and outlook for the North Texas Tollway Authority system focusing on the upcoming expansion of PGBT to add a fourth lane from I-35E to SH78. She explained that the project will start with Segment 1 being the Dallas North Tollway to US 75 and may extend further into Richardson.

**C. REVIEW AND DISCUSS AN UPDATE ON THE CULTURAL ARTS IN RICHARDSON**

Shanna Sims-Bradish, Assistant City Manager, gave an update on arts in Richardson and reviewed a request from the Arts Commission to formally change the Commission name to the Cultural Arts Commission to better reflect the community's arts offerings.

**D. REVIEW AND DISCUSS THE STATUS OF WATER RESTRICTIONS**

Don Magner, Assistant City Manager, reviewed the current conditions and forecast regarding the North Texas Municipal Water District supply. He also reviewed education, enforcement, and communication efforts. Mr. Magner explained the following next steps.

- On October 23rd, the NTMWD Board of Directors voted to return to Modified Stage 3, every other week watering, through March 31, 2015.
- On November 1, 2014, the City Manager will execute Administrative Order 14-04, thereby adopting Modified Stage 3 Water Restrictions locally.

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

Mayor Maczka expressed appreciation to Greg Sowell and the Communication Department for their reach out efforts regarding Ebola and the designation of the Richardson Methodist Hospital at Campbell as a treatment facility. She explained that a great effort was made to explain the facts to nearby property owners.

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

1. **INVOCATION – SCOTT DUNN**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN**
3. **VISITORS**

There were no visitors comments submitted.

#### **PUBLIC HEARING ITEMS:**

4. **PUBLIC HEARING, ZONING FILE 14-28, A REQUEST BY JOHN ELLEDGE, REPRESENTING THE HERTZ CORPORATION, FOR APPROVAL OF A SPECIAL PERMIT FOR MOTOR VEHICLE RENTAL LOCATED IN A SINGLE-TENANT BUILDING AND OFFERING MORE THAN TEN (10) VEHICLES FOR RENT, IN CONJUNCTION WITH MOTOR VEHICLE SALES/LEASING – USED TO BE LOCATED AT 233 N. CENTRAL EXPRESSWAY (WEST SIDE OF CENTRAL EXPRESSWAY, NORTH OF BELT LINE ROAD). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.**

#### **Public Hearing**

Ed Voss, representing the applicant, addressed Council with this request and was available to answer Council questions. With no other public comments, Councilmember Solomon moved to close the Public Hearing, seconded by Councilmember Dunn, and approved unanimously.

#### **Council Action**

Councilmember Solomon moved to approve the request as submitted. Councilmember Dunn seconded the motion. A vote was taken and passed, 5-2 with Mayor Maczka and Councilmember Mitchell voting in opposition.

5. **PUBLIC HEARING, ZONING FILE 14-29, A REQUEST BY BRIAN GILBERT, REPRESENTING GFC LEASING CORP., LLC, TO REVOKE ORDINANCE 2885-A, A SPECIAL PERMIT TO ALLOW OPERATION OF A DRIVE-THRU FOOD SERVICE WINDOW, FOR A CHANGE IN ZONING FROM LR-M(1) LOCAL RETAIL, LR-M(2) LOCAL RETAIL WITH SPECIAL CONDITIONS, AND C-M COMMERCIAL WITH SPECIAL CONDITIONS TO LR-M(1) LOCAL RETAIL, AND FOR APPROVAL OF A SPECIAL PERMIT FOR A**

**RESTAURANT WITH DRIVE-THROUGH SERVICE ON A 0.843-ACRE TRACT OF LAND LOCATED AT 445 W. ARAPAHO ROAD (SOUTHWEST CORNER OF ARAPAHO ROAD AND CIVIC CENTER DRIVE). THE PROPERTY IS CURRENTLY ZONED LR-M(1) LOCAL RETAIL, LR-M(2) LOCAL RETAIL, AND C-M COMMERCIAL.**

**Public Hearing**

Mark Parmerlee, the applicant, was available to answer Council questions. No other public comments were submitted. Councilmember Solomon moved to close the Public Hearing. Councilmember Voelker seconded the motion. A vote was taken and passed unanimously.

**Council Action**

Mayor Pro Tem Townsend moved to approve the request as presented with the addition of bicycle racks. Councilmember Mitchell seconded the motion. A vote was taken and passed, 7-0.

- 6. PUBLIC HEARING, ZONING FILE 14-30, A REQUEST BY MATT DUENWALD, REPRESENTING KIMLEY-HORN & ASSOCIATES, FOR A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A MAXIMUM 64-HOME PATIO HOME COMMUNITY ON APPROXIMATELY 8.63 ACRES. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF RENNER ROAD AND BRAND ROAD AND IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.**

**Public Hearing**

Matt Duenwald, representing the applicant, addressed Council and was available for Council questions.

The following residents submitted public comments:

**In Favor**

Hugh Bray

**Opposed**

Dung Pham

Lydia Epps

Kanti Desai

Ha Tran

**Council Action**

Councilmember Mitchell moved to approve the request with the stipulation that the applicant work with staff for approval to add parking for 4 (four) vehicles while maintaining open space; and require opaque windows for lots 1, 2, 21, and 22. Councilmember Voelker seconded the motion. A vote was taken and passed, 7-0.

**Council Comments**

Councilmember Mitchell expressed appreciation for the residents' concerns. He explained that this type of residential product is in high demand in the City.

Councilmember Voelker expressed the same and encouraged residents to look at similar properties to get a better idea of how the development will look.

Councilmember Dunn, Councilmember Solomon, and Mayor Pro Tem Townsend all expressed concerns with privacy of the existing neighborhood, but stated they would support the development if those concerns are addressed.

Mayor Maczka thanked the residents for their input. She explained that the traffic counts for the proposed residential development would be much lower than a retail development.

**ACTION ITEMS:**

7. **VARIANCE NO. 14-05: A REQUEST BY KENNETH NOVORR, FOR APPROVAL OF A VARIANCE TO THE CITY OF RICHARDSON SUBDIVISION AND DEVELOPMENT CODE, CHAPTER 21, ARTICLE III, SECTION 21-52(I) OF THE CODE OF ORDINANCES, FOR A REDUCTION IN REQUIRED OFF-STREET PARKING TO ACCOMMODATE A RESTAURANT TENANT IN AN EXISTING SHOPPING CENTER LOCATED AT THE SOUTHWEST CORNER OF THE PRESIDENT GEORGE BUSH TURNPIKE AND JUPITER ROAD. THE PROPERTY IS ZONED LR-M(2) LOCAL RETAIL.**

**Council Action**

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

**8. CONSENT AGENDA:**

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

1. **ORDINANCE NO. 4080, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FOR 54.5573 ACRES OF LAND DESCRIBED IN EXHIBIT "A" HERETO FROM PD PLANNED DEVELOPMENT AS ESTABLISHED BY ORDINANCE NO. 3805 TO PD PLANNED DEVELOPMENT FOR TRANSIT-ORIENTED MIXED USE DEVELOPMENT (CARUTH TRANSIT ORIENTED PLANNED DEVELOPMENT CODE-EAST).**
2. **ORDINANCE NO. 4081, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE FOR A 0.81-ACRE LOT AND A PORTION OF A 17.9-ACRE LOT ZONED LR-M(2) LOCAL RETAIL, LOCATED GENERALLY AT THE SOUTHEAST CORNER OF CAMPBELL ROAD AND COIT ROAD, RICHARDSON, TEXAS.**
3. **ORDINANCE NO. 4082, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT**

**FOR TO-M TECHNICAL OFFICE DISTRICT USES FOR 5.2 ACRES  
LOCATED AT 2301 N. CENTRAL EXPRESSWAY.**

- 4. ORDINANCE NO. 4083, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON CHAPTER 17, "POLICE" BY ADDING ARTICLE V "9-1-1 FEES".**

**B. CONSIDER THE FOLLOWING RESOLUTIONS:**

- 1. RESOLUTION NO. 14-27, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.**
- 2. RESOLUTION NO. 14-28, REGARDING ITS REVIEW OF CHAPTER 2 "ADMINISTRATION," ARTICLE I "CODE OF ETHICS" OF THE RICHARDSON CODE OF ORDINANCES.**

**C. AUTHORIZE THE ADVERTISEMENT BID #16-15 – 2015 ANNUAL REQUIREMENT CONTRACT FOR STREET REHABILITATION. BIDS TO BE RECEIVED BY TUESDAY, NOVEMBER 18, 2014 AT 2:00 P.M.**

**D. CONSIDER AWARD OF BID #17-15 - WE RECOMMEND THE AWARD TO STRYKER EMS EQUIPMENT FOR FOUR (4) HYDRAULIC LOADING SYSTEMS FOR OUR EXISTING STRYKER AMBULANCE STRETCHERS IN THE AMOUNT OF \$102,556.84.**

**E. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #902-14 - WE RECOMMEND THE AWARD TO C. GREEN SCAPING, L.P. FOR NORTHRICH PARK FOR A TOTAL AWARD OF \$494,066.**

**F. CONSIDER REJECTION OF REQUEST FOR PROPOSAL #704-14 - WE RECOMMEND REJECTING THE ONLY PROPOSAL WE RECEIVED FROM WASHING EQUIPMENT OF TEXAS, INC. FOR THE AUTOMATIC VEHICLE WASHING SYSTEM SINCE IT WAS OVER THE BUDGET OF \$200,000.**

**Council Action**

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

**EXECUTIVE SESSION**

In compliance with Section 551.072 and Section 551.087(1) and (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Real Property
  - Property Considerations in the Floyd Rd./U.S. 75 Area
- Deliberation Regarding Economic Development Negotiations
  - Commercial Development – Floyd Rd./U.S. 75 and Plano Rd./Renner Rd. Areas

**Council Action**

Council convened into Executive Session at 8:55 p.m.

**RECONVENE INTO REGULAR SESSION**

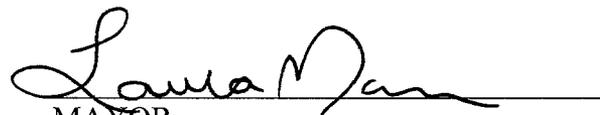
Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

**Council Action**

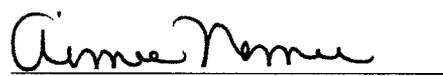
Council reconvened into Regular Session at 10:06 p.m. There was no action as a result of the Executive Session.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 10:06 p.m.

  
MAYOR

ATTEST:

  
CITY SECRETARY