

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
OCTOBER 13, 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

Absent:

Steve Mitchell	Councilmember
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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
Tina Firgens	Planning Projects Manager
Keith Krum	Senior Planner

Consultants Present:

Mark Bowers	Kimley Horn
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A. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA

Michael Spicer, Director of Development Services, reviewed the Zoning Cases on the agenda.

B. REVIEW AND DISCUSS THE SPRING CREEK NATURE AREA REAL ESTATE

David Morgan, Deputy City Manager, reported on this item.

Proposal to Expand the Spring Creek Nature Area

- The City to purchase almost 60 acres from Galatyn Properties Ltd
- The purchase will:
 - further preservation of the Routh Woods
 - more than double the size of the Spring Creek Nature Area

City of Richardson Purchase Consideration

- City Interest and Goals for a Land Purchase Agreement
 - Tree preservation of a long-standing hardwood forest
 - Expand Spring Creek Nature Area to compliment the CityLine, Caruth property, and Galatyn Urban Center development
 - Further reduce multi-family units and move them towards DART stations
 - Secure the long-term caretaking of the Routh Family Cemeteries
 - Maximize development potential around the Galatyn Light Rail Station

Purchase Strategy

- Cash Offer
- Utility infrastructure improvement support
- Multi-family zoning transfer/reduction
- Property tax rebate support on tract 3, 5 and 7

Next Steps

- Receive City Council feedback and direction
- Authorization for the City Manager to execute the purchase and sale agreement, as well as the economic development agreements are on tonight's City Council Meeting Agenda for consideration
- If approved, we would proceed with the debt issuance for the land purchase and the zoning case
- The closing of the property is anticipated to occur by the end of 2014

Council Comments

Council expressed appreciation to staff and noted many positive aspects that this acquisition will achieve for the City such as preservation, reducing the number of multi-family units, relocating the multi-family to a more suitable location, traffic mitigation, preservation and maintenance of the historical cemetery, and completing one of Council's visions and plans relating to Parks and Recreation.

C. REVIEW AND DISCUSS THE MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR ENHANCEMENT / REDEVELOPMENT – REZONING INITIATIVE, INCLUDING RECEIVING DIRECTION RELATED TO THE DEVELOPMENT OF PROSPECTIVE ZONING REGULATIONS AND THE PROJECT SCHEDULE

Tina Firgens, Planning Projects Manager, and Mark Bowers, Kimley Horn, addressed Council on this item reporting on the following:

- Update – Online Polling
- Feedback from September Property & Business Owner Meetings / Community Workshop
- Direction Reaffirmation – Auto-oriented Uses (All Sub-districts)
- Project Schedule
- Next Steps

Council discussed the following remaining issues:

- 1) Maximum building heights along Belt Line Rd/Main Street between Texas St. and McKinney St.

- Council determined that 4 story buildings are acceptable
- 2) Nonconforming uses – particularly within the Interurban Sub-district
 - Council determined to maintain the special use permit process
 - 3) Definition of “new car” vs. “used car”
 - Council determined that a new car is defined as a car that has not been previously sold
 - 4) Tying the Special Permit to the business vs. the property
 - Council determined to tie the special permit to the business owner, not the property
 - 5) Impacts of future streets
 - Council determined to maintain the dashed lines to show intent of future extended streets
 - 6) Auto-oriented Uses
 - Council determined to proceed with the following staff recommendations:
 1. Staff recommends generally maintaining the auto-oriented uses as allowed today within the **Interurban** and **Central Place** sub-districts per CPC/Council direction
 - a. Access proximity to US 75
 - b. Retain Special Permit process – allows site by site review since not all properties in these sub-districts may be appropriate for some uses
 2. Limit the allowable auto-oriented uses within **Main Street** and **Chinatown** sub-districts
 - a. More consistent with longer term vision for sub-districts
 - b. Allow “motor vehicle parts and accessory sales” by right and “motor vehicle service station (no repair)” (i.e. gas stations) by Special Permit
 - c. Prohibit auto sales, leasing, rental, repair shops (minor and major), body shops, and storage lots

D. REPORT ON ITEMS OF COMMUNITY INTEREST

There were no items of community interest reported.

Council Action

Mayor Maczka recessed the Work Session at 7:26 p.m. It was reconvened at 9:01 p.m. following the regular meeting.

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 SEPTEMBER 8, 2014 (CHARTER REVIEW APPOINTMENTS), SEPTEMBER 9, 2014 (CHARTER REVIEW APPOINTMENTS), SEPTEMBER 22, 2014, AND SEPTEMBER 22, 2014 (CHARTER REVIEW APPOINTMENTS)**

Council Action

Councilmember Hartley moved to approve the Minutes as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-0 with Councilmember Mitchell absent.

4. VISITORS

Ms. Cindy Arledge addressed Council regarding auto-related uses in the Interurban District. Ms. Arledge requested that the definition of new cars be five years old or newer, attach the special permit to the property rather than the owner, and fast track option for existing special permits.

Mr. Gurvinder Singh addressed Council and invited them to the Sikh parade on November 15, 2014, from 10 a.m. to 3 p.m.

5. CONSIDER APPOINTMENT OF HEALTH OFFICER FOR THE CITY OF RICHARDSON.

Council Action

Mayor Pro Tem Townsend moved to reappoint Dr. David Bonnet as the Health Officer. Councilmember Solomon seconded the motion. A vote was taken and passed, 6-0 with Councilmember Mitchell absent.

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 14-17, A REQUEST BY LARRY GOOD, REPRESENTING GFF PLANNING, TO AMEND THE CARUTH PROPERTIES TRANSIT ORIENTED DEVELOPMENT PD PLANNED DEVELOPMENT CODE, ORDINANCE 3805, RELATIVE TO APPROXIMATELY 55 ACRES OF LAND LOCATED ON THE NORTH SIDE OF RENNER ROAD ON THE EAST SIDE OF US-75, BOUNDED BY PRESIDENT GEORGE BUSH TURNPIKE TO THE NORTH. THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.

Public Hearing

The applicant, Larry Good, was available to answer questions from Council. Council discussed ceiling heights, green space, bike racks, and retail-ready space. With no public comments submitted, Mayor Pro Tem Townsend moved to close the Public Hearing, seconded by Councilmember Hartley, and approved unanimously.

Council Action

Councilmember Dunn moved to approve the request as approved by the City Plan Commission with the special conditions listed below, the changes from the applicant, and a minimum height of 9'5" ceiling height on the upper floors and a 12" minimum height for the ground floor, non-retail ready. Councilmember Hartley seconded the motion. A vote was taken and passed, 6-0 with Councilmember Mitchell absent.

1. Caruth TOD-PD East, attached hereto as Exhibit "B", shall be the governing development code for implementation for 55.0 acres of land described on attached Exhibit "A" and depicted on Appendix A-1 of Exhibit "B". Said tract of land shall be zoned PD Planned Development and shall be developed and used in conformance with Exhibit "B" for all purposes.

2. In accordance with Section 2. 2. of Ordinance Number 3805, adopted on February 14, 2011, the maximum number of multi-family units shall be 1,250 for 86.0 acres of land described on Exhibit "A" of Ordinance Number 3805, which includes the subject 55.0 acres of land.

3. A revised Traffic Impact Analysis (TIA) shall be submitted with any future proposed PD amendment which increases land use intensity, modifies the proposed mix of land uses or exceeds 1.5 million square feet of office as identified in the 2014 Trip Generation Memo.

7. **PUBLIC HEARING, ZONING FILE 14-26, A REQUEST BY LAWRENCE A. CATES, REPRESENTING CATES-CLARK & ASSOCIATES, LLP, FOR APPROVAL OF A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE IN A NEW MULTI-TENANT BUILDING TO BE LOCATED AT 1301 & 1401 W. CAMPBELL ROAD (SOUTH SIDE OF CAMPBELL ROAD, EAST OF COIT ROAD). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.**

Public Hearing

The applicant, Larry Cates, was available to answer questions from Council. With no public comments submitted, Councilmember Hartley moved to close the Public Hearing, seconded by Councilmember Voelker, and approved unanimously.

Council Action

Councilmember Dunn moved to approve the request as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 6-0 with Councilmember Mitchell absent.

8. **PUBLIC HEARING, ZONING FILE 14-27, A REQUEST BY ROB BALDWIN, REPRESENTING BALDWIN ASSOCIATES, FOR A CHANGE IN ZONING FROM TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT TO ALLOW ON-PREMISE ALCOHOL SALES IN AN EXISTING SUITE HOTEL AND TO RETAIN THE SPECIAL PERMIT FOR THE SUITE HOTEL (ORDINANCE 3334-A) AT 2301 N. CENTRAL EXPRESSWAY. THE PROPERTY IS CURRENTLY ZONED TO-M TECHNICAL OFFICE.**

Public Hearing

The applicant, Rob Baldwin, was available for Council questions. With no public comments submitted, Councilmember Solomon moved to close the Public Hearing, seconded by Mayor Pro Tem Townsend, and approved unanimously.

Council Action

Councilmember Hartley moved to approve the request as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 6-0 with Councilmember Mitchell absent.

ACTION ITEMS:

9. **CONSIDER ORDINANCE NO. 4079, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT WITH GALATYN PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP (THE "COMPANY") FOR TRACTS 1, 2, THE FLOODPLAIN PORTION OF 3, 4 AND 6 DESCRIBED IN EXHIBIT "A" FOR PUBLIC PARK, OPEN SPACE AND**

RECREATIONAL PURPOSES ("PROPERTY"); AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ECONOMIC DEVELOPMENT AND PROJECT DEVELOPMENT AGREEMENTS BY AND BETWEEN THE CITY OF RICHARDSON AND GALATYN PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP FOR TRACTS 3, 5 AND 7 DEPICTED IN EXHIBIT "B".

Council Action

Councilmember Solomon moved to approve the ordinance as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 6-0 with Councilmember Mitchell absent.

10. CONSENT AGENDA:

- A. ADOPTION OF ORDINANCE NO. 4078, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY AMENDING AND RESTATING ORDINANCE NO. 2357-A; TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE FOR A PORTION OF AN 11.74-ACRE TRACT ZONED C-M COMMERCIAL, LOCATED GENERALLY AT THE NORTHWEST CORNER OF CAMPBELL ROAD AND ALAMO ROAD, RICHARDSON, TEXAS.**
- B. AUTHORIZE THE ADVERTISEMENT OF COMPETITIVE SEALED PROPOSAL #905-14 – APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE UTD LOOP RD. SEGMENT "D" CONSTRUCTION. COMPETITIVE SEALED PROPOSALS TO BE RECEIVED BY TUESDAY, NOVEMBER 4, 2014 AT 2:00 P.M.**
- C. CONSIDER AWARD OF THE FOLLOWING BIDS:**
- 1. BID #37-14 – WE REQUEST AUTHORIZATION TO ISSUE ANNUAL REQUIREMENTS CONTRACTS TO LABOR READY CENTRAL, INC. (PRIMARY CONTRACTOR) AND RESULTS STAFFING (SECONDARY CONTRACTOR) FOR GENERAL LABOR TEMPORARY PERSONNEL SERVICES PURSUANT TO HOURLY RATES BID.**
 - 2. BID #65-14 – WE REQUEST AUTHORIZATION TO ISSUE ANNUAL REQUIREMENTS CONTRACTS TO BRUCE MILLER NURSERY (PRIMARY CONTRACTOR) AND LANDMARK NURSERIES, INC. (SECONDARY CONTRACTOR) FOR CONTAINER PLANT MATERIALS PURSUANT TO UNIT PRICES.**
 - 3. BID #06-15 – WE RECOMMEND THE AWARD TO LEA PARK AND PLAY, INC. FOR THE COOPERATIVE PURCHASE OF PLAYGROUND SAFETY SURFACING MATERIAL THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD) CONTRACT #423-13 PURSUANT TO THE UNIT PRICE OF \$2,786 PER 100 CUBIC YARD TRUCKLOAD.**
 - 4. BID #07-15 – WE REQUEST AUTHORIZATION FOR COOPERATIVE ANNUAL CONTRACTS FOR PRINT MATERIALS AND MULTIMEDIA**

(ELECTRONIC AND RECORDED) FOR THE RICHARDSON PUBLIC LIBRARY IN THE ESTIMATED AMOUNTS TO BAKER & TAYLOR, INC. (\$160,000), BAKER & TAYLOR ENTERTAINMENT (\$5,000), BAKER & TAYLOR CONTINUATIONS (\$5,000), BRODART INC. (\$40,000), BRODART CONTINUATIONS (\$5,000), INGRAM LIBRARY SERVICES, INC. (\$85,000), MIDWEST TAPE LLC (\$75,000), CENTRAL PROGRAMS, INC. DBA GUMDROP BOOKS (\$4,000), THROUGH THE STATE OF TEXAS PROCUREMENT AND SUPPORT SERVICES CONTRACT #715-M2 PURSUANT TO PERCENTAGES OF DISCOUNT FROM LIST PRICES AND TO BARNES & NOBLE (\$4,000) THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD CONTRACT #449-14 PURSUANT TO PERCENTAGES OF DISCOUNT FROM LIST PRICES AND TO OVERDRIVE (\$45,000), GALE CENGAGE/THORNDIKE PRESS (\$10,000), THE PENWORTHY COMPANY (\$3,000) AND TRIUMPH LEARNING LLC (\$3,000) AS SOLE SOURCE SUPPLIERS PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 252.022(7)(b).

5. BID #08-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO MARATHON FITNESS FOR THE FITNESS EQUIPMENT FOR HUFFHINES RECREATION CENTER AND THE SENIOR CENTER PURSUANT TO THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE (BUYBOARD) CONTRACT #413-12 IN THE AMOUNT OF \$80,411.60.
6. BID #09-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SUNGARD PUBLIC SECTOR FOR THE 2014-15 ANNUAL MAINTENANCE OF THE EXISTING HTE OPERATING FINANCIAL SOFTWARE IN THE AMOUNT OF \$137,233.87.
7. BID #10-15 – WE REQUEST AUTHORIZATION TO INITIATE A SIXTY (60) MONTH LEASE AGREEMENT WITH CANON U.S.A., INC. C/O CANON FINANCIAL SERVICES FOR THREE (3) COPIERS THROUGH THE DEPARTMENT OF INFORMATION RESOURCES CONTRACTS #DIR-SDD-1662 IN THE AMOUNT OF \$10,560 ANNUALLY FOR FIVE YEARS.

D. AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR AUTOMATED VEHICLE REGISTRATION HOLD SERVICES PROGRAM WITH REDFLEX TRAFFIC SYSTEMS, INC. AND INTERLOCAL AGREEMENT WITH THE TEXAS DEPARTMENT OF MOTOR VEHICLES.

Council Action

Mayor Pro Tem Townsend moved to approve the Consent Agenda as presented. Councilmember Solomon seconded the motion. A vote was taken and passed, 6-0 with Councilmember Mitchell absent.

EXECUTIVE SESSION

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

- Deliberation Regarding Economic Development Negotiations
 - Commercial Development – U.S. 75/Lakeside Blvd. Area

Council Action

Council convened into Executive Session at 9:30.

RECONVENE INTO REGULAR SESSION

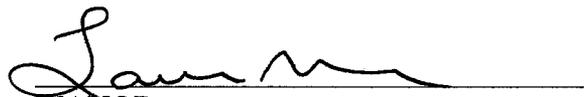
Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

Council Action

Council reconvened into Regular Session at 9:50 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:50 p.m.


MAYOR

ATTEST:


CITY SECRETARY