

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
JANUARY 5, 2015

WORK SESSION – 6:00 P.M.:

• **Call to Order**

Mayor Maczka called the meeting to order at 6:01 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
Tina Firgens	Planning Projects Manager
Keith Krum	Senior Planner

Consultants:

Karen Walz, Strategic Community Solutions
Paul Culter, Jacobs

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

B. REVIEW AND DISCUSS ZONING FILE 14-34 MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE (PD PLANNED DEVELOPMENT)

Tina Firgens, Planning Projects Manager, and consultants reviewed ZF 14-34.

C. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Maczka acknowledged the attendance several members of the Leadership Richardson Class XXX.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

Mayor Maczka convened the Council Meeting at 7:04 p.m.

1. INVOCATION – BOB TOWNSEND

2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – BOB TOWNSEND**
3. **MINUTES OF THE DECEMBER 8, 2014 AND DECEMBER 15, 2014 MEETINGS**

Council Action

Councilmember Mitchell moved to approve the Minutes with corrections as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 7-0.

4. VISITORS

There were no visitors comments submitted.

PUBLIC HEARING ITEMS:

5. **PUBLIC HEARING, ZONING FILE 14-34, A REQUEST BY THE CITY OF RICHARDSON TO REZONE APPROXIMATELY 255 ACRES FROM A-850-F, A-950-M, C-M, I-FP(1), I-M(1), I-M(2), LR-M(1), LR-M(2), O-M, R-1100-M, R-1250-M, R-1500-M, PD 3607, PD 3677, PD 3869, AND PD 4014 TO PD PLANNED DEVELOPMENT. THE PROPERTY IS LOCATED ON THE EAST AND WEST SIDES OF CENTRAL EXPRESSWAY, GENERALLY BOUNDED BY: RAYFLEX DRIVE, INTERURBAN STREET, ARAPAHO ROAD, GREENVILLE AVENUE, AND APOLLO ROAD ON THE NORTHEAST; LASALLE DRIVE, THE ALLEY ALONG THE WEST SIDE OF FIRST PRESBYTERIAN CHURCH ADDITION, AND ABRAMS RD ON THE EAST; PHILLIPS STREET ON THE SOUTH; THE ALLEY ALONG THE SOUTH AND WEST SIDES OF THE RICHARDSON HEIGHTS VILLAGE SC ADDITION ON THE SOUTHWEST; LINDALE LANE ON THE WEST; THE ALLEY ALONG THE SOUTHERN BOUNDARY OF THE RICHARDSON HEIGHTS 4 ADDITION, CUSTER ROAD, THE SOUTH AND EAST BOUNDARIES OF THE CENTRAL TERRACE ADDITION, AND THE NORTH BOUNDARY OF THE BARLOW PLACE ADDITION ON THE NORTHWEST.**

Public Hearing

After a presentation by staff and consultants, Mayor Maczka opened the Public Hearing at 8:30 p.m. The following public comments were submitted.

In Favor

Cindy Arledge – asked for clarification regarding minimum ground floor square footage requirements for buildings in the Interurban Sub-district

John Ruggieri – asked for clarification regarding the maximum ground floor coverage for buildings in the Chinatown Sub-district

Lois Russell – asked if any of the proposed sub-districts would be appropriate for a home for AIR (Arts Incubator of Richardson)

Opposed

Regina Ferree – expressed concerns with building heights in the Main Street Sub-district and wanted to confirm the building heights were lowered after the discussion with the City Plan Commission

Pat Kinder – was supportive of the alternate option presented for the Main Street Sub-district regarding allowing all single family residences having legal conforming status for the use and

structures, and only permitting residential uses by right. Mr. Kinder expressed concerns with various nonresidential uses near residential properties.

With no further comments, Councilmember Mitchell moved to close the Public Hearing at 8:51 p.m. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

Tina Firgens, Planning Projects Manager addressed the questions from citizens. Regarding Ms. Arledge's question about minimum ground floor square footage requirements for buildings in the Interurban Sub-district, Ms. Firgens explained that there is no minimum square feet per building, and that the presentation slides showed the range of maximum ground floor area requirements per building per street type. In response to Mr. Ruggieri's question about maximum ground floor coverage for buildings in the Chinatown Sub-district, Ms. Firgens stated that the maximum ground floor coverage is 20,000 square feet, with multi-family and mixed use buildings with a minimum of 50% residential use being exempt from this requirement. Ms. Firgens clarified the building heights and explained that proposed building heights have been reduced in response to Ms. Ferree's concerns. Ms. Firgens also addressed Ms. Russell's question stating that it appeared that any of the proposed sub-districts would allow for a fine arts studio or art gallery.

Mr. Kinder's comments were addressed through the direction of City Council.

Council Action

Mayor Pro Tem Townsend moved to approve the request for Zoning File 14-34 with the following amendments. The motion was seconded by Councilmember Solomon and approved, 7-0.

Amendments:

- 1) Interurban Sub-district – add wording to allow for minor modifications with administrative approval to the street furnishings standards in order to allow for alternate street furnishings types
- 2) Chinatown Sub-district – increase all four story building maximums as shown on the regulating plan to five story maximums
- 3) Interurban, Chinatown and Central Place Sub-districts – include the minor modification language that is in the Main Street Sub-district regarding municipal facilities as it relates to the building placement standards and maximum ground floor area, within all of these sub-districts
- 4) Main Street Sub-district – extend legal conforming status for existing single family residences to all 8 properties (9 homes)
- 5) Main Street Sub-district – in the area bounded by Kaufman Street to the north, Phillips Street to the south, Texas Street to the west, and Greenville Avenue to the east, allow the following uses only by right: single family detached, single family attached (townhomes), multi-family residential, vertically integrated mixed use buildings with minimum 50% multi-family residential use, live/work use, and churches.

Council Comments

Mayor Maczka expressed appreciation to the consultant team and city staff with special recognition to Tina Firgens for the efforts on this project. She also addressed the citizens and thanked them for their input throughout the process.

6. CONSENT AGENDA:

- A. ADOPTION OF ORDINANCE NO. 4096, ABANDONING A PORTION OF STREET RIGHT-OF-WAY KNOWN AS GREENVILLE AVENUE, TOTALING 0.016 ACRES, AS DESCRIBED IN EXHIBITS "A" AND "B"; RESERVING ALL EXISTING EASEMENT RIGHTS OF OTHERS, IF ANY, WHETHER APPARENT OR NON-APPARENT, AERIAL, SURFACE, UNDERGROUND OR OTHERWISE; PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS A QUITCLAIM DEED.**
- B. AUTHORIZE THE ADVERTISEMENT OF BID #36-15 – ARAPAHO ROAD CULVERTS RAILING REPLACEMENTS. BIDS TO BE RECEIVED BY THURSDAY, JANUARY 22, 2015 AT 2:00 P.M.**
- C. CONSIDER AWARD OF THE FOLLOWING BIDS:**
- 1. BID #11-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO EAST TEXAS MACK SALES, LLC, FOR THE CO-OP PURCHASE OF A CAB/CHASSIS FOR A FRONTLOADER BODY FOR THE SOLID WASTE DEPARTMENT THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD CONTRACT #430-13 IN THE AMOUNT OF \$135,700.**
 - 2. BID #27-15 – WE RECOMMEND THE AWARD TO HEIL OF TEXAS FOR THE ON-BOARD TRUCK SCALES IN THE AMOUNT OF \$74,991.**
 - 3. BID #30-15 – WE RECOMMEND THE AWARD TO INDUSTRIAL DISPOSAL SUPPLY, LTD. FOR THE REFUSE COMPACTOR POWER UNITS IN THE AMOUNT OF \$57,214.16.**
 - 4. BID #34-15 – WE REQUEST AUTHORIZATION TO ISSUE COOPERATIVE ANNUAL CONTRACTS IN ESTIMATED ANNUAL AMOUNTS FOR TIRES, TUBES AND AUTOMOTIVE PARTS, SUPPLIES AND EQUIPMENT TO SOUTHERN TIRE MART LLC (\$100,000), GOODYEAR COMMERCIAL TIRE & SERVICE CENTERS (\$100,000), O'REILLY AUTO PARTS (\$50,000), AND MIDWAY AUTO SUPPLY (\$70,000) THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD CONTRACT #470-14.**
 - 5. BID #35-15 – WE REQUEST AUTHORIZATION TO INITIATE A LEASE AGREEMENT WITH E-Z GO/TEXTRON COMPANY FOR THE LEASE OF FIFTY (50) ELECTRIC GOLF CARTS FOR A 36-MONTH PERIOD FOR THE SHERRILL PARK GOLF COURSE PER THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #447-14 FOR A TOTAL COST OF \$149,742.**
 - 6. BID #38-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO PHYSIO-CONTROL, INC. FOR THE CO-OP PURCHASE OF CHEST COMPRESSION UNITS FOR THE FIRE DEPARTMENT THROUGH THE NATIONAL ASSOCIATION OF STATE PROCUREMENT OFFICIALS COOPERATIVE PURCHASING**

**ORGANIZATION AND THE STATE OF OKLAHOMA CONTRACT
#SW300 IN THE AMOUNT OF \$80,695.56.**

Council Action

Councilmember Solomon inquired about the list of bidders for Item 5 for the lease of golf carts. City Manager Johnson explained that the bids for this project were received through the state BuyBoard contract. Councilmember Solomon moved to approve the Consent Agenda as presented. Councilmember Mitchell seconded the motion. A vote was taken and passed, 7-0.

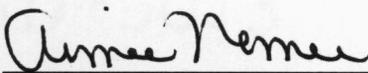
ADJOURNMENT

With no further business, the meeting was adjourned at 9:48 p.m.



MAYOR PRO TEM

ATTEST:



CITY SECRETARY

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ORGANIZATION AND THE STATE OF MICHIGAN
FOR THE YEAR 2013

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