

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
JUNE 8, 2015

WORK SESSION – 6:00 P.M.:

• **Call to Order**

Mayor Voelker called the meeting to order at 6:02 p.m. with the following Council members present:

Paul Voelker	Mayor
Mark Solomon	Mayor Pro Tem
Bob Townsend	Councilmember
Scott Dunn	Councilmember
Mabel Simpson	Councilmember
Vacant	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	First Assistant City Manager
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Kent Pfeil	Chief Financial Officer
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Jim Spivey	Chief of Police
Lori Smeby	Director of Parks and Recreation
Roger Scott	Assistant Director of Parks and Recreation
Kurt Beilharz	Superintendent of Parks Planning

Consultants Present:

Andrew Duggan, Studio Outside

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

Michael Spicer, Director of Development Services, reviewed the zoning items and variance request. Councilmember Mitchell recused himself from the Work Session during the discussion of Item 10, Variance 15-10, due to a Conflict of Interest on file with the City Secretary.

B. REVIEW AND DISCUSS THE 2015 EDWARD BYRNE JUSTICE ASSISTANCE GRANT (JAG)

Chief Spivey reviewed the grant program and explained that the funding is used to offset costs for the neighborhood policing program.

RECESS

Council recessed the Work Session at 6:57 p.m. to begin the regular Council Meeting at 7:00 p.m. The Work Session was reconvened at 9:02 p.m.

C. REVIEW AND DISCUSS THE UPDATE ON THE MASTER PLAN FOR THE SPRING CREEK NATURE AREA EXPANSION

Lori Smeby, Director of Parks and Recreation introduced this item and the Parks team including consultant, Andrew Duggan. Mr. Duggan, Studio Outside, reviewed a draft master plan concept for the Spring Creek Nature Area including:

Assessments

Site Culture and History

Location and Context

Existing Trails and Bridges

Existing Habitat Conditions

Hydrology

Invasive Species: Ligustrum Thicket

Summary of Goals

Development Sequence

Public Input

Next Steps – Present to Park Commission, Park Commission Review of Master Plan

D. REVIEW AND DISCUSS THE COLLIN CENTRAL APPRAISAL DISTRICT AND DALLAS CENTRAL APPRAISAL DISTRICT PRELIMINARY 2015 – 2016 TAX ROLL

Dan Johnson, City Manager, introduced Kent Pfeil in his newly promoted position of Chief Financial Officer. Mr. Johnson also recognized Don Magner in his newly promoted position of First Assistant City Manager. Mr. Pfeil reviewed preliminary values from the Collin County Appraisal District (CCAD), \$4,500,000,000; and Dallas County Appraisal District (DCAD), \$7,792,576,994. He explained the following:

The preliminary rolls are presented differently for each of the appraisal districts.

- DCAD - provides the value that is in their system as of May 14, 2015. This value then changes throughout the summer as the appraisal review board hears protests and as late renderings are received for business personal property, etc.
- CCAD - provides a forecasted *estimated value* of what they believe the value will be on the July 25th certification date.
- The City will review periodic updates to these preliminary values from DCAD and CCAD as reviews occur over the next two months.

E. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Voelker congratulated Don Magner and Kent Pfeil on their promotions. Councilmember Mitchell gave councilmembers a token from the Dallas Regional Mobility Coalition meeting that reminds people not to text and drive. Mayor Pro Tem Solomon commented on the first Summer Concert Series by the Richardson Community Band and announced that the next one would be June 21.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. **INVOCATION – STEVE MITCHELL**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**

3. MINUTES OF THE MAY 11, 2015, MAY 18, 2015, AND JUNE 1, 2015 MEETINGS

Council Action

Councilmember Mitchell moved to approve the Minutes as presented. Mayor Pro Tem Solomon seconded the motion. A vote was taken and passed, 6-0 with Councilmember Place 5 vacant.

4. VISITORS

There were no visitors comments submitted.

PUBLIC HEARING ITEMS:

- 5. PUBLIC HEARING, ZONING FILE 15-03, A REQUEST BY HOWARD L. LAWSON, REPRESENTING THE LAWSON CO., TO REVOKE ORDINANCE NO. 3858, A SPECIAL PERMIT FOR A SELF-SERVICE WAREHOUSE; TO APPROVE A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS AND C-M COMMERCIAL TO PD PLANNED DEVELOPMENT; AND TO APPROVE A SPECIAL PERMIT TO EXPAND AN EXISTING SELF-SERVICE WAREHOUSE AND ADD TRUCK RENTAL AT 528 W. ARAPAHO ROAD (NORTH SIDE OF ARAPAHO ROAD, WEST OF CUSTER ROAD). THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL AND C-M COMMERCIAL.**

Public Hearing

Bill Dahlstrom, representing the applicant, addressed Council requesting support of this item.

Council inquired about landscaping, dumpster locations, the availability for Tract 2 to be used for commercial uses, rental truck leasing hours, and the distance from the property line to nearby duplexes.

Mr. Dahlstrom explained that the landscaping will be significantly improved and the dumpster locations would be screened behind buildings B and C. He stated that the special permit would be limited to Tract 1; and Tract 2 could have commercial uses. Mr. Dahlstrom stated that the leasing hours would be typical hours for a U-Haul type facility. He also explained the property line fence is approximately 45 feet and the duplexes should have a 20 foot setback.

The following speakers were in favor of the request:

Roy Cannon, 1101 Custer Road
Judy Adair, 406 Daniel
Susan Cowser, 1212 Hampshire Lane
David Baty, 201 Mistletoe

Additional support for the request was submitted in writing from:

Steve Jones, 423 Lexington Lane
David Brathwaite, 407 Vernet St.
Ruth Aguilera, 1803 Longmont
Bryan Scott, 2225 Shady Creek
Maria Milano, 43 Crown Place
Michael Cole, 1134 W. Lookout
Steven Monserratz, 508 Twilight Tr.

Carl McCord, 12 Vista Cliff Pl.
Sun Kemp, 516 W. Arapaho (Manager of Payless Cigarettes, Suite 105 in shopping center)

Speaking in opposition of the request:
Mauricio Fallas, 411 Jolee St.

Additional opposition of the request was submitted in writing from:
Nancy Wilson, 14 Harpers Ferry

With no other public comments, the Public Hearing was closed with a motion by Councilmember Simpson, seconded by Councilmember Dunn, and approved 6-0.

Councilmember Mitchell stated that he didn't know if this was the best use for the property long-term. He stated he would like to have the West Arapaho study completed as soon as possible. He stated he appreciates the investment in the property, but will not be supporting the request.

Councilmember Dunn stated there is a large demand for smaller units for students at UTD and requested the applicant consider some smaller units.

Mayor Pro Tem Solomon commented that the special permit will expire and Council will have the opportunity to determine if it is a good use moving forward.

Councilmember Simpson stated she was a strong believer in property rights and supported the opportunity for the frontage to Arapaho to be commercial uses.

Mayor Voelker inquired about reasoning for the request to include a 20-year reset. Mr. Dahlstrom explained it was important for financing.

Council Action

Mayor Pro Tem Solomon moved to approve the request as recommended by the City Plan Commission. Councilmember Townsend seconded the motion. Councilmember Mitchell moved to amend the motion to reset the starting date for the 20-year time limit for the Special Permit. Councilmember Dunn seconded the amendment. The amendment failed with a 3-3 tie vote with Mayor Pro Tem Solomon, Councilmember Townsend, and Councilmember Simpson voting in opposition to the amendment and Councilmember Mitchell, Councilmember Dunn, and Mayor Voelker voting in favor of the amendment. The main motion to approve the request as recommended by the City Plan Commission was approved 5-1 with Councilmember Mitchell opposed.

6. **PUBLIC HEARING, ZONING FILE 15-07 AND CONSIDER ADOPTION OF ORDINANCE NO. 4118, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO APPROVE A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE ON A 0.96-ACRE TRACT OF LAND ZONED PD LOCAL RETAIL LOCATED AT THE NORTHEAST CORNER OF RENNER ROAD AND PLANO ROAD.**

Public Hearing

Matthew Booth, the applicant, addressed Council requesting approval. Mayor Pro Tem Solomon expressed concerns about the drive-through lane being stamped concrete and not a raised curb to

divide the lane. Mr. Booth stated that there would be a six inch divided curb. Michael Spicer, Director of Development Services, clarified that the zoning exhibit indicates a divided curb for the drive-through lane.

Michael Alost, KDC Real Estate Development, spoke in favor of the request. With no other public comments submitted, the Public Hearing was closed with a motion by Councilmember Dunn, seconded by Councilmember Townsend, and approved 6-0.

Council Action

Councilmember Mitchell moved to approve the request and Ordinance No. 4118 as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-0.

7. **PUBLIC HEARING, ZONING FILE 15-08 AND CONSIDER ADOPTION OF ORDINANCE NO. 4119, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO APPROVE A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A PRIVATE RECREATION CLUB IN CONJUNCTION WITH A FRATERNAL ORGANIZATION ON A 0.57-ACRE TRACT OF LAND ZONED I-M(1) INDUSTRIAL LOCATED ON THE NORTH SIDE OF APOLLO ROAD, EAST OF GLENVILLE DRIVE, RICHARDSON, TEXAS.**

Public Hearing

The Public Hearing for this item was not held. City Manager Johnson explained that the applicant requested a continuation to the June 22, 2015 Council Meeting in order to resolve and finalize parking issues and agreements.

Council Action

Mayor Pro Tem Solomon moved to continue the Public Hearing for Zoning File 15-08 to June 22, 2015. Councilmember Simpson seconded the motion. A vote was taken and passed, 6-0.

8. **PUBLIC HEARING, ZONING FILE 15-10, A REQUEST BY GREG COONEY, REPRESENTING HPGC VENTURES, LLC, TO AMEND AN EXISTING PD PLANNED DEVELOPMENT (ORDINANCE NO. 4055), TO ALLOW ADDITIONAL ACCESSORY STRUCTURES IN THE SIDE YARD SETBACKS FOR THE THIRTEEN (13) RESIDENTIAL LOTS COMPRISING A 1.76-ACRE PD DISTRICT LOCATED ON THE NORTH SIDE OF OLD CAMPBELL ROAD AT THE INTERSECTION OF NANTUCKET DRIVE.**

Public Hearing

Greg Cooney, the applicant, addressed Council and requested approval of the request. With no other public comments, the Public Hearing was closed with a motion by Councilmember Mitchell, seconded by Councilmember Simpson, and approved 6-0.

Council Action

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

9. **PUBLIC HEARING, ZONING FILE 15-11 AND CONSIDER ADOPTION OF ORDINANCE NO. 4120, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO APPROVE A CHANGE IN ZONING TO**

GRANT A SPECIAL PERMIT FOR A PRIVATE SCHOOL AT 1221 W. CAMPBELL ROAD, A 4.82-ACRE PROPERTY LOCATED ON THE SOUTH SIDE OF CAMPBELL ROAD, EAST OF MIMOSA DRIVE. THE PROPERTY IS CURRENTLY ZONED LR-M(1) LOCAL RETAIL.

Public Hearing

The applicant, Michael Bronsky, addressed Council and provided a background on the Bridge Builder Academy. Councilmember Simpson inquired about the number of students who might be of driving age and at what times they would arrive/depart. Mr. Bronsky explained that grades five and below are not taught on site and the number of students of driving age or being dropped off would be minimal and at various times due to customized schedules for students. With no other public comments, the Public Hearing was closed with a motion by Councilmember Dunn, seconded by Mayor Pro Tem Solomon, and approved 6-0.

Council Action

Councilmember Dunn moved to approve the request and Ordinance No. 4120 as presented. Mayor Pro Tem Solomon seconded the motion. A vote was taken and passed, 6-0.

ACTION ITEMS:

- 10. VARIANCE NO. 15-10: A REQUEST FOR A VARIANCE FROM CHAPTER 21, SUBDIVISION AND DEVELOPMENT CODE, FOR A WAIVER TO THE REQUIRED SCREENING OF A PARKING LOT FOR A RELIGIOUS FACILITY WHEN LOCATED IN A RESIDENTIAL DISTRICT. THE SUBJECT PROPERTY IS LOCATED AT 421 CUSTER ROAD, AT THE SOUTHWEST CORNER OF CUSTER ROAD AND GREENLEAF DRIVE. APPLICANT: RICHARD FERRARA REPRESENTING THE EPISCOPAL CHURCH OF THE EPIPHANY.**

Council Action

Councilmember Townsend moved to approve as presented. Mayor Pro Tem Solomon seconded the motion. A vote was taken and passed, 5-0 with Councilmember Mitchell abstaining due to a Conflict of Interest on file with the City Secretary.

11. CONSENT AGENDA:

- A. AUTHORIZE THE ADVERTISEMENT OF BID #65-15 – 2010 BOND PROGRAM YALE PARK HOA SCREENING WALL EXTENSION (1001 GRANT AND 1000 N. YALE). BIDS TO BE RECEIVED BY THURSDAY, JUNE 25, 2015 AT 2:00 P.M.**

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #57-15 – WE RECOMMEND THE AWARD TO NORTH TEXAS CONTRACTING FOR THE LARGE VALVE REPLACEMENT PROJECT AT YALE BLVD., APOLLO RD., AND E. RENNER RD. IN THE AMOUNT OF \$674,233.00.**
- 2. BID #66-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO CORE CONSTRUCTION FOR THE PUBLIC**

SAFETY COMPLEX SECURITY ENHANCEMENTS PURSUANT TO THE COOPERATIVE PURCHASING NETWORK CONTRACT #R130204 IN THE AMOUNT OF \$166,557.79 AND RECOMMEND REJECTING ALL BIDS RECEIVED FOR BID #43-15 FOR THE PUBLIC SAFETY COMPLEX SECURITY ENHANCEMENTS.

3. BID #68-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO WORKFLOW STUDIOS FOR THE 2014-3-15 IBM NOTES LICENSE AND MAINTENANCE RENEWAL PER THE GSA CONTRACT #GS-35F-4984H IN THE AMOUNT OF \$54,994.34.
4. BID #69-15 – WE REQUEST AUTHORIZATION FOR AN EMERGENCY PURCHASE OF LEAD-FREE PRIMER PRACTICE AMMUNITION FROM VARIOUS VENDORS AS IT BECOMES AVAILABLE FOR THE POLICE DEPARTMENT PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 252.022(a)(2) A PROCUREMENT NECESSARY TO PRESERVE OR PROTECT THE PUBLIC HEALTH OR SAFETY OF THE MUNICIPALITY'S RESIDENTS IN AN ESTIMATED AMOUNT OF \$11,000.
5. BID #70-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO ANSALDO STS USA, INC., FOR SOLE SOURCE PROCUREMENT FOR THE CITYLINE DRIVE – DART CROSSING MODIFICATION PROJECT IN THE AMOUNT OF \$375,000.00.

C. AUTHORIZE THE CITY MANAGER TO EXECUTE A CHANGE ORDER TO DECREASE THE ORIGINAL AWARDED AMOUNT OF BID #57-15 TO NORTH TEXAS CONTRACTING FOR THE LARGE VALVE REPLACEMENT PROJECT FOR YALE BLVD., APOLLO RD., AND E. RENNER RD. IN THE AMOUNT OF (\$174,270.00.).

Council Action

Councilmember Simpson moved to approve the Consent Agenda as presented. Councilmember Townsend seconded the motion. A vote was taken and passed, 6-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:57 p.m.



MAYOR

ATTEST:



CITY SECRETARY

