

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
July 9, 2012
City of Richardson, Texas

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, July 9, 2012 with a quorum of said Council present, to-wit:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Council member
Scott Dunn	Council member
Kendal Hartley	Council member
Steve Mitchell	Council member
Amir Omar	Council member

City staff present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Vickie Schmid	Deputy City Secretary
Michael Spicer	Director of Development Services
Dave Carter	Assistant Director of Development Services – Traffic & Transportation
Michael Titus	Transportation Engineering Manager
Michael Massey	Director of Parks and Recreation

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1. **INVOCATION – MARK SOLOMON**
 2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON**
 3. **MINUTES OF THE JUNE 25, 2012 REGULAR MEETING AND JUNE 25, 2012 SPECIAL MEETING**

ACTION TAKEN: Mr. Omar moved approval of the minutes as presented; second by Mr. Hartley and the motion was approved with a unanimous vote.

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4. **VISITORS.** (The City Council invites citizens to address the Council on any topic not already scheduled for Public Hearing. Prior to the meeting, please complete a "City Council Appearance Card" and present it to the City Secretary. The time limit is five minutes per speaker.)

None.

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5. **CONSIDER THE REQUEST OF ERNEST WARNOCK, ON BEHALF OF EE WARNOCK AND ASSOCIATES, FOR APPROVAL OF A CONCEPT PLAN FOR A PARKING LOT INCLUDING AN EXCEPTION TO ALLOW OFF-SITE PARKING FOR**

THE SARA GROCERY AND BAKERY. THE SITE IS LOCATED AT 808 S. SHERMAN STREET WITHIN THE SPRING VALLEY STATION PLANNED DEVELOPMENT ZONING DISTRICT.

Mr. Johnson stated that Sara Grocery and Bakery had operated at its current location for approximately fifteen years. Due to the growth of the business, on-site parking is no longer adequate. He said the applicant intends to supply additional parking on an adjacent lot to the south on Sherman Street, which triggered the need for approval of a revised Concept Plan and exceptions to development standards. Mr. Johnson noted that the City Plan Commission approved the request on June 19. He asked Michael Spicer to brief the Council.

Mr. Spicer stated that the subject property was located at 808 S. Sherman Street and was within the Spring Valley Station Planned Development Zoning District. He pointed out that the site was immediately adjacent to the existing Sara Grocery and Bakery. Mr. Spicer said the existing office warehouse building would be demolished to accommodate the proposed surface parking. He noted that the Spring Valley Station PD provides that the City Council may consider exceptions to the development standards if it finds that such exceptions permit reasonable development and improvement of property, substantially serves the public convenience and welfare, and does not adversely affect neighboring properties. Parking is among the range of eligible standards to which an exception may be granted. Mr. Spicer advised that the Spring Valley Station PD called for a two-step approval process: (1) approval of the Concept Plan by the Council and (2) approval of Development Plans by the City Plan Commission. Mr. Spicer explained that 93 parking spaces are required for Sara Grocery and Bakery; 27 parking spaces are provided on site and 66 are proposed on the adjacent lot. He noted that landscaping, enhanced paving and street furniture would be included in the amenity zone and setback areas. Mr. Spicer reiterated that the City Plan Commission had recommended approved of the request on June 19, 2012.

In response to a question from Council, Mr. Ernest Warnock, AIA, EE Warnock & Associates, 2834 Sunny Hill Lane, Dallas, stated that demolition would begin as soon as the approval process was complete. In response to a question regarding alley access, Mr. Spicer confirmed that alley access would be provided and would be beneficial to the site and the surrounding area.

ACTION TAKEN: Mr. Omar made a motion to approve the request by Ernest Warnock; second by Ms. Maczka and the motion was approved with a unanimous vote.

6. CONSIDER ORDINANCE NO. 3871 AMENDING CHAPTER 2, ARTICLE II OF THE CODE OF ORDINANCES TO ESTABLISH CITY COUNCIL DISTRICTS.

ACTION TAKEN: Mr. Mitchell made a motion to approve Ordinance No. 3871; second by Mr. Dunn. Mr. Omar noted that his concerns regarding potential growth areas in District 4 as reflected in Option 3 still stand. The motion was approved with a unanimous vote.

Mr. Johnson acknowledged the appointment of David Morgan as Deputy City Manager and recognized Mr. Morgan's family who were in attendance. He expressed his appreciation for Mr. Morgan's 14 years of service and his excitement regarding the appointment.

Mayor Townsend announced that Council would reconvene in Work Session in the Richardson Room and adjourned the business meeting at 7:48 p.m.

B. J. Townsend

MAYOR

ATTEST:

Vickie Schmid
DEPUTY CITY SECRETARY

