

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
July 23, 2012
City of Richardson, Texas

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, July 23, 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 (Absent)	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
Zeni Demissi	Management Intern
Vickie Schmid	Deputy City Secretary
Michael Spicer	Director of Development Services
Don Magner	Director of Community Services

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1. **INVOCATION – SCOTT DUNN**
 2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN**
 3. **MINUTES OF THE JULY 9, 2012 MEETING**

ACTION TAKEN: Mr. Omar moved approval of the minutes as presented; second by Mr. Mitchell and the motion was approved with a 6-0 vote (Hartley absent).

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.)

Christina Edgar, c/o Tom Meyer, 7401 Brentfield Drive, Dallas, expressed concern regarding Richardson's police reporting system which she felt was inadequate because it allowed editing without a tracking mechanism for the changes. Ms. Edgar asked Council to provide for a better police reporting system in this year's budget.

Andrew Laska, 502 Hyde Park, representing Richardson Heights HOA, stated he was surprised by the designs presented to Council during the Work Session regarding the West Spring Valley bridges. He stated that City staff had promised to present design plans for the bridges to the Richardson Heights HOA to allow resident input before plans were approved. He asked if staff still planned on meeting with the neighborhood as promised.

Patti Stone, 1428 Lamp Post Lane, stated that she understood the reason for staff's delay in reporting back to Council on enforcement measures regarding the Oxford House. She acknowledged it would be a monumental task and said she would be impatiently awaiting the findings.

5. PUBLIC HEARING, ZONING FILE 12-08: A REQUEST BY JOHN B. WATSON, REPRESENTING FIREBRAND PROPERTIES, LP, TO REVOKE A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE AND APPROVAL OF A NEW SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE WITH MODIFIED DEVELOPMENT STANDARDS TO BE LOCATED AT 177 W. CAMPBELL ROAD (SOUTH SIDE OF CAMPBELL ROAD, WEST OF CENTRAL EXPRESSWAY). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.

Mr. Johnson stated that the existing Special Permit and associated Concept Plan for a restaurant with drive-thru service for 177 W. Campbell Road was originally approved in 1985. He said the applicant intends to demolish the existing structure and build a new more compact restaurant with drive-thru service. Because the proposed development would not conform to the original Concept Plan, approval of a new Concept Plan and Special Permit is required. He noted that revocation of the prior Special Permit is also requested at this time. Mr. Johnson stated that the proposed Concept Plan complies with all development requirements except the policy to provide a ten foot landscape buffer along Campbell Road. Although twelve feet of landscaping exists between the sidewalk and parking along Campbell Road, only eighteen inches is provided on-site; the remaining ten and one-half feet is provided in the street right-of-way. He noted that this condition exists for the majority of the block. He advised that the City Plan Commission approved the request with a 4-2 vote on July 3, 2012, providing for a three foot landscape buffer along Campbell Road. Mr. Johnson asked Michael Spicer to brief the Council.

Mr. Spicer stated that the subject property was a 0.83-acre site located 700 feet west of Central Expressway. He said the existing structure was a 5,100 square foot Burger King restaurant. Mr. Spicer stated that approximately 90% of the landscaped area was within the Campbell Road right-of-way, which is a condition that exists along Campbell Road from Gateway to the corner at US/75. Mr. Spicer advised that the proposed Concept Plan, if approved, would replace the existing development with a new 3,100 square foot restaurant. He advised that 41 parking spaces are proposed for the site and 31 spaces are required. Mr. Spicer noted that the Concept Plan, as proposed, does not comply with the minimum ten foot landscape buffer along Campbell Road. The three foot depth shown on the plan reflects the recommendation of the Plan Commission and adequately provides for vehicles to overhang the curb and not extend beyond the property line. He stated that the City Plan Commission recommended approval with a 4-2 vote, providing for a three foot landscape buffer along Campbell Road.

Mr. John Watson, Sun Holdings, 7420 Bradford Pear, Irving, TX, representing Firebrand Properties, LP, thanked staff for an excellent presentation and noted that the proposed building

was much more architecturally appealing than the existing structure and asked Council to approve the request. He said construction would begin as soon as the Special Permit process was complete.

Mr. Omar made a motion to close the public hearing; second by Ms. Maczka and the motion was approved with a 6-0 vote (Hartley absent).

Ms. Maczka said the neighborhood was thrilled about the proposed change; and she stated that she agreed with allowing a three foot landscape buffer to provide for additional parking spaces.

ACTION TAKEN: Ms. Maczka made a motion to approve Zoning File 12-08; second by Mr. Dunn and the motion was approved with a 6-0 vote (Hartley absent).

ACTION TAKEN: Mr. Mitchell made a motion to approve the Consent Agenda as presented; second by Mr. Omar and the motion was approved with a 6-0 vote (Hartley absent).

6. CONSENT AGENDA:

- A. Consider Resolution No. 12-14, appointing Bruce Arfsten as Alternate to the aggregated position of Representative to the Regional Transportation Council of the North Central Texas Council of Governments, which fractional allocation membership is shared with the Town of Addison, and the Cities of Murphy, Sachse, and Wylie.
- B. Consider Advertisement of the following bids:
1. Bid #50-12 – Pedestrian Bridge at Breckinridge Park (Beck Branch). Bids to be received by Friday, August 10, 2012 at 2:00 p.m.
 2. Bid #52-12 – 2010 Alley Reconstruction Phase IV (Shannon Lane, Arvada Drive, and Merrie Circle. Bids to be received by Wednesday, August 15, 2012 at 2:00 p.m.
 3. Bid #54-12 – Debris Removal and Vegetation Management-West Fork of Cottonwood Creek. Bids to be received by Thursday, August 9, 2012 at 2:00 p.m.
- C. Consider Award of the following bids:
1. Bid #38-12 – Authorization to issue an annual requirements contract to Helena Chemical Company (primary contractor) and Winfield Solutions (secondary contractor) for herbicides, insecticides, and chemicals pursuant to unit prices stipulated in the bid.
 2. Bid #51-12 – Authorization to issue a Co-op Purchase Order to Austin Turf & Tractor for a heavy duty utility vehicle and a turf sweeper in the amount of \$29,891.56 and to Professional Turf Products, L.P. for a greensmower in the amount of \$27,235.51 through the Texas Local Government Statewide

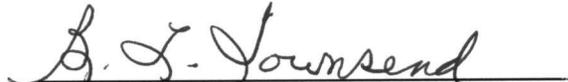
Purchasing Cooperative Buyboard Contract #373-11 for the Sherrill Park Golf Course for a total expenditure of \$57,127.07.

7. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE JULY 11, 2012, MEETING.

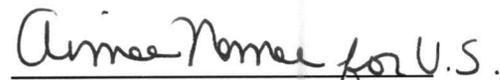
Mr. Johnson advised that three Sign Control Board cases were brought forward from the July 11 meeting for Council's consideration. He advised that Council could call up any one or all three cases for separate consideration. Mr. Omar commended the Sign Control Board for listening to Council's prior discussions regarding sign regulations.

ACTION TAKEN: Mr. Omar made a motion to approve the Consent Agenda as presented; second by Mr. Solomon and the motion was approved with a 6-0 vote (Hartley absent).

Mayor Townsend announced that Council would reconvene in Work Session in the Richardson Room and adjourned the business meeting at 7:52 p.m.


MAYOR

ATTEST:


DEPUTY CITY SECRETARY