

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION AND MEETING**  
**MONDAY, SEPTEMBER 24, 2012**

**WORK SESSION – 6:00 P.M.:**

• **Call to Order**

Mayor Townsend called the Work Session to order at 6:03 p.m. with the following Council members present:

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

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Michael Spicer	Director of Development Services
Don Magner	Director of Community Services
Monica Heid	Community Projects Manager

**A. Review and Discuss Items Listed on the City Council Meeting Agenda**

**Item 5 ZF 12-11**

**Staff Comments**

Michael Spicer, Director of Development Services briefed Council on this item stating that the applicant, John S. Kirk of Embrey Partners, Ltd., is requesting approval of a change in zoning from I-FP (2) Industrial with special conditions to PD Planned Development to provide for the development of a multi-family apartment community on a 12.75-acre tract of land located at the southeast corner of Greenville Avenue and Collins Boulevard.

Mr. Spicer explained that the proposed PD zoning will accommodate a 351-unit development comprising eight (8), three-story buildings generally arranged parallel to an east/west drive that connects Alma Road and Greenville Avenue. He stated that all apartments will be either one-bedroom or two-bedroom units. Mr. Spicer explained that all buildings will be clad with brick, stone, concrete block, 3- stage stucco, metal panels and hardipanel. He said that approximately 70% of the parking provided is surface parking with the remainder either located in a tuck-under configuration on the first floor of the apartment buildings or in free-standing garages. Mr. Spicer noted that multiple open space areas are proposed throughout the development including a pool area and dog park near the clubhouse. He also noted that a hike and bike trail is being provided along the perimeter of the property on the three sides having public street frontage.

Mr. Spicer reviewed the PD standards, concept plan and building elevations. He explained that the concept plan presented to the City Plan Commission (CPC) included gates located at both the Greenville Avenue and Alma Road entrances. He stated that the CPC expressed concerns that the gates were not in keeping with the intended urban character of the project and impaired connectivity.

Mr. Spicer stated that the CPC recommended approval by a vote of 4-3 with a condition that would allow the option of removing the gates at the Greenville and Alma entrances. Mr. Spicer said that the applicant has since indicated the gates would be removed to address the Commission's concern but has requested that gates be permitted parallel to the east-west drive to secure parking areas behind the buildings. Mr. Spicer stated that no written correspondence has been received and only representatives of the applicant spoke at the CPC meeting.

#### **Council Discussion**

Councilmember Mitchell commented that the proposed development did not have any retail. He stated that typically, Transportation Oriented Development (TOD) has a retail element.

There was also Council discussion on the current zoning of the property being industrial and what is allowed by right and Special Use Permit. Mr. Spicer explained that the current light industrial zoning allows warehouses, light industrial and limited retail.

There was discussion regarding the number of total Multi-Family zoning within the City. Mr. Spicer explained that there are 7600 units entitled that have yet to be built. He said the total would be approximately 17,000. Mr. Spicer also explained that according to the 2010 Census, 65% of the City's population is in single-family homes.

#### **Item 6. B. 4. – Sign Ordinance**

##### **Staff Comments**

Don Magner, Director of Community Services, updated Council on this item explaining that the proposed ordinance will amend one section regarding electronic signs that was inadvertently overlooked. He explained that one other section was amended to correct numbering.

#### **Item 6. B. 5. –Election Ordinance**

##### **Staff Comments**

Aimee Nemer, City Secretary, addressed Council on this item explaining two scrivener errors that are corrected with the proposed ordinance. She stated that the amended ordinance would name the County Election Administrators as the Early Voting Clerk and the ballot proposition language would be amended to include section 4.09.

##### **Council Comments**

Councilmember Omar asked for clarification on the wording that would be on the ballot and amended in the Charter. Ms. Nemer read the proposed Section 4.09 and explained that two words, "Mayor" and "or" would be the amended Charter language.

#### **Item 6. D. –Community Garden Request from Woodcreek Church**

##### **Staff Comments**

Don Magner, Director of Community Services, updated Council on this item explaining that Woodcreek Church is requesting to participate in the Community Garden Partnership program. He said the Environmental Advisory Commission unanimously approved the request.

**Council Comments**

Mayor Pro Tem Maczka and Councilmember Omar both commented on the successful development of the Community Garden program.

**B. Introduction of Consulting Team, Arapaho/Collins Study**

**Staff Comments**

Monica Heid, Community Projects Manager, addressed Council on this item. Ms. Heid reviewed the Arapaho/Collins study and explained the boundaries, existing conditions, how the study area relates to the Comprehensive Plan, and the purpose of the study. Ms. Heid stated that the purpose is to develop a strategy for addressing underperforming flex space in the study area. She explained that "flex space" is defined as commercial property that is flexible/versatile enough in its design to allow for a variety of office, research and development, quasi-retail sales, industrial processing, high tech or combinations of these uses in a single space. Ms. Heid introduced the consulting team as follows:

SB Friedman  
Steve Friedman  
Ranadip Bose  
Fran Lefor

HDR  
Doug Bisson  
Troy Henningson  
Jordan Everhart

Mr. Friedman reviewed the team's qualifications, experience, philosophy, understanding of the project and the process. He explained that the team would present findings in January/February.

Ms. Heid reviewed the detailed schedule.

**Council Comments**

There was Council discussion about the boundaries of the study and what, if any, areas are in the Tax Increment Financing (TIF) zone. Mr. Johnson explained that a lot of the study area is not currently in the TIF zone. Ms. Heid also explained that some areas outside of the boundary are not included because they are newer buildings in better condition. Mr. Johnson explained that what is learned from this study area can be applied to other areas.

Councilmember Omar asked how the City is incorporating other City goals into this study. Mr. Johnson explained that once the study is complete, the City will have better data to take to the community and fully incorporate other City goals.

Mayor Pro Tem Maczka stated she was pleased that staff and the consultants were defining exactly what will be included in this phase. She asked how long the next phase will take. Mr. Johnson stated the next phase will begin in 2013.

**RECESS WORK SESSION AND CONVENE REGULAR MEETING**

Mayor Townsend recessed the Work Session at 7:26 p.m. and convened the Regular Meeting at 7:34 p.m.

1. **INVOCATION – AMIR OMAR**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – AMIR OMAR**
3. **MINUTES OF THE SEPTEMBER 10, 2012 AND SEPTEMBER 17, 2012 MEETINGS**

### **Council Action**

Councilmember Omar moved to approve the Minutes as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

### **4. VISITORS**

Mr. Rick Shamblin addressed Council with an invitation to attend the 39<sup>th</sup> Annual Pancake Flip at First United Methodist Church, Richardson.

### **PUBLIC HEARING ITEMS:**

5. **PUBLIC HEARING, ZONING FILE 12-11: A REQUEST BY JOHN S. KIRK, REPRESENTING EMBREY PARTNERS, LTD., FOR A CHANGE IN ZONING FROM I-FP(2) INDUSTRIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY TO BE LOCATED AT THE SOUTHEAST CORNER OF GREENVILLE AVENUE AND COLLINS BOULEVARD. THE PROPERTY IS CURRENTLY ZONED I-FP(2) INDUSTRIAL.**

### **Staff Comments**

Michael Spicer, Development Services Director, reviewed this item.

### **Council Comments**

Councilmember Dunn asked how many units are proposed. Mr. Spicer replied 351.

Councilmember Omar inquired about the acreage of the property. Mr. Spicer stated it was just under 13 acres.

Councilmember Solomon asked about the landscaping on the area backing to Collins Street. Mr. Spicer explained that it would be buffered by a six foot wrought iron fence and landscaping.

### **Public Hearing**

Mayor Townsend opened the Public Hearing at 7:54 p.m.

The following, all representing the applicant, spoke in favor of the request and addressed questions from Council.

Bill Dahlstrom and John Kirk, Embry Partners Ltd.  
Scott Polikov, Gateway Planning Group  
Tod Fobare, property owner

### **Council Comments**

Mayor Pro Tem Maczka and Councilmember's Omar and Mitchell expressed significant concerns with no option for retail development. They also commented on the elevations being too low for the property and in regards to urban development.

Councilmember Mitchell stated the proposed development was not his idea of "urban development".

Councilmember Solomon expressed concerns with the amount of landscaping on Collins Street. Mr. Kirk explained that the full landscape plan has not been submitted yet and stated it would include a 10-12 foot hike and bike trail as well as landscaping. Mr. Solomon also expressed concerns with traffic regarding the

main entrance off Greenville. Mr. Kirk stated that they have worked extensively with staff on the traffic plans.

Councilmember Dunn inquired about the dog park, specifically, how the park would be kept exclusive to the development. Mr. Kirk replied that the management company would manage the dog park.

Councilmember Hartley commented on the property being located within the Arapaho/Collins study area and inquired if Council should wait for the results of the study before considering this request. Mr. Johnson reviewed the study area and explained that this parcel was not currently included in the study area. Mr. Polikov explained that the proposed development meets all the elements of the study.

Council expressed appreciation to Mr. Fobare and the applicants.

With no further public comments, Mayor Pro Tem Maczka moved to close the Public Hearing seconded by Councilmember Dunn. A vote was taken and passed unanimously.

#### **Council Comments**

Councilmember Omar stated that he highly respected all of the players, but does not see the same vision they have presented. He explained that he is okay with apartments, but would like to see the opportunity for the first floor to be mixed use. He also stated he did not like the surface parking.

Mr. Dahlstrom stated that the applicant is willing to look at options for parking and using building one as mixed used in the future.

Mayor Pro Tem Maczka stated that she preferred all buildings facing streets to have adaptability for mixed uses.

Councilmember Mitchell commented that in the end, if approved, Council would be approving 350 apartment units.

After a lengthy discussion on the issues mentioned, Council and the applicants determined that more time was needed to consider the issues and bring back revised plans.

#### **Council Action**

Councilmember Omar moved to table this item to October 22, 2012. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 7-0.

#### **6. CONSENT AGENDA:**

**ALL ITEMS LISTED UNDER ITEM 6 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:**

#### **A. CONSIDER RECOMMENDATIONS FROM THE ARTS COMMISSION FOR FINANCIAL ASSISTANCE FROM THE HOTEL/MOTEL TAX FUND FOR THE FOLLOWING ORGANIZATIONS:**

- |  |                |
|--|----------------|
| <b>1. SPECTACULAR SENIOR FOLLIES</b>         | <b>\$500</b>   |
| <b>2. ARTS INCUBATOR OF RICHARDSON (AIR)</b> | <b>\$1,000</b> |
| <b>3. GREATER DALLAS YOUTH ORCHESTRA</b>     | <b>\$1,000</b> |

4. NATIONAL ASSOCIATION OF COMPOSERS/USA-TEXAS CHAPTER	\$1,500
5. ISLAMIC ART REVIVAL SERIES	\$2,000
6. PLANO COMMUNITY BAND	\$2,000
7. DALLAS CHINESE COMMUNITY CENTER	\$3,500
8. CONTEMPORARY CHORALE	\$3,800
9. TEXAS PERFORMING CHINESE ARTS ASSOCIATION	\$3,800
10. FRIENDS OF THE RICHARDSON PUBLIC LIBRARY, INC.	\$4,000
11. PEGASUS THEATRE INCORPORATED	\$4,400
12. RICHARDSON READS ONE BOOK	\$5,000
13. CHAMBERLAIN PERFORMING ARTS (CHAMBERLAIN BALLET)	\$6,000
14. DALLAS ASIAN AMERICAN YOUTH ORCHESTRA	\$6,500
15. TEXAS WINDS MUSICAL OUTREACH, INC.	\$7,500
16. DALLAS REPERTOIRE BALLET	\$8,000
17. LONE STAR WIND ORCHESTRA	\$9,000
18. PLANO SYMPHONY ORCHESTRA	\$9,000
19. TUZER BALLET	\$10,800
20. RICHARDSON CIVIC ART SOCIETY (RCAS)	\$11,400
21. RICH-TONE CHORUS	\$12,500
22. RICHARDSON COMMUNITY BAND	\$15,500
23. CHAMBER MUSIC INTERNATIONAL	\$20,400
24. RICHARDSON THEATRE CENTRE, INC.	\$30,900
25. REPERTORY COMPANY THEATRE, INC. (RCT)	\$45,000
26. RICHARDSON SYMPHONY, INC.	\$75,000

**B. ADOPTION OF THE FOLLOWING ORDINANCES:**

1. **ORDINANCE NO. 3882, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY AMENDING AND RESTATING**

**ORDINANCE NO. 3586 TO PERMIT THE DEVELOPMENT OF AN INDEPENDENT LIVING FACILITY.**

- 2. ORDINANCE NO. 3883, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION WITH SPECIAL CONDITIONS ON A 0.96-ACRE TRACT OF LAND ZONED SPRING VALLEY STATION DISTRICT PD PLANNED DEVELOPMENT LOCATED AT 170 E. SPRING VALLEY ROAD.**
- 3. ORDINANCE NO. 3884, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A SPECIAL EVENT ENTERTAINMENT FACILITY WITH SPECIAL CONDITIONS ON A 1.87-ACRE TRACT OF LAND ZONED I-M(1) INDUSTRIAL LOCATED ON A PORTION OF LOT 8, BLOCK 6 OF THE GREENWAY ADDITION.**
- 4. ORDINANCE NO. 3885, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 18, SIGN REGULATIONS, BY AMENDING DEFINITIONS, AREA REGULATIONS, SIGN CLASSIFICATIONS AND OTHER STANDARDS.**
- 5. ORDINANCE NO. 3886, AMENDING ORDINANCE NO. 3872 BY AMENDING SECTION 8 REGARDING THE APPOINTMENT OF THE EARLY VOTING CLERK FOR THE SPECIAL ELECTION TO BE HELD ON NOVEMBER 6, 2012, AND AMENDING SECTION 11 TO CORRECT A SCRIVENER ERROR.**

**C. CONSIDER THE FOLLOWING RESOLUTIONS:**

- 1. RESOLUTION NO. 12-17, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS AND DALLAS COUNTY ON BEHALF OF THE DALLAS COUNTY HEALTH AND HUMAN SERVICES ("DCHHS"), FOR THE SUBCONTRACTING OF CHILD IMMUNIZATION SERVICES.**
- 2. RESOLUTION NO. 12-18, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS AND COUNTY OF DALLAS TO ENTER INTO AN AGREEMENT TO JOIN HOUSEHOLD HAZARDOUS WASTE NETWORK, AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**
- 3. RESOLUTION NO. 12-19, APPROVING THE TERMS AND CONDITIONS OF AN INTER LOCAL COOPERATION AGREEMENT FOR CONSTRUCTION OF THE MURPHY TRAIL CONNECTION, PHASE I, BY AND BETWEEN THE CITY OF PLANO, TEXAS, AND THE CITY OF RICHARDSON, TEXAS, AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**

**D. APPROVAL OF WOODCREEK CHURCH AS A PARTICIPANT IN THE CITY OF RICHARDSON COMMUNITY GARDEN PARTNERSHIP PROGRAM.**

**E. AUTHORIZE THE ADVERTISEMENT OF BID #59-12 – 2012 ANNUAL REQUIREMENTS CONTRACT FOR MASONRY WALL REPAIR AND REPLACEMENT. BIDS TO BE RECEIVED BY THURSDAY, OCTOBER 11, 2012 AT 2:00 P.M.**

**F. CONSIDER AWARD OF BID #60-12 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE CONTRACT WITH INTERSPEC, LLC, FOR IRRIGATION CONTROLLERS AND ACCESSORIES THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD) CONTRACT #373-11 IN THE AMOUNT OF \$60,000.**

**Council Action**

Councilmember Solomon moved to approve the Consent Agenda, Item 6 A-F, as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

**ADJOURN MEETING AND RECONVENE WORK SESSION**

Mayor Townsend adjourned the meeting at 9:40 p.m. and reconvened the Work Session at 9:50 p.m. to continue the Work Session Items. Item D was presented prior to Item C, but for the purpose of the Minutes, the items will be listed in the order of the agenda.

**C. Review and Discuss the 2011 – 2013 City Council Near Term Action Items**

**Staff Comments**

David Morgan, Deputy City Manager, reported on this item. He explained that the Near Term Action Items were approved by Council on September 26, 2011, with 65 total items identified and the top 40 ranked by priority. Mr. Morgan reviewed the items explaining that 28 of the 40 ranked items, or 70%; have been addressed and are either complete, in process, or ongoing. He reported that twelve items are scheduled to be reviewed by Council before the end of 2012. He stated that the remaining items would also be scheduled within the 2011-2013 term.

**Council Comments**

Councilmember Omar asked if staff could note an expected date of completion for those items marked “in process”.

**D. Review and Discuss Footwasher Ministries’ Peter Burks Day of Volunteerism**

**Staff Comments**

Don Magner, Director of Community Services, reviewed this item with Council. Mr. Magner gave a background of the Footwasher Ministries and explained the development of the Pete Burk’s Day of Volunteerism. Mr. Magner presented pictures and an update on the first Pete Burk Day of Service explaining that the community project impacted six neighborhoods and included playground renovation at the Boys and Girls Club and landscaping at the YMCA.

**Council Comments**

Councilmember’s Dunn and Omar commended Don and his staff for their work on this project.

Councilmember Solomon stated that this was a great opportunity for volunteers and there were many Richardson residents who participated.

**E. Report on Items of Community Interest**

**Council Comments**

Mayor Pro Tem Maczka informed Council that Sweet Firefly is celebrating their first anniversary Sunday, September 30 from 1 – 8 p.m.

Councilmember Solomon offered kudos to the Voice Project's Loud Crowd, a choir of members with Parkinson's disease, who held a fundraising concert with Lee Greenwood on September 23.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 10:24 p.m.

  
MAYOR

ATTEST:

  
CITY SECRETARY

