

**RICHARDSON CITY COUNCIL  
MONDAY, DECEMBER 8, 2014  
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:30 PM  
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

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The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, December 8, 2014 in the Richardson Room of the Civic Center, 411, W. Arapaho Road, Richardson, Texas. The Work Session will be followed by a Council Meeting at 7:30 p.m. in the Council Chambers. Council will reconvene the Work Session following the Council Meeting if necessary.

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

**WORK SESSION – 6:00 PM, RICHARDSON ROOM**

• **CALL TO ORDER**

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

*The City Council will have an opportunity to preview items listed on the Council Meeting agenda for action and discuss with City Staff.*

**B. REVIEW AND DISCUSS THE PLANNING FOR A FUTURE BOND PROGRAM**

**C. REVIEW AND DISCUSS THE TEXAS COMPTROLLER LEADERSHIP CIRCLE PROGRAM**

**D. REPORT ON ITEMS OF COMMUNITY INTEREST**

*The City Council will have an opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after posting the agenda.*

**COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS**

**1. INVOCATION – STEVE MITCHELL**

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

**3. MINUTES OF THE DECEMBER 1, 2014 MEETING**

**4. VISITORS**

*The City Council invites citizens to address the Council on any topic not already scheduled for Public Hearing. Citizens wishing to speak should complete a “City Council Appearance Card” and present it to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However, your concerns will be addressed by City Staff, may be placed on a future agenda, or by some other course of response.*

**PUBLIC HEARING ITEMS:**

- 5. PUBLIC HEARING, ZONING FILE 14-31 (CONTINUED FROM NOVEMBER 10, 2014): A REQUEST BY QUOC-ANH C. TRAN FOR APPROVAL OF A SPECIAL PERMIT FOR AN ADULT DAY CARE FACILITY AT 327 W. SPRING VALLEY ROAD, LOCATED ON THE SOUTH SIDE OF SPRING VALLEY ROAD, EAST OF CENTRAL EXPRESSWAY. THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.**

6. PUBLIC HEARING, ZONING FILE 14-32: A REQUEST BY ROBERT BOYD, REPRESENTING THE RAINDROP FOUNDATION, TO REVOKE ORDINANCE NO.2390-A, A SPECIAL PERMIT FOR THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION, AND APPROVAL OF A SPECIAL PERMIT FOR A TURKISH COMMUNITY CENTER AT 1416 E. COLLINS BOULEVARD, LOCATED ON THE SOUTH SIDE OF COLLINS BOULEVARD, EAST OF PLANO ROAD. THE PROPERTY IS CURRENTLY ZONED O-M OFFICE.
7. PUBLIC HEARING, ZONING FILE 14-38: A REQUEST BY SCOT WHITWER, REPRESENTING CB JENI HOMES, TO AMEND THE SPRING VALLEY STATION DISTRICT PD PLANNED DEVELOPMENT, ORDINANCE NO. 4032, TO ALLOW DEVELOPMENT OF TOWNHOMES ON APPROXIMATELY 1.63 ACRES LOCATED ON THE NORTH SIDE OF SPRING VALLEY ROAD, BETWEEN GREENVILLE AVENUE AND FLOYD BRANCH CREEK. THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.

**ACTION ITEMS:**

8. CONSIDER ORDINANCE NO. 4093, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY CHANGING THE ZONING OF THREE TRACTS OF LAND: A 33.15-ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF N. GLENVILLE DRIVE AND ROUTH CREEK PARKWAY (TRACT 1), AN 8.41-ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF NORTH CENTRAL EXPRESSWAY AND GALATYN PARKWAY (TRACT 2), AND A 5.37 ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF GALATYN PARKWAY AND N. GLENVILLE DRIVE (TRACT 3), IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND DESCRIBED IN EXHIBIT "A" HERETO, FROM "I-M(1)" (TRACT 1), "C-M" (TRACT 2), "I-M(1)" (TRACT 3), TO PD PLANNED DEVELOPMENT; ADOPTING USE AND DEVELOPMENT REGULATIONS, INCLUDING A CONCEPT PLAN.
9. CONSIDER ORDINANCE NO. 4094, AUTHORIZING THE ISSUANCE OF CITY OF RICHARDSON, TEXAS, ADJUSTABLE RATE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2014B AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.
10. ORDINANCE NO. 4095, DESIGNATING TRACTS 1, 2, 3 AND 4 AS DESCRIBED IN THE PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF RICHARDSON AND GALATYN PROPERTIES LTD., A TEXAS LIMITED PARTNERSHIP, AS DEPICTED IN EXHIBIT "A" ATTACHED HERETO, FOR USE AS PUBLIC PARK LAND AND OPEN SPACE, SAVE AND EXCEPT: (A) ANY PORTIONS OF SAID TRACTS TO BE RESERVED BY OR CONVEYED IN THE FUTURE AS DRAINAGE AND SEWER EASEMENTS TO GALATYN PROPERTIES LTD., A TEXAS LIMITED PARTNERSHIP, OR ITS SUCCESSORS AND ASSIGNS ("COMPANY"), OR THE PUBLIC, AS APPROPRIATE), PURSUANT TO THE PURCHASE AND SALE AGREEMENT OR THE ECONOMIC DEVELOPMENT AND PROJECT DEVELOPMENT AGREEMENTS BY AND BETWEEN THE CITY AND GALATYN; AND (B) PORTIONS OF TRACT 1 AND 4 TO BE RESERVED OR USED IN THE FUTURE FOR THE WIDENING OF PLANO ROAD AND RENNER ROAD AND ANY RELATED LOCATION OR RELOCATION OF PUBLIC UTILITIES AND OTHER PUBLIC IMPROVEMENTS.

**11. CONSENT AGENDA:**

*All items listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be removed from the Consent Agenda and discussed separately.*

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

1. ORDINANCE NO. 4085, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT WITH RICHARDSON RP DEVELOPMENT CORP. (THE "COMPANY") FOR THE RESTAURANT PARK PROJECT; AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF RICHARDSON AND RICHARDSON RP DEVELOPMENT CORP. FOR THE RESTAURANT PARK PROJECT.

2. ORDINANCE NO. 4090, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY REPEALING ORDINANCE 4063; BY GRANTING A CHANGE IN ZONING FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR C-M COMMERCIAL DISTRICT USES FOR A 0.354-ACRE TRACT LOCATED AT 501 W. BELT LINE ROAD, RICHARDSON, TEXAS.
  3. ORDINANCE NO. 4091, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR I-M(1) INDUSTRIAL DISTRICT USES FOR A 92.45-ACRE LOT LOCATED AT 300 W. RENNER ROAD, RICHARDSON, TEXAS.
  4. ORDINANCE NO. 4092, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A SMOKING ESTABLISHMENT, SUBJECT TO SPECIAL CONDITIONS, FOR A 1.41-ACRE LOT ZONED LR-M(1) LOCAL RETAIL, LOCATED AT THE SOUTHWEST CORNER OF MAIN STREET AND ABRAMS ROAD, RICHARDSON, TEXAS.
- B. CONSIDER APPROVAL OF THE 2015 CITY COUNCIL MEETING SCHEDULE.
- C. CONSIDER AWARD OF THE FOLLOWING BIDS:
1. BID #05-15 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO LILLARD LAWN COMMERCIAL MAINTENANCE FOR PARKS RESTROOM MAINTENANCE PURSUANT TO UNIT PRICES.
  2. BID #13-15 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO SWEEPING SERVICES OF TEXAS OPERATING, LP FOR STREET SWEEPING PURSUANT TO UNIT PRICES.
  3. BID #18-15 – WE RECOMMEND THE AWARD TO WASTEQUIP, LLC FOR THE COOPERATIVE PURCHASE OF REFUSE CONTAINERS THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #425-13 IN AN AMOUNT NOT TO EXCEED \$333,421.
  4. BID #28-15 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE CONTRACT TO NORTEX CONCRETE LIFT & STABILIZATION, INC. FOR PAVEMENT LEVELING SERVICES THROUGH THE CITY OF GRAND PRAIRIE BID #12001 PURSUANT TO UNIT PRICE OF \$3.44 PER POUND.
  5. BID #29-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO CALDWELL COUNTRY CHEVROLET FOR THE CO-OP PURCHASE OF THREE (3) 2015 CHEVROLET PICKUP TRUCKS FOR THE POLICE DEPARTMENT THROUGH THE TARRANTCOUNTY CONTRACT #2014-165 IN THE AMOUNT OF \$79,651.
  6. BID #31-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO LUBER BROTHERS, INC. FOR THE CO-OP PURCHASE OF A ROTARY MOWER FOR THE SHERRILL PARK GOLF COURSE THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #447-14 IN THE AMOUNT OF \$55,722.50.
  7. BID #32-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SAM PACK'S FIVE STAR FORD FOR THE CO-OP PURCHASE OF A TACTICAL DEPLOYMENT VAN FOR THE POLICE DEPARTMENT THROUGH THE STATE OF TEXAS CONTRACT #071-072-A2 IN THE AMOUNT OF \$70,546.04.

8. BID #33-15 – WE REQUEST AUTHORIZATION TO ISSUE PURCHASE ORDERS TO GUNN CHEVROLET/NISSAN FOR THE CO-OP PURCHASE OF A 2015 NISSAN ALTIMA FOR THE POLICE DEPARTMENT IN THE AMOUNT OF \$18,932.55 AND TO SILSBEE FORD/TOYOTA FOR A 2015 TOYOTA TACOMA PICKUP TRUCK FOR THE WATER CUSTOMER SERVICE DEPARTMENT IN THE AMOUNT OF \$20,867.75 THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD CONTRACT #430-13 FOR A TOTAL EXPENDITURE OF \$39,800.30.

- D. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #905-14 – WE RECOMMEND THE AWARD TO NORTH TEXAS CONTRACTING, INC., FOR THE UTD LOOP ROAD SEGMENT “D” CONSTRUCTION FOR A TOTAL AMOUNT OF \$2,518,369.50.

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### **EXECUTIVE SESSION**

In compliance with Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Personnel
  - Evaluation of the City Manager

### **RECONVENE INTO REGULAR SESSION**

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, DECEMBER 5, 2014, BY 5:00 P.M.

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AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING SUSAN MATTISON, ADA COORDINATOR, VIA PHONE AT 972 744-0809, VIA EMAIL AT ADACoordinator@cor.gov, OR BY APPOINTMENT AT 1621 E. LOOKOUT DRIVE, RICHARDSON, TX 75082.