

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION AND COUNCIL MEETING**  
**OCTOBER 12, 2015**

**WORK SESSION – 6:00 P.M.:**

• **Call to Order**

Mayor Voelker called the meeting to order at 6:06 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
Marta Gomez Frey	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Lough	Management Analyst
Michael Spicer	Director of Development Services

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

Michael Spicer, Director of Development Services, reviewed Zoning Files 15-14, 15-21, 15-22, and 15-24.

**B. REVIEW AND DISCUSS THE STATE CONSTITUTIONAL PROPOSITIONS**

This item was postponed.

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

There were no reports of community interest items.

**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 SEPTEMBER 28, 2015 MEETING**

**Council Action**

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

#### 4. VISITORS

There were no visitors comments submitted.

#### PUBLIC HEARING ITEMS:

5. **PUBLIC HEARING, ZONING FILE 15-14, A REQUEST BY AHMED HELALUZZAMAN, REPRESENTING RICHARDSON CRYSTAL CREEK HOA, TO AMEND THE CRYSTAL CREEK PD PLANNED DEVELOPMENT, ORDINANCE 3796, TO MODIFY DEVELOPMENT STANDARDS RELATED TO THE DEVELOPMENT OF AN 11.3-ACRE SINGLE-FAMILY SUBDIVISION LOCATED ON THE WEST SIDE OF HOLFORD ROAD, NORTH OF THE RICHARDSON/GARLAND CITY LIMIT LINE AND SOUTH OF CHAINHURST DRIVE. THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.**

#### Public Hearing

Ahmed Helaluzzaman, representing the applicant was available to answer Council questions. Council inquired about the three-car garage requirement, the lease on the cell tower, parking, number of builders, and if the applicant was agreeable to the City Plan Commission terms. The applicant stated he was mostly in agreement with the exception of the buffer zone, the ability to build 100% stucco, and the front facing garages on the lots that face north. After the following comments, Mayor Pro Tem Solomon moved to close the Public Hearing, seconded by Councilmember Mitchell, and approved unanimously.

#### The following people spoke in support:

Sadak Shaik  
Muhammad Isa  
Riaz Uddin  
Abdellatif Bellaouar  
Ahmed Fridi (did not speak, but registered support)

#### The following people spoke in opposition:

Debra Roberts  
Jerri Strong (did not speak, but registered opposition)

#### Council Action

Councilmember Townsend moved to approve the request as presented with the City Plan Commission recommendations and the accompanying ordinance. Mayor Pro Tem Solomon seconded the motion. A vote was taken and passed, 6-1 with Councilmember Simpson opposed. Ms. Simpson stated she could not support the restrictions of the buffer zone.

6. **PUBLIC HEARING, ZONING FILE 15-21 AND CONSIDER ADOPTION OF ORDINANCE NO. 4138, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN INDOOR RADIO CONTROL RACE TRACK WITH SPECIAL CONDITIONS ON A 3.17-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED AT 521 W. CAMPBELL ROAD, RICHARDSON, TEXAS.**

#### Public Hearing

The applicant, Randy Novak was available to answer questions from Council. Councilmember Mitchell inquired if there would be food or alcohol sold. Mr. Novak responded that there would only be vending

machine items. With no public comments submitted, Mayor Pro Tem Solomon moved to close the Public Hearing, seconded by Councilmember Scott, and approved unanimously.

#### **Council Action**

Councilmember Mitchell moved to approve the request and ordinance as submitted. Councilmember Frey seconded the motion. A vote was taken and passed, 7-0.

7. **PUBLIC HEARING, ZONING FILE 15-22 AND CONSIDER ADOPTION OF ORDINANCE NO. 4139, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A CHILDCARE CENTER WITH SPECIAL CONDITIONS ON A 2.00-ACRE TRACT OF LAND ZONED O-M OFFICE LOCATED AT 132 N. GLENVILLE DRIVE, RICHARDSON, TEXAS.**

#### **Public Hearing**

The applicant, Alisa White-Burton was available to answer questions from Council. Council inquired about landscaping and playground standards as well as daycare hours, restrictions on hours, and age and staff requirements. With no public comments submitted, Councilmember Frey moved to close the Public Hearing, seconded by Councilmember Simpson, and approved unanimously.

#### **Council Action**

Councilmember Dunn moved to approve the request and ordinance as presented. Councilmember Townsend seconded the motion. A vote was taken and passed, 7-0.

8. **PUBLIC HEARING, ZONING FILE 15-24 AND CONSIDER ADOPTION OF ORDINANCE NO. 4140, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING BY AMENDING ORDINANCE NUMBER 2586-A, ADOPTED ON FEBRUARY 16, 1987, TO AUTHORIZE THE ADDITIONAL USE OF "HOTEL, LIMITED SERVICE" FOR TRACT R-5 WITH SPECIAL CONDITIONS ON A PORTION OF A 4.75-ACRE TRACT OF LAND ZONED PD PLANNED DEVELOPMENT LOCATED AT 455 W. PRESIDENT GEORGE BUSH HIGHWAY, RICHARDSON, TEXAS.**

#### **Public Hearing**

The applicant, Mike Patel, was available to answer Council questions. Council inquired about the maximum occupancy of the conference room, which was confirmed at 50-70 occupants. There was significant discussion and inquiry regarding the brand of the hotel and it remaining a quality chain. There was also significant discussion regarding the food offerings other than breakfast. With no public comments submitted, Councilmember Dunn moved to close the Public Hearing, seconded by Councilmember Frey, and approved unanimously.

#### **Council Action**

Councilmember Townsend moved to approve Zoning File 15-24 and the ordinance. Councilmember Mitchell seconded the motion. Councilmember Simpson moved to amend the motion to include select service. Councilmember Solomon seconded the motion to amend and asked staff to clarify or define select service. Mr. Spicer explained that Council should be as specific as possible if they choose to include a condition on additional food service. There was significant discussion regarding additional food offerings. The applicant explained that the hotel will not have a kitchen. Mr. Spicer offered the following language to clarify the amendment, "at a minimum, food service shall be provided daily to include breakfast and

one other food service including beverage.” A vote on the amended motion was taken and failed, with Mayor Voelker, Councilmember Townsend, Councilmember Frey, and Councilmember Mitchell opposed. A vote on the main motion was taken and passed, 6-1, with Councilmember Simpson voting in opposition.

**9. CONSENT AGENDA:**

**A. CONSIDER ADOPTION OF ORDINANCE NO. 4141, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM R-850-M RESIDENTIAL, O-M OFFICE AND R-1500-M RESIDENTIAL TO PD PLANNED DEVELOPMENT FOR 42.99 ACRES LOCATED ON THE NORTH SIDE OF WALNUT STREET, BETWEEN GREENVILLE AVENUE AND ABRAMS ROAD.**

**B. CONSIDER THE FOLLOING RESOLUTIONS:**

**1. RESOLUTION NO. 15-32, ADOPTING THE CITY OF RICHARDSON INVESTMENT POLICY, DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT THE POLICY RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES.**

**2. RESOLUTION NO. 15-33, AMENDING THE DESIGNATED AUTHORIZED REPRESENTATIVES FOR TEXPOOL INVESTMENTS.**

**C. AUTHORIZE THE CITY MANAGER TO EXECUTE AN EASEMENT AND RIGHT-OF-WAY AGREEMENT AND ASSOCIATED DOCUMENTS WITH ONCOR ELECTRIC DELIVERY COMPANY LLC TO ACCOMMODATE PLACEMENT OF ELECTRIC SUPPLY AND COMMUNICATIONS FACILITIES WITHIN AN APPROXIMATE 851 SQUARE FOOT AREA TO SERVE AN EXISTING NORTH TEXAS MUNICIPAL WATER DISTRICT LIFT STATION LOCATED ON THE EAST SIDE N. JUPITER ROAD WITHIN THE 2100 BLOCK OF N. JUPITER ROAD.**

**D. AUTHORIZE THE ADVERTISEMENT OF THE FOLLOWING BIDS:**

**1. BID #05-16 – 2010 ALLEY REHABILITATION PHASE IX (ARAPAHO RD./MARILU ST./LORRIE DR./HANBEE ST.). BIDS TO BE RECEIVED BY THURSDAY, OCTOBER 29, 2015 AT 3:00 P.M.**

**2. BID #06-16 – 2010 ALLEY REHABILITATION PHASE VIII (WORCESTER WAY/PROVINCETOWN LANE/JOLEE ST./LORRIE DRIVE). BIDS TO BE RECEIVED BY THURSDAY, OCTOBER 29, 2015 AT 2:00 P.M.**

**3. BID #07-16 – GRANT DRIVE AND MERRIE CIRCLE WATERLINE. BIDS TO BE RECEIVED BY FRIDAY, OCTOBER 30 AT 2:00 P.M.**

4. BID #09-16 – RE-BID OF ARAPAHO ROAD CULVERTS RAILING REPLACEMENTS. BIDS TO BE RECEIVED BY MONDAY, NOVEMBER 23, 2015 AT 2:00 P.M.

**E. CONSIDER AWARD OF THE FOLLOWING BIDS:**

1. BID #10-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SUNGARD PUBLIC SECTOR FOR THE FY 2015-16 ANNUAL MAINTENANCE OF THE EXISTING HTE OPERATING FINANCIAL SOFTWARE IN THE AMOUNT OF \$133,846.
2. BID #11-16 – WE WISH TO CONTRACT WITH AT&T FOR THE FY2015-2017 TELEPHONE SMART TRUNKS/POTS COMMUNICATION LINES THROUGH THE STATE OF TEXAS DEPARTMENT OF INFORMATION SERVICES CONTRACT #DIR-TEX-AN-NG-CTSA-005 FOR AN ANNUAL AMOUNT OF \$170,000.
3. BID #12-16 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO CHILD’S PLAY, INC. FOR PARK PLAYGROUND EQUIPMENT AND INSTALLATION FOR LOOKOUT PARK PURSUANT TO THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD) CONTRACT #423-13 IN THE AMOUNT OF \$171,258.

**Council Action**

Councilmember Dunn moved to approve the Consent Agenda as presented. Councilmember Frey seconded the motion. A vote was taken and passed, 7-0.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 9:35 p.m.



MAYOR

ATTEST:



CITY SECRETARY

