

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION AND COUNCIL MEETING**  
**AUGUST 1, 2016**

• **Call to Order**

Mayor Voelker called the meeting to order at 6:00 p.m. with the following Council members present:

|                  |   |
|------------------|---|
| Paul Voelker     | Mayor   |
| Bob Townsend     | Councilmember                                 |
| Scott Dunn       | Councilmember                                 |
| Mabel Simpson    | Councilmember                                 |
| Marta Gomez Frey | Councilmember                                 |
| Steve Mitchell   | Councilmember ( <i>arrived at 6:05 p.m.</i> ) |

Absent:

|              |               |
|--------------|---------------|
| Mark Solomon | Mayor Pro Tem |
|--------------|---------------|

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        | Assistant to the City Manager                 |
| Michael Spicer      | Director of Development Services              |
| Tina Firgens        | Planning Projects Manager                     |
| Keith Krum          | Senior Planner                                |

Consultants:

Karen Walz, Strategic Community Solutions  
Mark Bowers, Kimley-Horn

**COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBER**

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

Dan Johnson, City Manager, reviewed action items number 5 and 6 regarding the tax and budget hearings. Mr. Johnson explained that although the public notice will reflect the current tax rate of \$0.63516, it does not mean the City Council is recommending this rate. He further explained that Council will discuss the proposed rate during the budget hearings. Mr. Johnson also noted the proposed sign ordinance amendments that were reviewed in a previous work session and he commended staff on the quick turnaround.

**B. REVIEW AND DISCUSS THE MAIN STREET/CENTRAL EXPRESSWAY ENHANCEMENT/ REDEVELOPMENT – REZONING INITIATIVE (PHASE III)**

Tina Firgens, Planning Projects Manager, introduced the item and provided a brief overview of the project and the progress to date. Mark Bowers, Kimley-Horn, reviewed the feedback received

from the second round of Property and Business Owner Meetings and the Community Workshop conducted during July 2016.

### **Property and Business Owner Meetings Feedback:**

#### **Gateway Commercial**

- Building heights seem appropriate – good for business
- The proposed uses are appropriate
- The proposed street connection from the US 75 Frontage Road to Sherman is a great idea

#### **Central Sub-districts**

- Would like to see additional materials allowed for patio enclosures
- Discussion / clarification was provided related to proposed on-premise alcoholic beverage consumption exemption
- The alternate Belt Line Road / Main Street cross-section was supported

#### **Creative Corporate / Centennial Green**

- Support shown for green aspects (envisioned creek / open space amenities) of Centennial Green
- Proposed building heights are appropriate
- Proposed uses are reasonable – should consider adding High Tech Manufacturing (stand-alone) to Creative Corporate with a Special Permit
- A strong connection between Creative Corporate and the DART station is needed

#### **Railside**

- Achieving the allowed building heights would be difficult due to existing parcel sizes – would like to see the proposed heights achieved
- The proposed street connection (US 75 to Sherman) is a positive addition
- Would like to have the ability to have landscaping in the area
- Many questions / concerns expressed related to non-conformities
  - Need to be able to expand building in order to stay in place
  - Concerned that small business owners will be forced-out if a big developer comes in and wants to develop
  - Body shops on same campus with new car dealerships should be accommodated
  - Auto related activity inside of a building should be allowed
  - Concerned that if a fire occurs, existing businesses may not be able to rebuild or continue their use
  - Employees from auto related uses support other businesses in town

### **Community Workshop Feedback:**

#### **Gateway Commercial**

- No pole signs
- Concern with multi-family entitlements everywhere (was proposed to be allowed with Special Permit only)
- Lighting and noise concerns – current US 75 future density

#### **Creative Corporate**

- Traffic improvements (needed) at the Spring Valley and Sherman intersection
- Building heights shown are appropriate
- A stronger green space / trail corridor connection is needed to the center of the Fossil site from the Central Trail

### **Centennial Green**

- Floyd Branch as an amenity – potential for improvements through Brick Row
- Proposed uses:
  - No boarding kennel (was not proposed as a permitted use)
  - No helipad (was not proposed as a permitted use)
  - No smoking establishments (was proposed to be allowed with Special Permit only)

### **Railside**

- No comments received

### **Central Sub-districts**

- Canvas carport structures okay in front of building setback? (was not proposed)
- Fences and screening walls: allowable materials – consider adding vinyl

### **Other General Comments**

- Please don't let there be too many "big box" apartment developments. A monoculture supply leaves the City more susceptible to economic cycles and future shift in preferences. Witness what happened with Nortel, Countrywide, etc. Boom and Bust (i.e. fads don't last)
- Monolithic ownership / management can expose the City to a big chunk (of properties) going downhill all at once. [Cited that Vickery Meadows (Park Lane at Greenville in Dallas) was once marketing young, single professionals]
- A wider range of owners, big and small, can respond to market forces and be more resilient to changes in the economy

Karen Walz, Strategic Community Solutions, reviewed recommendations for refinements to the sub-districts based on the direction Council and City Plan Commission gave at the June 20 joint work session.

### **Gateway Commercial**

- Maintain direction that multi-family will be allowed in this district, but only with a special permit

### **Railside**

- Maintain current direction related to previously approved non-conformities for the corridor

### **Creative Corporate**

- Provide a bike / pedestrian trail connection to DART that is comfortable for nighttime use (West Spring Valley and Prestonwood / Buckingham)

### **Centennial Green**

- Create a specialty site designation along the Floyd Branch and Lois Branch, and add supporting code language to enable creek enhancement as an amenity for adjacent residential uses

### **Central Sub-districts**

- Maintain current code direction

Mark Bowers, Kimley-Horn, reviewed the Belt Line Road/Main Street – Alternative Cross-Section and based on community feedback recommended to replace the existing coded Belt Line Road/Main Street cross-section (west of Greenville Avenue) with the new alternate cross-section.

| Site Element                         | Coded Street Cross-section (at McKinney St.) | Alternate Street Cross-section (at McKinney St.)                           |
|--------------------------------------|--|--|
| Sidewalks (both sides)               | 8 ft.  | 6.5 ft.  |
| Landscape/Amenity Zones (both sides) | 6 ft.  | 8 ft. – Combined into same lane (i.e. parking lane with landscape islands) |
| Parallel Parking (both sides)        | 8 ft. (dedicated lane)                       |  |
| Travel Lanes (all)                   | 11 ft. (44 ft. total)                        | 11 ft. (44 ft. total)  |
| Median                               | 14 ft.                                       | 5 ft.  |
| Total ROW Width                      | 104 ft.                                      | 80 ft. (existing varies)   |

Tina Firgens, Planning Project Manager provided an update on information requested at the June CPC/City Council Joint Session:

1. Existing number of auto-related uses in the southern sub-districts
2. Existing number of auto-related uses in the Central Place and Interurban sub-districts
3. Where are additional areas that these uses can locate within Richardson?

Ms. Firgens reviewed the recommendations from the joint work session and explained auto-related uses – post code adoption:

- All existing Special Permits will cease to exist with the adoption of the new Code for the southern sub-districts
  - Current Special Permits were connected to the standard zoning districts under which they were granted [(e.g. C-M, I-M(1), SVSD)]
  - Similar approach as central sub-districts
- Uses are allowed to continue operating as non-conforming uses in accordance with the non-conforming provisions for the corridor
- Properties only within the yellow shaded area (i.e. west side of Central Expressway, and east side of Central Expressway within 1,000 feet of Phillips Street) are allowed to request a Special Permit to become legal conforming uses
- Could include text within the new Code to retain any previously approved Special Permits

**Council Discussion**

Council was in agreement to move forward with preparing the draft zoning ordinance based on the staff and consultant team’s recommendations for each of the southern and central sub-districts, including replacing the existing coded street cross-section for Belt Line Road/Main Street (west of Greenville Avenue) with the proposed alternate street cross-section. Additionally, the Council was in agreement to preserve the existing Special Permits for three current business owners who presently have Special Permits for auto-related uses (two within the Gateway Commercial Sub-district and one within the Centennial Green Sub-district) and not require them to come back to City Council for a Special Use Permit after the new zoning Code is established.

**Recess**

The Work Session was recessed at 7:00 p.m. for the Council Meeting. The Work Session was reconvened at 7:14 p.m.

### **C. REVIEW AND DISCUSS ENVIRONMENTAL PARTNERSHIP INITIATIVES**

Don Magner, First Assistant City Manager, reviewed this item for Council explaining the background related to the creation and original purpose of the Environmental Advisory Commission (EAC), the previous and current work plan of the EAC and accomplishments; identifying changing dynamics and roles on environmental initiatives; and reviewing possible strategies to enhance environmental partnerships in the future. Mr. Magner reviewed the following recommendation based on a subject matter approach and the proposed implementation.

#### **Recommendation**

- Develop volunteer opportunities that are subject matter based and more accommodating in structure
  - Allows volunteers to focus on what they are most passionate about
  - Allows for customized engagement strategies
  - Results in more partnership opportunities which will result in more volunteerism
    - Key Environmental Partnership Initiatives:
      - Richardson Plants
      - Richardson Conserves
      - Richardson Informs

#### **Implementation**

- Establish an Environmental Partnership Initiatives Webpage
  - Will include online form for residents to express an interest in volunteering
  - A subject matter liaison will follow up with the volunteer to discuss opportunities/interests, assignments, schedules, etc.
- Create a communication plan to introduce the Environmental Partnership Initiatives strategy to the community
- Appoint a member of City Manager's Office to closely monitor the efforts of subject matter coordinators to ensure work plans are organized, programming is enhanced and opportunities expanded

#### **Council Discussion**

Council expressed approval and excitement for a greater opportunity for citizens to volunteer and get involved more directly with specific environmental initiatives. Mayor Voelker expressed appreciation to the EAC for the impact their work has had and will continue to have on environmental issues. He requested staff to review ways for Council to be involved and updated on the efforts of environmental partnership initiatives.

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

Councilmember Frey reported on attending the Loving the Me I See event; a program encouraging self-esteem for girls.

Councilmember Mitchell reported on the Regional Transportation Committee's recent adoption of goals and stated that he would be working with City staff and Council to align goals with the City's legislative program.

Mayor Voelker reported on Senior Awareness Day hosted by Representative Angie Chen Button. He also noted the Pre-National Night Out Kickoff Celebration will be held Tuesday at 6:30 at the Civic Center.

**COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS**

1. **INVOCATION – SCOTT DUNN**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN**
3. **MINUTES OF THE JULY 19-20, 2016 BUDGET WORKSHOP MEETINGS AND JULY 25, 2016 MEETING**

**Council Action**

Councilmember Simpson moved to approve the Minutes as presented. Councilmember Mitchell seconded the motion. A vote was taken and passed, 6-0 with Mayor Pro Tem Solomon absent.

**4. VISITORS**

Mr. Steve Engleman, 4600 Winter Park Drive, Richardson, addressed Council regarding the repair of the alley behind his home and the length of time it has taken to repair. City Manager Johnson directed First Assistant City Manager to speak with Mr. Engleman about this issue.

**ACTION ITEMS:**

5. **CONSIDER SETTING PUBLIC HEARINGS ON AUGUST 22 AND AUGUST 29, 2016 ON THE PROPOSED TAX RATE OF \$0.63516 PER \$100 VALUATION FOR FISCAL YEAR 2016-2017.**

**Council Action**

Councilmember Townsend moved to set the Public Hearings on August 22 and August 29, 2016, on the proposed tax rate of \$0.63516 per \$100 valuation for Fiscal Year 2016-2017. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-0 with Mayor Pro Tem Solomon absent. Mayor Voelker, Councilmember Townsend, Councilmember Dunn, Councilmember Frey, Councilmember Simpson, and Councilmember Mitchell voted in favor.

6. **CONSIDER SETTING PUBLIC HEARING ON AUGUST 22 FOR THE PROPOSED FISCAL YEAR 2016-2017 RICHARDSON MUNICIPAL BUDGET.**

**Council Action**

Councilmember Frey moved to set a Public Hearing on August 22, 2016, on the proposed 2016-2017 City of Richardson Municipal Budget. Councilmember Mitchell seconded the motion. A vote was taken and passed, 6-0 with Mayor Pro Tem Solomon absent. Mayor Voelker, Councilmember Townsend, Councilmember Dunn, Councilmember Frey, Councilmember Simpson, and Councilmember Mitchell voted in favor.

**7. CONSENT AGENDA:**

- A. **CONSIDER ADOPTION OF ORDINANCE NO. 4176, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 18, SIGN REGULATIONS, BY DELETING THE DEFINITION OF “DIRECTOR OF COMMUNITY SERVICES” AND ADDING A DEFINITION FOR “BUILDING OFFICIAL”; BY CHANGING THE REFERENCES TO “DIRECTOR OF COMMUNITY SERVICES” WHEREVER IT APPEARS IN CHAPTER 18 TO “BUILDING OFFICIAL”; BY**

AMENDING SECTION 18-96 (8) (f) (2) TO CHANGE THE MINIMUM TIME PERIOD FOR DISPLAY OF ELECTONIC MESSAGING; BY AMENDING SECTION 18-96 (16) (d) TO DELETE SUBPART (2) TO ELIMINATE THE MINIMUM LOCATION DISTANCE FOR MENU BOARDS FROM PRIVATE PROPERTY LINES; BY AMENDING SECTION 18-96 (18) (b) (2) BY CHANGING THE MAXIMUM HEIGHT OF MULTIPLE-USE MONUMENT SIGNS TO EIGHT FEET; BY AMENDING SECTION 18-96 (24) (g) (1) TO CHANGE THE REFERENCE TO COMMUNITY SERVICES DEPARTMENT TO BUILDING INSPECTIONS DEPARTMENT; BY AMENDING SECTION 18-96 (32) (b) TO DELETE SUBPART (2) AND SECTION 18-96 (32) (d) TO LIMIT LOCATION OF SUBDIVISION, HOME BUILDER AND DEVELOPER SIGNS TO ON-SITE; BY AMENDING SECTION 18-96 (33) (a) AND (c) TO EXCLUDE HOT AIR BALLOON SHAPED AND OTHER INFLATABLE TYPE SIGNS AS TEMPORARY PROMOTIONAL SIGNS AND TO LIMIT THE NUMBER OF FREESTANDING TEMPORARY PROMOTIONAL SIGNS TO FOUR (4) SIGNS.

- B. CONSIDER RESOLUTION NO. 16-20, APPROVING THE TERMS AND CONDITIONS OF A PROJECT SPECIFIC AGREEMENT TO THE MASTER AGREEMENT GOVERNING MAJOR CAPITAL IMPROVEMENT PROGRAM, BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS AND THE COUNTY OF DALLAS, TEXAS, FOR THE DUCK CREEK TRAIL EXTENSION PROJECT, AND AUTHORIZING ITS EXECUTION BY THE MAYOR.
- C. CONSIDER AWARD OF BID #60-16 – WE RECOMMEND THE AWARD TO R-TEX SERVICES, LLC, FOR THE EAST POND OUTLET REPAIRS - RENNER ROAD PONDS IN BRECKINRIDGE PARK IN THE AMOUNT OF \$135,237.25.
- D. CONSIDER CANCELLATION OF THE MONDAY, AUGUST 15, 2016 CITY COUNCIL MEETING.

**Council Action**

Councilmember Mitchell moved to approve the Consent Agenda as presented. Councilmember Simpson seconded the motion. A vote was taken and passed, 6-0 with Mayor Pro Tem Solomon absent.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 8:11 p.m.

ATTEST:

  
CITY SECRETARY



  
MAYOR

