# MINUTES RICHARDSON CITY COUNCIL WORK SESSION AND MEETING MONDAY, AUGUST 13, 2012

# WORK SESSION - 6:00 P.M.

#### Call to Order

Mayor Townsend called the meeting to order at 6:02 p.m. with the following Council members present:

Bob Townsend

Mayor

Laura Maczka Mark Solomon Scott Dunn Mayor Pro Tem Council member

Scott Dunn
Kendal Hartley
Steve Mitchell

Council member Council member

Council member

Amir Omar

Council member

The following staff members were also present:

Dan Johnson

City Manager

David Morgan

Deputy City Manager

Michelle Thames

Assistant City Manager Administrative Services Assistant City Manager Development Services

Cliff Miller Samantha Woodmancy

Management Analyst

Aimee Nemer

City Secretary

Michael Spicer

Development Services Director Community Services Director

Don Magner

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

#### Item 5

### **Staff Comments**

Michael Spicer, Development Services Director, reviewed Item 5, ZF 12-10, explaining that the applicant is requesting approval of a Special Permit for a motor vehicle service station with modified development standards at the northwest corner of President George Bush Turnpike and Renner Road. He stated the property is currently zoned C-M Commercial and was previously a motor vehicle service station when it was developed in 2001. He stated that the applicant is proposing to construct a hooded left turn lane that would provide access to the site from eastbound Renner Road. Mr. Spicer explained that the applicant is also requesting two variances; (1) to allow reduced internal stacking at the gas pumps and (2) to allow a maximum building height to 31'7" to the top of the parapet rather than the maximum 29 feet. He explained that both variances are being requested in order to allow the building and site to remain as presently configured.

#### **Council Comments**

Councilmember Omar inquired if the median construction would be a cost to the developer. He also asked if the trees in the median could be relocated to the property. Mr. Spicer stated that the developer would incur the cost. He also said that the developer was amenable to relocating trees.

#### Item 7

#### **Staff Comments**

Don Magner, Director of Community Services, reviewed Item 7, Sign Control Board Minutes, reviewing Case #12-10 (Renner Professional Plaza) and 12-11 (Boys and Girls Club). He explained that Case #12-10 was a request for a variance to erect a 7'4" monument sign on property zoned industrial in order to have a sign visible on Renner Road. Mr. Magner stated that Case 12-11 was a request to allow a second free standing sign on the church property where they have signed a two year lease to provide permanent signage advertising the Boys and Girls Club. Mr. Magner stated that both cases were approved by the Sign Control Board by a 5-0 vote with a stipulation on Case #12-10 for a maximum height of six feet.

#### **Council Comments**

Regarding Case #12-10, Councilmember Omar expressed concern with the monument sign being too cluttered with multiple tenants copy and content. Councilmember Mitchell asked the reason for the variance. Mr. Magner replied that monument signs are not currently allowed in Industrial Zoning. Councilmember Mitchell asked how the applicant will handle the six foot maximum. Mr. Magner stated they would probably eliminate the topper of the sign.

#### B. Review and Discuss the West Spring Valley Road Rehab Project

#### **Staff Comments**

Community Services Director Don Magner provided an overview of the W. Spring Valley Road rehab project, including reviewing planned bridge enhancements and infrastructure improvements such as light pole and traffic signal replacement. Mark Bowers from HOK also presented information and various concepts on the Dumont Bridge, Dumont Culvert, Dublin Culvert, Weatherred Culvert, and West Spring Valley Bridge.

# **Council Comments**

Council discussed various aspects of the features of each project. There was a consensus of Council for Option 3 for the W. Spring Valley Bridge.

# C. Review and Discuss the Neighborhood Vitality Program Project Implementation

#### **Staff Comments**

Community Services Director Don Magner provided a status report on the 2010 Neighborhood Vitality Program, focusing in particular on bridge enhancement projects in Mark Twain, Duck Creek and North College Park. Staff explained that the Neighborhood Vitality Program is a neighborhood improvement program funded through bond programs to address enhancements to bridges, screening walls, landscaping and entry features.

#### **Council Comments**

Council commented on the crooked utility poles and asked if the City could address this with Oncor.

# D. Review and Discuss Screening Wall Maintenance

# **Staff Comments**

Community Services Director Don Magner provided a presentation regarding current and future maintenance practices for screening walls primarily located along arterial roadways. He reviewed the screening wall inventory that is currently underway.

Mr. Magner provided the following information:

#### Wall Inventory

- Approximately 90,000 linear feet of painted Eddie Mann walls
- Approximately 38,000 linear feet of unpainted Eddie Mann walls
- Approximately 76,000 linear feet of masonry walls

Cost: Power wash, prime and paint screening wall - \$.95 square foot with Ecopaint Option

- Anticipated FY 11/12 3,500 linear feet (6' high wall)
- Increase of 2,000 linear feet
- Anticipated FY 12/13 7,000 linear feet (6' high wall)
- FY 12/13 Budget has been increased to \$40,000

Capital Projects is conducting an expanded survey of Eddie Mann walls by evaluating the aesthetic condition in addition to the structural integrity.

- Once said inventory is completed, staff will present a maintenance plan for FY 12/13, focusing on the following:
- Wash and paint walls the currently have peeling or chipping paint
- Wash and paint walls that have been painted different colors
- Establish a regular rotation to wash all walls within the City

# **Council Comments**

Council asked when the inventory would be complete. Mr. Magner stated mid-October. Mayor Townsend and Councilmember Dunn expressed concerns with erosion issues and asked that these issues be included in the inventory. Mr. Johnson stated that staff would include this information in the inventory. Mr. Johnson also stated that a strategy to deal with structural issues would be forthcoming.

Mayor Townsend inquired if the \$70,000 only covered one side of the wall. Mr. Magner stated that only one side of the wall would be painted with the exception of a small section on Glenville that will be done on both sides.

## E. Report on Items of Community Interest

#### **Council Comments**

Mayor Pro Tem Maczka reported that the Regional Transportation Council (RTC) has received a private sector proposal regarding the Cottonbelt Project. She stated the RTC would be reviewing and she would provide additional information after the review.

Councilmember Solomon gave his condolences for the passing of Randy Smith.

Councilmember Omar gave his condolences for the passing of Peggy Ritchey.

#### **ADJOURN WORK SESSION AND CONVENE REGULAR MEETING**

Mayor Townsend adjourned the Work Session at 7:30 and convened the Council Meeting at 7:38 p.m.

- 1. INVOCATION LAURA MACZKA
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS LAURA MACZKA
- 3. MINUTES OF THE JULY 16, 2012 WORK SESSION, JULY 23, 2012 REGULAR MEETING, AND JULY 30, 2012 WORK SESSION
- 4. VISITORS

Ms. Patti stone addressed Council expressing concerns about the Oxford House.

# **PUBLIC HEARING ITEMS:**

5. PUBLIC HEARING, ZONING FILE 12-10: A REQUEST BY KENNETH D. BACA, REPRESENTING VICTRON STORES, LP, FOR A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION WITH MODIFIED DEVELOPMENT STANDARDS TO BE LOCATED AT 2750 E. PRESIDENT GEORGE BUSH TURNPIKE (NORTHWEST CORNER OF PRESIDENT GEORGE BUSH TURNPIKE AND RENNER ROAD). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

#### **Staff Comments**

Development Services Director Michael Spicer reviewed ZF 12-10.

#### **Public Hearing**

The public hearing was opened at 7:53 p.m. with the applicant, Ken Baca, addressing Council and responding to questions.

# **Council Comments**

Councilmember Omar inquired if there would be any issue with relocating the trees from the median to the property. The applicant stated he was willing to do that.

#### **Council Action**

Councilmember Omar moved to close the public hearing, seconded by Mayor Pro Tem Maczka. The motion passed unanimously. Councilmember Solomon moved to approve as presented with the following additional stipulation; that the applicant work with the traffic department for the preservation of the existing trees and that they be relocated to the best position possible for proper traffic flow. Councilmember Omar 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. ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 3873, AMENDING THE COMPREHENSIVE ZONING ORDINANCE

AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE WITH MODIFIED DEVELOPMENT STANDARDS ON A 0.83-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED AT 177 WEST CAMPBELL ROAD, AND BY REPEALING ORDINANCE NO. 2471-A.

- 2. ORDINANCE NO. 3874, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 18, SIGN REGULATIONS, BY AMENDING DEFINITIONS, AREA REGULATIONS, SIGN CLASSIFICATIONS AND OTHER STANDARDS.
- B. AUTHORIZE THE ADVERTISEMENT OF THE FOLLOWING BIDS:
  - 1. BID #55-12 2010 SIDEWALK REPAIR PROGRAM PHASE IV (REGIONS 7 & 8). BIDS TO BE RECEIVED BY THURSDAY, AUGUST 30, 2012 AT 2:00 P.M.
  - 2. BID #56-12 2010 NEIGHBORHOOD VITALITY BOND PROJECT BRIDGE ENHANCEMENTS AT DUCK CREEK, MARK TWAIN AND N. COLLEGE PARK NEIGHBORHOODS. BIDS TO BE RECEIVED BY THURSDAY, AUGUST 30, 2012 AT 3:00 P.M.
- C. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL CSP #903-12 WE RECOMMEND THE AWARD TO CORE CONSTRUCTION FOR THE FIRE TRAINING CENTER, EMERGENCY OPERATIONS CENTER AND BACKUP DISPATCH FACILITY IN THE AMOUNT OF \$7,073,190.
- D. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER TO DECREASE AND CLOSE OUT PURCHASE ORDER 111033 TO JRJ

# PAVING, LP FOR HILLSIDE AVENUE STREET PAVEMENT REHABILITATION IN THE AMOUNT OF \$56,988.42.

#### **Council Action**

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

7. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE AUGUST 8, 2012 MEETING.

# **Council Action**

Councilmember Mitchell moved to approve Item 7 as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 6-1, with Councilmember Omar opposed.

### **EXECUTIVE SESSION**

- In compliance with Section 551.071(2) and Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:
  - Consultation with City Attorney
    - Briefing Regarding the Regulation of Community and Group Homes
  - Deliberation of Personnel
    - Boards and Commissions
      - Consideration of Appointment of City Plan Commission Alternate

#### RECONVENE EXECUTIVE SESSION

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

Council convened into Executive Session at 8:12 p.m. and reconvened into Regular Session at 10:30 p.m. No action was taken.

J. J. Joursens

#### **ADJOURNMENT**

With no further business, the meeting was adjourned at 10:30 p.m.

ATTEST:

CITY SECRETARY

Minutes August 13, 2012 Page 6 of 6