

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
DECEMBER 10, 2012

WORK SESSION – 6:00 P.M.:

• **Call to Order**

Mayor Townsend called the meeting to order at 6:00 p.m. with the following Councilmembers present:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Steve Mitchell (arrived at 6:20)	Councilmember
Amir Omar	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Michael Massey	Director of Parks and Recreation
Michael Spicer	Director of Development Services
Kent Pfeil	Director of Finance

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

Item 6 ZF-12-19

Michael Spicer, Director of Development Services, reviewed this item for Council explaining that the applicant is requesting an amendment to the Bush Central Station Planned Development District to establish an alternate Regulating Plan, associated development standards and street cross-sections that would apply to approximately 38.5 acres of the 57.1 acre tract. He explained that the proposed alternate Regulating Plan and accompanying Code would not replace the existing Regulating Plan and Code, but serve as another option to be applied at the discretion of the developer. Mr. Spicer stated that the City Plan Commission supports the proposed alternate Regulating Plan and Code, but added requirements that would include retail ready standards and enhanced architectural treatment of parking garage façades along the DART rail and those portions of any parking garage façades fronting the PGBT that extend above the height of the turnpike's main travel lanes. Mr. Spicer explained that subsequent to the City Plan Commission meeting, the applicant proposed an alternative remedy regarding the architectural treatment of parking façades that would keep the architectural treatment of parking garage façades along Plano Road intact, while providing precast concrete spandrels, but no vertical elements, for

garage façades along the DART rail frontage and the entire façade along the PGBT, thereby eliminating a "half finished" or incomplete appearance of any parking garage facing the PGBT.

Item 7 ZF 12-20

Michael Spicer, Director of Development Services, reviewed this item for Council explaining that the applicant is requesting a change in zoning for approximately 147.5 acres from PD Planned Development and C-M Commercial to PD Planned Development to reallocate land uses, adopt a concept plan, and to adopt revised development regulations. He explained that the proposed zoning change seeks to redistribute uses that are currently allowed in the PD along with providing a revised concept plan and development regulations. Mr. Spicer stated that the City Plan Commission, by a vote of 7-0, recommended approval of the request as presented, with the added conditions that the building setback along Renner Road in Parcel E-4 be increased from forty (40) feet to sixty (60) feet and that trees be planted within the Renner Road medians.

B. Review and Discuss Naming of Heights Small Neighborhood Park on Weatherred Drive

Staff Comments

Michael Massey, Director of Parks and Recreation, briefed this item for Council giving a history of the park project and a review of the Park Commission discussion regarding the naming of the park. Mr. Massey stated that the Commission did not reach a consensus and tabled the item. He explained that after additional staff research on Richardson history and the Heights Subdivision, the Commission recommended the following names for Council consideration: W.R. Durham Park and Jessie Durham Park.

Council Comments

Mayor Townsend suggested naming the park Durham Park. There was a consensus of Council in favor. There was some discussion regarding exploring sponsorship naming opportunities and acknowledging other historical contributors in features of the park.

C. Report on Items of Community Interest

There were no items of Community Interest reported.

ADJOURN WORK SESSION AND CONVENE COUNCIL MEETING – 7:30 PM

1. **INVOCATION – STEVE MITCHELL**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**
3. **MINUTES OF THE NOVEMBER 12, 2012 COUNCIL MEETING, NOVEMBER 19, 2012 SPECIAL MEETING, NOVEMBER 19, 2012 WORK SESSION AND SPECIAL CALLED MEETING, NOVEMBER 26, 2012 COUNCIL MEETING, AND DECEMBER 3, 2012 WORK SESSION**

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. Jim Mallett addressed Council expressing appreciation for a review and improvements to the Golf Course fund. He stated concerns about shifting funds from the General Fund to the Golf Fund and regarding administrative expenses.

Mr. Rick Shamblin addressed Council expressing opposition to the results of the Golf Fund review noting transparency, accountability, and business reasons.

5. CONSIDER APPOINTMENTS TO THE EISEMANN CENTER FOUNDATION BOARD.

Council Action

Mayor Pro Tem Maczka moved to reappoint Bruce MacPherson, Managing Director of the Eisemann Center, Kent Pfeil, Director of Finance, and Shanna Sims-Bradish, Assistant City Manager, Administrative and Leisure Services, to the Eisemann Center Foundation Board of Directors for a three-year term ending December 2015. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 12-19 AND CONSIDER ADOPTION OF ORDINANCE NO. 3892, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY ADOPTING AN ALTERNATE REGULATING PLAN AND DEVELOPMENT STANDARDS FOR A 38.5 ACRE PORTION OF THE 57.1 ACRE TRACT OF LAND DESCRIBED IN ORDINANCE NO. 3806, SAID 38.5 ACRE TRACT BEING DESCRIBED IN EXHIBIT "A".

Public Hearing

Following a briefing by staff, Council opened the Public Hearing at 8:23 p.m. and heard from the applicant.

Mr. Chip Pratt addressed Council commenting that the form-based zoning should be flexible for future uses.

Council discussed retail-ready percentages and the parking garage cladding and percentages. With no further comments, the Public Hearing was closed at 8:57 by unanimous vote with a motion by Councilmember Mitchell, seconded by Councilmember Dunn.

Councilmember Omar asked for clarification on the areas of the development that would be built for future retail use. Mr. Spicer explained that all development north of Infocom Drive is required to be 50% concrete which lends the construction to be adapted to retail uses.

Council Action

Councilmember Mitchell moved to approve the ordinance with the provisions recommended by the City Plan Commission with the modification that the design of the garage façades along station platform/Routh Creek Parkway and George Bush Turnpike access road shall be precast concrete spandrels. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 7-0.

7. **PUBLIC HEARING, ZONING FILE 12-20 AND CONSIDER ADOPTION OF ORDINANCE NO. 3893, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY CHANGING THE ZONING OF A 147.5-ACRE TRACT OF LAND LOCATED IN THE F.J. VANCE SURVEY, ABSTRACT NO. 939, IN THE CITY OF RICHARDSON, COLLIN COUNTY, TEXAS, AND DESCRIBED IN EXHIBIT "A" HERETO, FROM PD PLANNED DEVELOPMENT AND C-M COMMERCIAL TO PD PLANNED DEVELOPMENT; ADOPTING USE AND DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, A CONCEPT PLAN AND A DEVELOPMENT PLAN.**

Public Hearing

Following a briefing by staff, Council opened the Public Hearing at 9:19 p.m. and heard from the applicant. The following citizens also addressed Council:

Mr. George Human requested that a traffic signal be installed when the first office building is developed.

Ms. Cathy Jackson requested that the project be an upscale development with reduced parking garages. She also expressed concerns with ingress/egress from her neighborhood.

Mr. Michael Krantz spoke in favor of the project but requested a 5-story minimum.

Mr. Chip Pratt addressed Council requesting that checks and balances be put in place to guarantee quality.

Council discussed requiring certain building material to ensure a quality development. The applicant stated that he would prefer not to restrict construction type but address the density of the development.

With no further comments, Council closed the Public Hearing at 9:55 p.m. with a unanimous vote motioned by Councilmember Solomon, seconded by Mayor Pro Tem Maczka.

Council Action

Mayor Pro Tem Maczka moved to approve with the amendment of 30 units per acre minimum in Exhibit E1. Councilmember Mitchell seconded the motion. A vote was taken and passed, 7-0.

Mayor Townsend called for a ten minute recess and reconvened at 10:09 p.m.

8. **PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 3894, APPROVING A FINAL PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF RICHARDSON, TEXAS.**

Public Hearing

After a briefing by Director of Finance, Kent Pfeil, Council opened the Public Hearing. With no comments submitted, Councilmember Mitchell moved to close the Public Hearing seconded by Councilmember Hartley. A vote was taken and passed unanimously.

Council Action

Mayor Pro Tem Maczka moved to approve as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

9. **RESOLUTION NO. 12-25, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF RICHARDSON, WITH BUSH/75 PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, ITS RELATED ENTITIES, SUCCESSORS, AND ASSIGNS.**

Council Action

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

10. **CONSIDER RESOLUTION NO. 12-26, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY A PROFESSIONAL SERVICES AGREEMENT WITH RONNY J. GLANTON, INC., FOR THE MANAGEMENT OF SHERRILL PARK GOLF COURSE.**

Council Action

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

11. **CONSENT AGENDA:**

ALL ITEMS LISTED UNDER ITEM 11 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. 3890, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT AND PRIVATE CLUB WITH SPECIAL CONDITIONS ON A 2.35-ACRE TRACT OF LAND ZONED I M(1) INDUSTRIAL DISTRICT LOCATED AT 1050 N. CENTRAL EXPRESSWAY.**

2. **ORDINANCE NO. 3891, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO AMEND THE SPECIAL CONDITIONS FOR A TRACT OF LAND ZONED O-M OFFICE ZONING DISTRICT, ON A 3.18-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CAMPBELL ROAD, WEST OF WATERVIEW PARKWAY.**

B. CONSIDER THE FOLLOWING RESOLUTIONS:

1. **RESOLUTION NO. 12-27, APPROVING THE TERMS AND CONDITIONS OF A GRADE CROSSING IMPROVEMENTS AGREEMENT BY AND BETWEEN THE KANSAS CITY SOUTHERN RAILWAY COMPANY ("KCS") AND THE CITY OF RICHARDSON, TEXAS, AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**
2. **RESOLUTION NO. 12-28, APPOINTING RICHARD RAMEY TO SERVE AS CHAIRMAN OF THE BOARD OF DIRECTORS OF TAX INCREMENT FINANCING ZONE NO. 1, TAX INCREMENT FINANCING ZONE NO. 2, AND TAX INCREMENT FINANCING ZONE NO. 3 OF THE CITY OF RICHARDSON, TEXAS.**
3. **RESOLUTION NO. 12-29, CONCERNING HIGH STAKES, STANDARDIZED TESTING OF TEXAS PUBLIC SCHOOL STUDENTS.**
4. **RESOLUTION NO. 12-30, REQUESTING THE MEMBERS OF THE 83RD LEGISLATIVE SESSION OF THE STATE OF TEXAS SUPPORT LEGISLATION THAT RESTORES FUNDING FOR THE TEXAS RECREATION & PARKS ACCOUNT AND LARGE COUNTY AND MUNICIPALITY RECREATION AND PARKS ACCOUNT LOCAL PARK GRANT PROGRAMS, AND THE TEXAS STATE PARK SYSTEM.**

C. AUTHORIZE THE ADVERTISEMENT BID #19-13 – COTTONWOOD HEIGHTS BRIDGE AND CULVERT RAILING. BIDS TO BE RECEIVED BY THURSDAY, JANUARY 10, 2013 AT 2:00 P.M.

D. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. **BID #11-13 – WE RECOMMEND THE AWARD TO DMI CORP., DECKER MECHANICAL FOR THE 2013 CITY HALL AIR HANDLER ENERGY UPGRADES IN THE AMOUNT OF \$55,643.**
2. **BID #18-13 – WE REQUEST AUTHORIZATION TO AWARD AN ANNUAL CONTRACT TO LIFENET COMMUNITY BEHAVIORAL HEALTHCARE FOR JANITORIAL SERVICES AT THE PUBLIC LIBRARY, SERVICE CENTER, MUNICIPAL COURT, ANIMAL**

SHELTER AND POLICE SUBSTATION THROUGH THE STATE USE PROGRAM OF THE TEXAS INDUSTRIES FOR THE BLIND AND HANDICAPPED IN THE AMOUNT OF \$138,650.52.

3. BID #20-13 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO KNAPP CHEVROLET FOR A MICU AMBULANCE FOR THE FIRE DEPARTMENT THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #AM10-12 IN THE AMOUNT OF \$141,800.
4. BID #21-13 – WE REQUEST AUTHORIZATION TO ISSUE LEASE AGREEMENTS WITH E-Z GO/TEXTRON COMPANY FOR NINETY (90) ELECTRIC GOLF CARTS FOR A 24-MONTH PERIOD AND FORTY (40) GAS GOLF CARTS FOR A 48-MONTH PERIOD FOR THE SHERRILL PARK GOLF COURSE PER THE STATE OF TEXAS MULTIPLE AWARD SCHEDULE CONTRACT #TXMAS-5-78010 FOR AN ANNUAL COST OF \$122,079.60.
- E. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #901-13 – WE RECOMMEND THE AWARD TO COOPER GENERAL CONTRACTORS FOR THE PARK ON WEATHERED DRIVE IN THE AMOUNT OF \$580,820.
- F. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 2 TO PURCHASE ORDER NO. 121535 TO CORE CONSTRUCTION FOR THE LOOKOUT FIRE TRAINING AND EMERGENCY OPERATIONS FACILITY IN THE AMOUNT OF \$89,921.
- G. CONSIDER CANCELLATION OF THE MONDAY, DECEMBER 24, 2012 CITY COUNCIL MEETING, DECEMBER 31, 2012 WORK SESSION, AND JANUARY 21, 2013 WORK SESSION.

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.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:40 p.m.


MAYOR

ATTEST:


CITY SECRETARY

