

**MINUTES OF A SPECIAL MEETING OF THE CITY COUNCIL**  
**December 6, 2010**  
**City of Richardson, Texas**

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, December 6, 2010 with a quorum of said Council present, to-wit:

Gary Slagel	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Council member
John Murphy	Council member
Bob Macy	Council member
Steve Mitchell	Council member
Amir Omar	Council member

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Cliff Miller	Assistant City Manager Development Services
EA Hoppe	Assistant to the City Manager
Pamela Schmidt	City Secretary
Peter G. Smith	City Attorney
Monica Heid	Community Projects Manager

---

Mayor Slagel called the meeting to order at 7:35 p.m.

• **Rescheduled Public Hearing and consideration of Ordinance No. 3800, on first reading, adopting and imposing a moratorium pursuant to Section 212.1352 of the Texas Local Government Code on commercial property development in the area known as the West Spring Valley Road Corridor, generally described as approximately 188 acres bounded on the west by the east right-of-way line of Coit Road; on the south by the north right-of-way line of West Spring Valley Road; on the east by the west right-of-way line of US 75/Central Expressway; and on the north by: the south right-of-way line of Dumont Drive to its intersection with the alley east of Nottingham Drive; the south boundary of Richardson Heights #2; a portion of the east and south boundaries of Richardson Heights #5; the south boundaries of Centre Court Place, Richardson Heights #11 and Richardson Heights #7, Section 5; the south and west boundaries of Richardson Heights #7, Section 4; a portion of the west boundary of Richardson Heights #7, Section 3, to its intersection with Colfax Drive; the south boundary of Shadow Oaks; the south boundary of an unplatted parcel on the west side of Dublin Drive west of Shadow Oaks; and the south boundary of Northwood Estates.**

Mr. Keffler referred to the Council's work over the past 1½ years to develop a reinvestment strategy for the West Spring Valley Corridor. He noted the recently received study results and implementation strategy. He asked Monica Heid, Community Projects Manager, to further brief the Council.

Ms. Heid stated that the West Spring Valley Corridor consists of approximately 188 acres bounded on the west by Coit Road, on the east by Central Expressway, on the south by Spring Valley Road and on the north by a single family neighborhood. She reviewed the purpose of the moratorium as well as the findings listed within proposed Ordinance No. 3800. She advised that the moratorium would apply to commercial property development only defined as property zoned for, or otherwise authorized for, use other than single-family use, multifamily use, heavy industrial use or use as a quarry. She stated that among the many objectives for the future of the Corridor is a change in the market perception based upon future potentials in order to attract new development and diversify retail offerings as well as more residential uses in mixed use settings. She stated that during the period of the temporary moratorium, a municipality may stop accepting permits, authorizations, and approvals necessary for the subdivision of, site planning of, or construction on real property. Ms. Heid advised that the public hearing held by the Cit Plan Commission earlier and this hearing were advertised in the Dallas Morning News on December 2, 2010. She informed the Council that the City Plan Commission recommended approval of the moratorium. If approved by Council, the moratorium would go into effect on December 9 and the second reading and formal adoption of the ordinance would be scheduled for December 13. She advised that the 90 day period would expire on March 13, 2010.

Mayor Slagel opened the public hearing.

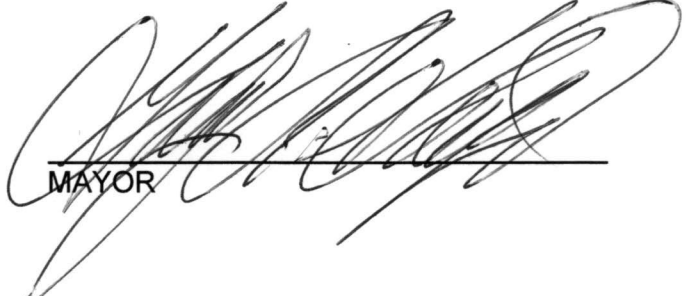
Andrew Laska, 502 Hyde Park, advised that he represented the Richardson Heights Neighborhood Association and referred to a presentation made by several representatives of several neighborhood associates in 2009 proposing the Heights Plan for Excellence with five areas of concern; one of which was the need for a moratorium for the West Spring Valley Corridor. He felt the moratorium was an important step in the process. He stated the urgency for the moratorium was that the area would decay without any change or revitalization. He felt there was also urgency to avoid inappropriate uses moving into the area. He spoke in favor of the moratorium and felt it was an appropriate time to move forward.

Mr. Solomon moved to close the public hearing; second by Mr. Macy and the motion was approved with a unanimous vote.

Mr. Mitchell felt the moratorium and strategy for the West Spring Valley Corridor was huge step in the right direction for the City. With regard to the question of urgency, he stated the deterioration of the area has been a concern for a lot of years, and felt this was a bold move by the Council to move the City in the right direction to address the issues on Spring Valley.

**ACTION TAKEN:** Mr. Murphy moved approval on the first reading of Ordinance No. 3800, an ordinance of the City of Richardson, Texas, adopting and imposing a moratorium pursuant to Chapter 212, Texas Local Government Code, on property development, including but not limited to the construction, reconstruction, or other alteration or improvement of all commercial property within property in the City of Richardson, Texas described in Exhibit "A", known as the West Spring Valley Corridor, for the purpose of the establishment of new commercial uses and development regulations pending the review and amendment of the Code of Ordinances and the Comprehensive Zoning Ordinance of the City of Richardson, Texas; providing for the temporary suspension of the acceptance, review and approval of plats, permits, zoning applications and other permits and approvals for the construction, reconstruction or other alteration of new commercial uses or the expansion of existing commercial use establishments; providing for an appeal process; providing for a severability clause; and providing for an effective date; second by Mr. Townsend and the motion was approved with a unanimous vote.

Mayor Slagel adjourned the Special Meeting at 7:49 p.m. and announced that Council would reconvene the Work Session and continue the discussion regarding Neighborhood Vitality projects.



MAYOR

ATTEST:

Patricia Schmidt  
CITY SECRETARY

