

**MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL**  
**April 9, 2012**  
**City of Richardson, Texas**

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, April 9, 2012 with a quorum of said Council present, to-wit:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Council member
Scott Dunn	Council member
Kendal Hartley	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
Samantha Woodmancy	Management Analyst
Pamela Schmidt	City Secretary
Michael Spicer	Director of Development Services
Don Magner	Director of Community Services

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1. **INVOCATION – SCOTT DUNN**
  2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – DAKOTA MORGAN BIRDSONG, TROOP 57, FIRST UNITED METHODIST CHURCH OF GARLAND.**
  3. **MINUTES OF THE MARCH 26, 2012 MEETING**

ACTION TAKEN: Mr. Omar moved approval of the minutes as submitted; second by Mr. Hartley and the motion was approved with a unanimous vote.

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4. **VISITORS.** (The City Council invites citizens to address the Council on any topic not already scheduled for public hearing. Prior to the meeting, please complete a "City Council Appearance Card" and present it to the City Secretary. The time limit is five minutes per speaker.)

Scott Whitwer, 107 Suncreek Drive, Allen, representing CB Jeni Homes, stated he was available to respond to questions regarding Item 7 on the agenda. Mayor Townsend stated they may call him back up at that time.

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**PUBLIC HEARING ITEMS:**

5. **PUBLIC HEARING, ZONING FILE 12-03: A REQUEST BY KEN HUTCHENRIDER, REPRESENTING METHODIST RICHARDSON MEDICAL CENTER, TO REZONE A 20.4-ACRE LOT FROM I-M(1) INDUSTRIAL WITH A SPECIAL PERMIT FOR A HOSPITAL TO PD**

**PLANNED DEVELOPMENT WITH A SPECIAL PERMIT FOR A HOSPITAL WITH SPECIAL CONDITIONS FOR THE EXPANSION OF THE EXISTING HOSPITAL CAMPUS LOCATED AT THE SOUTHEAST CORNER OF PRESIDENT GEORGE BUSH TURNPIKE AND RENNER ROAD. THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL WITH A SPECIAL PERMIT FOR A HOSPITAL.**

Mr. Keffler advised that the zoning for the 20 acre hospital campus was approved in 2007 and recognized President of Methodist Richardson Medical Center who was prepared to review the plans for expansion of the campus. He stated that the Plan Commission reviewed the request on March 20, 2012 and recommended approval with a vote of 7-0. He asked Mr. Spicer to brief the Council.

Mr. Spicer stated the subject property is an approximately 25 acre tract of land located east of the President George Bush Turnpike and south of Renner Road. He noted the zoning on the properties adjoining the hospital campus. The proposed expansion would occur in two phases with the first phase including a 266,250 sq ft hospital expansion and associated parking; and the second phase including an additional 310,480 sq ft expansion of the hospital; a 21,937 sq ft expansion of the existing cancer center, a new 123,199 sq ft medical office building; and three parking structures. With regard to traffic mitigation, the first phase would include right-turn deceleration lanes at the PGBT entrance and at the southernmost Shiloh Road entrance; and the second phase would include extension of existing left turn bays on Renner Road and Shiloh Road as well as signalization of the Renner Road and Wyngate Boulevard intersection. He reported that the City Plan Commission had a unanimous vote for approval of the request with an additional condition to allow for parapet walls up to a maximum height of six feet. Lastly he noted that there were no speakers regarding the request during the Plan Commission public hearing and staff received no correspondence.

Mayor Townsend opened the public hearing and invited the applicant to present the request to the Council.

Ken Hutchenrider, President of Methodist Richardson Medical Center, 401 W. Campbell Road, provided an artists rendition of the planned facility and stated it was important to them for the facility to have both sides looking like the front. There would be two entrances to the site, the facility would offer 125 beds, and the main services would remain in the main structure of the hospital. He described the design features of the hospital and stated the women's services would move to the Bush/Renner campus.

Mr. Mitchell felt the application demonstrates the hospital's dedication to the area and asked about the timing of the phases. He also asked about the plans for the Campbell location. Mr. Hutchenrider stated that, assuming approval this evening, they would go to the planning and financing meeting of the Methodist Board in May and the full Methodist Board in June. Assuming approval by Methodist, ground breaking would occur later in 2012 and a 20-month construction time. The expected completion of the first phase is the last quarter of 2014. The plan is to keep a full service emergency room there, maintain and expand the psychiatric services and have and expand geriatric services. Additionally all outpatient, diagnostic lab and diagnostic radiology services would remain there. He advised that they have non-binding letters of intent from an in-patient hospice company and have been talking to an in-patient rehabilitation company as well as a long-term acute care provider. He stated that many of the primary care physicians would remain on site and some specialist would have an office at both sites. He noted that in the future, they may expand to ancillary health care services such as dentists and ophthalmologists.

Mr. Omar stated his appreciation for the quality of the proposed development and foresight shown by the applicant in the design and structure of the campus.

There were no other speakers regarding the request.

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

Ms. Maczka stated that Methodist has been a great partner and expressed her excitement that the current facility would continue to be prominent in the community.

ACTION TAKEN: Ms. Maczka moved approval of ZF 12-03; second by Mr. Dunn and the motion was approved with a unanimous vote.

Mr. Keffler noted that Mr. Don Simmons, long time contributor to the hospital, and felt it was appropriate for Mr. Simmons to hear the accolades.

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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:

**6. CONSENT AGENDA:**

ACTION TAKEN: Mr. Mitchell moved approval; second by Mr. Hartley and the motion was approved with a unanimous vote.

- A. Approve Ordinance No. 3862, amending the Comprehensive Zoning Ordinance and Zoning Map to grant a change in zoning to grant major modifications to the West Spring Valley Corridor PD Planned Development District for Lot 2, Block A of Spring Valley Village Addition.
  - B. Authorize the city manager to execute the first amendment to the Glenville Trail Project Supplemental Agreement.
  - C. Approve Advertisement of Bid #39-12 – Dumont Drive rehabilitation paving, waterline and drainage. Bids to be received by Thursday, April 26, 2012 at 2:00 P.M.
  - D. Award of the following bids:
    1. Bid #26-12 – award to LDM Design and Construction for the wash bay rehabilitation project in the amount of \$81,524.50.
    2. Bid #33-12 – award to Estrada Concrete Company, LLC, for the 2010 alley rehabilitation project Phase III (400 Block of Malden & 1400 Block of Lorrie) in the amount of \$162,936.50.
    3. Bid #35-12 – award to Integrity Texas Construction for the HVAC improvements at the Richardson Communications Building in the amount of \$50,500.
  - E. Award of Competitive Sealed Proposal #901-12 – award to North Texas Contracting, Inc. for the Floyd Branch storm drain improvements (Greer to Kaufman outfall & Phillips bridge replacement) in the amount of \$6,790,888.00.
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**7. RECEIVE THE CITY PLAN COMMISSION MINUTES OF THE MARCH 20, 2012 MEETING CONCERNING SIGN VARIANCES GRANTED FOR TEMPORARY PROMOTIONAL SIGNS ADVERTISING NEW TOWNHOME SALES AND APARTMENT LEASING IN THE BRICK ROW DEVELOPMENT.**

ACTION TAKEN: Mr. Solomon moved to receive the Plan Commission minutes of March 20; second by Mr. Dunn.

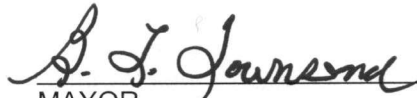
Mr. Omar voiced concern with the amount of signs for the area. Mr. Mitchell questioned if the signs were needed and asked about past allowances such as in the Breckinridge area. Mr. Magner stated there were multiple builder signs in the Breckinridge area as it was developing and felt the proposed signs were similar. He noted that two of the signs would be no larger than a sheet of plywood, which is a little smaller than requested. He also noted that the signs would be reviewed and permitted each year. He noted that the regulations in Chapter 18 of the Code of Ordinances are different from the regulations in the Spring Valley PD. He explained stated that the Code provides that homebuilder/developer signs be approved on a six-month basis and traditionally, as long as a builder had a vacant lot or was working on completing the last lot, the permit would be extended.

The motion was approved with a unanimous vote.

**8. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE APRIL 4, 2012, MEETING.**

ACTION TAKEN: Mr. Solomon moved receipt of the Sign Control Board meeting minutes of April 4, 2012 except for the CVS application, #12-05, and call it up for Council review; second by Mr. Omar. Discussion. Mr. Omar requested that the applicant provide images of current signs. Mr. Mitchell stated he would like to know how many electronic signs are in Richardson and felt regulations were needed regarding the signs. Mr. Keffler stated staff is close to completing work regarding recommendations to amend the sign ordinance. Ms. Maczka voiced a desire to have a joint meeting with the Sign Control Board and perhaps the Plan Commission. Mr. Keffler suggested the leadership of the Sign Control Board could be available to present the recommendations to Council. The motion was approved with a 6-1 with Mr. Townsend voting in opposition.

Mayor Townsend adjourned the meeting at 8:26 p.m.

  
MAYOR

ATTEST:

  
CITY SECRETARY