

**RICHARDSON CITY COUNCIL  
MONDAY, JANUARY 26, 2015  
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:00 PM  
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

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The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, January 26, 2015 in the Richardson Room of the Civic Center, 411 W. Arapaho Road, Richardson, Texas. The Work Session will be followed by a Council Meeting at 7:00 p.m. in the Council Chambers. Council will reconvene the Work Session following the Council Meeting if necessary.

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

**WORK SESSION – 6:00 PM, RICHARDSON ROOM**

• **CALL TO ORDER**

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

*The City Council will have an opportunity to preview items listed on the Council Meeting agenda for action and discuss with City Staff.*

**B. REVIEW AND DISCUSS THE 2013-2014 COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) PRESENTATION**

**C. REVIEW AND DISCUSS THE POLICE DEPARTMENT 2014 YEAR END REVIEW**

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

*The City Council will have an opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after posting the agenda.*

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

**1. INVOCATION – MARK SOLOMON**

**2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON**

**3. MINUTES OF THE JANUARY 5, 2015 AND JANUARY 12, 2015 MEETINGS**

**4. VISITORS**

*The City Council invites citizens to address the Council on any topic not already scheduled for Public Hearing. Citizens wishing to speak should complete a “City Council Appearance Card” and present it to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However, your concerns will be addressed by City Staff, may be placed on a future agenda, or by some other course of response.*

**PUBLIC HEARING ITEMS:**

5. PUBLIC HEARING, ZONING FILE 14-41, A REQUEST BY JOHN BRODERSEN, REPRESENTING CARMEL CAR WASH, FOR APPROVAL OF A SPECIAL PERMIT FOR A CARWASH TO BE LOCATED AT 1400 E. CAMPBELL ROAD (SOUTHEAST CORNER OF CAMPBELL ROAD AND PLANO ROAD). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.
6. PUBLIC HEARING, ZONING FILE 14-42, A REQUEST BY VINCENT HIRTH, REPRESENTING FOUR SEASONS MARKETS, FOR APPROVAL OF A SPECIAL PERMIT FOR A TEMPORARY OPEN AIR MARKET TO BE LOCATED AT 677 W. CAMPBELL ROAD (SOUTH SIDE OF CAMPBELL ROAD, BETWEEN FLOYD ROAD AND NANTUCKET DRIVE). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.

**ACTION ITEMS:**

7. CONSIDER ADOPTION OF ORDINANCE NO. 4097, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FOR AN APPROXIMATE 255-ACRE TRACT OF LAND FROM A-850-F APARTMENT, A-950-M APARTMENT, C-M COMMERCIAL, I-FP(1) INDUSTRIAL, I-M(1) INDUSTRIAL, I-M(2) INDUSTRIAL, LR-M(1) LOCAL RETAIL, LR-M(2) LOCAL RETAIL, O-M OFFICE, R-1100-M RESIDENTIAL, R-1250-M RESIDENTIAL, R-1500-M RESIDENTIAL AND PD PLANNED DEVELOPMENT DISTRICTS TO PD PLANNED DEVELOPMENT FOR THE MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE FOR PROPERTY GENERALLY LOCATED ON THE EAST AND WEST SIDES OF CENTRAL EXPRESSWAY, GENERALLY BOUNDED BY: RAYFLEX DRIVE, INTERURBAN STREET, ARAPAHO ROAD, GREENVILLE AVENUE, AND APOLLO ROAD ON THE NORTHEAST; LASALLE DRIVE, THE ALLEY ALONG THE WEST SIDE OF FIRST PRESBYTERIAN CHURCH ADDITION, AND ABRAMS RD ON THE EAST; PHILLIPS STREET ON THE SOUTH; THE ALLEY ALONG THE SOUTH AND WEST SIDES OF THE RICHARDSON HEIGHTS VILLAGE SHOPPING CENTER ADDITION ON THE SOUTHWEST; LINDALE LANE ON THE WEST; THE ALLEY ALONG THE SOUTHERN BOUNDARY OF THE RICHARDSON HEIGHTS 4 ADDITION, CUSTER ROAD, THE SOUTH AND EAST BOUNDARIES OF THE CENTRAL TERRACE ADDITION, AND THE NORTH BOUNDARY OF THE BARLOW PLACE ADDITION ON THE NORTHWEST, SAID APPROXIMATE 255-ACRE TRACT BEING DESCRIBED IN EXHIBIT "A" AND AS SHOWN IN EXHIBIT "A-1".
8. RECEIVE THE JANUARY 7, 2015 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE #15-01, GOVINDJI'S JEWELERS, SCB CASE #15-02, CAMPBELL MEDICAL OFFICE PARK, AND SCB CASE #15-03, LIBERTY BURGER.

**9. CONSENT AGENDA:**

*All items listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be removed from the Consent Agenda and discussed separately.*

**A. ADOPTION OF THE FOLLOWING ORDINANCES:**

1. ORDINANCE NO. 4098, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO REPEAL ORDINANCE NO. 2390, A SPECIAL PERMIT FOR THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION (YWCA), AND TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A COMMUNITY CENTER WITH SPECIAL CONDITIONS ON A 3.54-ACRE TRACT ZONED O-M OFFICE, LOCATED AT 1416 E. COLLINS BOULEVARD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A".

2. ORDINANCE NO. 4099, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY AMENDING THE SPRING VALLEY STATION DISTRICT, ORDINANCE 4032, AS HERETOFORE AMENDED, AND RESTATING THE PLANNED DEVELOPMENT FOR TRANSIT-ORIENTED DEVELOPMENT BY AMENDING THE SPRING VALLEY STATION DISTRICT DEVELOPMENT REGULATIONS BY AMENDING SECTION 4 DEVELOPMENT RIGHTS, TABLE 4.1, BY AMENDING THE DEVELOPMENT RIGHTS TO ALLOW A MAXIMUM OF 175 SINGLE-FAMILY RESIDENCES WITHIN THE DISTRICT; BY AMENDING SECTION 3, LAND USE PLAN SUBSECTION E(2) REQUIRING SINGLE-FAMILY DEVELOPMENT ON LOT 1C, BLOCK A OF THE MCKAMY PARK ADDITION BEING DESCRIBED IN EXHIBIT "A" AND FOR THE DEVELOPMENT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN ATTACHED AS EXHIBIT "B" LOCATED IN SECTION 14; WAIVING THE DEVELOPMENT REVIEW REQUIREMENT FOR CONCEPT PLAN APPROVAL FOR DEVELOPMENT ON LOT 1C, BLOCK A, MCKAMY PARK ADDITION.

B. CONSIDER THE FOLLOWING RESOLUTIONS:

1. RESOLUTION NO. 15-01, ORDERING A GENERAL ELECTION TO BE HELD ON THE 9TH DAY OF MAY 2015, FOR THE PURPOSE OF ELECTING A MAYOR AND SIX (6) MEMBERS OF THE RICHARDSON CITY COUNCIL; DESIGNATING POLLING PLACES; ORDERING NOTICES OF ELECTION TO BE GIVEN; AND AUTHORIZING EXECUTION OF JOINT ELECTION CONTRACT.
2. RESOLUTION NO. 15-02, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION "SERIES 2015A"; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.
3. RESOLUTION NO. 15-03, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION "TAXABLE SERIES 2015B"; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.
4. RESOLUTION NO. 15-04, REQUESTING THE MEMBERS OF THE 84<sup>TH</sup> 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.
5. RESOLUTION NO. 15-05, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 380, TEXAS LOCAL GOVERNMENT CODE, BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND NORTHSIDE CAMPUS PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP (AND ITS AFFILIATED AND RELATED ENTITIES) ("COMPANY").
6. RESOLUTION NO. 15-06, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PROJECT DEVELOPMENT AGREEMENT FOR THE CITYLINE PROJECT BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND BC STATION PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP (AND ITS AFFILIATED AND RELATED ENTITIES) ("COMPANY"), AND A RELATED ESCROW AGREEMENT BY AND AMONG THE CITY OF RICHARDSON, TEXAS, BC STATION PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP (AND ITS AFFILIATED AND RELATED ENTITIES), AND AMERICAN ESCROW COMPANY, INC. (OR OTHER ESCROW AGENT APPROVED BY CITY MANAGER) ("ESCROW AGREEMENT").
7. RESOLUTION NO. 15-07, ADOPTING THE CLEAN FLEET POLICY.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #19-15 – WE RECOMMEND THE AWARD TO CAPITAL RESTORATION, LLC FOR THE 2015 BRIDGE RAIL MAINTENANCE PROJECT IN THE AMOUNT OF \$270,208.
2. BID #39-15 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO EAST TEXAS MACK TRUCK SALES LLC FOR A HYDRO EXCAVATION TRUCK FOR WATER UTILITIES THROUGH EXECUTION OF AN INTERLOCAL AGREEMENT TO PARTICIPATE IN THE REGION VIII EDUCATION SERVICE CENTER'S THE INTERLOCAL PURCHASING SYSTEM (TIPS) CONTRACT #2102314 IN THE AMOUNT OF \$306,000.
3. BID #40-15 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP ANNUAL REQUIREMENTS CONTRACT TO W.W. GRAINGER, INC. FOR MAINTENANCE, REPAIR AND OPERATING (MRO) SUPPLIES PURSUANT TO PERCENT OF DISCOUNT FROM LIST PRICES THROUGH THE NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE (NIPA) CONTRACT #141003 IN AN ESTIMATED ANNUAL AMOUNT OF \$65,000.

D. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #901-15 – WE RECOMMEND THE AWARD TO MARIO SINACOLA & SONS FOR THE CITYLINE EXTENSION FOR A TOTAL AMOUNT OF \$2,414,145.95.

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**EXECUTIVE SESSION**

In compliance with Section 551.087(1) and (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Economic Development Negotiations
  - Commercial Development – Telecom Parkway/Research Dr. Area

**RECONVENE INTO REGULAR SESSION**

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

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JANUARY 23, 2015, BY 5:00 P.M.

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AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING SUSAN MATTISON, ADA COORDINATOR, VIA PHONE AT 972 744-0809, VIA EMAIL AT ADACoordinator@cor.gov, OR BY APPOINTMENT AT 1621 E. LOOKOUT DRIVE, RICHARDSON, TX 75082.