

**RICHARDSON CITY COUNCIL  
MONDAY, MAY 8, 2017  
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, May 8, 2017 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 UPDATE ON RICHARDSON GROWS, ENVIRONMENTAL PARTNERSHIP INITIATIVE**

**C. 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 APRIL 24, 2017 AND MAY 1, 2017 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 17-04, A REQUEST BY MARTY PARKER REPRESENTING BUCKET LIST PRODUCTIONS, LLC FOR A SPECIAL PERMIT FOR AN INDOOR COMMERCIAL AMUSEMENT CENTER LOCATED AT 715 N. GLENVILLE DRIVE, ON THE WEST SIDE OF N. GLENVILLE DRIVE, SOUTH OF E. ARAPAHO ROAD. THE PROPERTY IS ZONED I-M(1) INDUSTRIAL.**

6. PUBLIC HEARING, ZONING FILE 17-06, A REQUEST BY FRED HEALEY REPRESENTING THE CHALLENGER SCHOOL FOR APPROVAL OF A SPECIAL PERMIT FOR A PRIVATE SCHOOL ON 7.098 ACRES LOCATED AT 3600 SHILOH ROAD, ON THE EAST SIDE OF SHILOH ROAD, NORTH OF E. RENNER ROAD. THE PROPERTY IS ZONED O-M OFFICE.
7. PUBLIC HEARING, ZONING FILE 17-07, A REQUEST BY SARAH HOLNBECK REPRESENTING CTA ARCHITECTS ENGINEERS FOR APPROVAL OF A SPECIAL PERMIT FOR A LARGE SCALE RETAIL/SERVICE STORE AND A SPECIAL DEVELOPMENT PLAN FOR CHANGES TO THE BUILDING FAÇADE LOCATED AT 750 S. SHERMAN STREET, NORTH OF W. SPRING VALLEY ROAD, ON THE WEST SIDE OF S. SHERMAN STREET. THE PROPERTY IS ZONED PD PLANNED DEVELOPMENT (MAIN STREET/CENTRAL EXPRESSWAY, UNDER THE RAILSIDE SUBDISTRICT).
8. PUBLIC HEARING, ZONING FILE 17-10, A REQUEST BY BLAKE SCHROEDER, LEON CAPITAL GROUP, FOR APPROVAL OF A CHANGE IN ZONING FROM PD PLANNED DEVELOPMENT FOR MIXED-USE DEVELOPMENT TO PD PLANNED DEVELOPMENT FOR MIXED-USE DEVELOPMENT WITH MODIFIED DEVELOPMENT STANDARDS, INCLUDING AN INCREASE IN RESIDENTIAL DENSITY ON 29.9 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF PRESIDENTIAL GEORGE BUSH TURNPIKE (PGBT) AND CUSTER PARKWAY. THE PROPERTY IS ZONED PD PLANNED DEVELOPMENT.

**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. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4215, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A SPECIAL PERMIT FOR A CHILDCARE CENTER ON A 2.17 ACRE LOT ZONED I-M INDUSTRIAL DISTRICT LOCATED AT THE AT NORTHWEST CORNER OF N. PLANO ROAD AND GREENVILLE AVENUE.
2. ORDINANCE NO. 4216, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A SPECIAL PERMIT FOR A VETERINARY OFFICE ON A 2.1778 ACRE LOT ZONED O/C OFFICE/COMMERCIAL DISTRICT LOCATED AT THE SOUTHWEST CORNER OF AUDELIA ROAD AND CENTENNIAL BOULEVARD.

B. AUTHORIZE THE CITY MANAGER TO EXECUTE A GUARANTEED MAXIMUM PRICE ("GMP") AMENDMENT NO. 1 TO THE CONSTRUCTION MANAGER AT RISK ("CMAR") AGREEMENT WITH LEE LEWIS CONSTRUCTION, INC. AND INCREASE PURCHASE ORDER #170135 IN THE AMOUNT OF \$6,194,435 FOR THE PUBLIC SAFETY CAMPUS IMPROVEMENTS PROJECT.

C. AUTHORIZE 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 NEW CANYON CREEK, LP, A TEXAS LIMITED PARTNERSHIP (AND ITS AFFILIATED AND RELATED ENTITIES) TO PROVIDE AN ECONOMIC DEVELOPMENT GRANT IN THE AMOUNT OF \$450,000.00 TO BE PAID IN THREE INSTALLMENTS TO OFFSET THE COSTS OF THE RENOVATION OF CANYON CREEK PLAZA 200 & 300 W. CAMPBELL ROAD, INCLUDING FAÇADE ENHANCEMENTS, IN ACCORDANCE WITH CITY APPROVED CONCEPT PLAN SUBJECT TO THE CITY STANDARD TERMS AND CONDITIONS FOR ECONOMIC DEVELOPMENT AGREEMENTS; AND TO FURTHER AUTHORIZE THE CITY MANAGER TO APPROVE ANY AMENDMENTS OR OTHER INSTRUMENTS RELATED TO SAID AGREEMENT.

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• **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, MAY 5, 2017, 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 TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACoordinator@cor.gov, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND COUNCIL CHAMBERS.