

MINUTES
RICHARDSON CITY COUNCIL MEETING
JULY 22, 2024

• **Call to Order**

Mayor Dubey called the meeting to order at 6:00 p.m. with the following Council members present:

Bob Dubey	Mayor
Arefin Shamsul	Mayor Pro Tem
Curtis Dorian	Councilmember
Jennifer Justice	Councilmember
Dan Barrios	Councilmember
Joe Corcoran	Councilmember
Ken Hutchenrider	Councilmember

The following staff members were also present:

Don Magner	City Manager
Kent Pfeil	Chief Financial Officer
Charles Goff	Assistant City Manager
Michaela Dollar	Assistant City Manager
Dannette Garcia	Assistant City Manager
Aimee Nemer	City Secretary
Noura Jammal	Animal Services Manager
Bill Alsup	Director of Health
Ronny Glanton	Head Golf Professional
Sam Chavez	Director of Development Services
Derica Peters	Senior Planner
Brent Tignor	Building Official

Mayor's Guests:
Amanda Ohunyon
Melanie Parada

COUNCIL MEETING – 6:00 PM, MULTIPURPOSE ROOM #CH 157

1. INVOCATION – KEN HUTCHENRIDER

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KEN HUTCHENRIDER

3. MINUTES OF THE JULY 15, 2024 MEETING

Council Action

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

4. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

The following public comments were submitted.

• **PUBLIC COMMENTS ON AGENDA ITEMS**

The following comments were submitted regarding Chapter 5-18, Keeping of Chickens. The comments were opposed to the limit of six chickens.

Elizabeth Wampler, 108 N. Lois Lane, Richardson
Cora Cotterell, 2932 Whitemarsh Cr, Richardson
Sarah Handy, 1106 Ridgeway Cr, Richardson
Jia Pathak, 819 Firestone Ln, Richardson

Additionally, the following public comment cards were submitted regarding Chapter 5-18, Keeping of Chickens. The comments were opposed to the limit of six chickens.

Norb & Marcia Heindl, 103 West Shore Pl, Richardson
Nathan Myers, 2667 Orchid Dr, Richardson
Maren Harcken, 2930 Whitemarsh, Richardson

• **VISITORS FORUM**

Alexander Hayden, 7509 Inwood, Dallas, Richardson was the topic listed.
Chester Mitchell, 2102 Chestnut Hill Ln, Richardson, City Issues was the topic listed.

5. REVIEW AND DISCUSS PROSPECTIVE AMENDMENT TO CHAPTER 5 OF THE CODE OF ORDINANCES "ANIMALS" RELATIVE TO ANIMAL REGULATIONS

Noura Jammal, Animal Services Manager, reviewed proposed amendments to include the following.

- Current time limits for impounded animals – reduce from 5 to 3
- Animal registration process
- Noise made by animals
- Inhumane treatment
- Placement and baiting of animal traps
- Housing enclosure requirements
- Redemption of impounded animal
- Keeping of chickens

6. REVIEW AND DISCUSS THE SHERRILL PARK GOLF COURSE 2 RENOVATION AND GOLF RATES

Ronny Glanton, Head Golf Professional and Kent Pfeil, Chief Financial Officer, reviewed this item for Council.

- Course #2 Renovation
- Golf Course Rate Review

PUBLIC HEARING ITEMS:

7. PUBLIC HEARING, ZONING FILE 24-13, A REQUEST TO AMEND THE DEVELOPMENT REGULATIONS OF THE 25.28-ACRE PD PLANNED

DEVELOPMENT DISTRICT LOCATED AT 2000 E. ARAPAHO ROAD, SOUTHWEST OF THE INTERSECTION OF E. ARAPAHO ROAD AND JUPITER ROAD, TO INCREASE THE NUMBER OF MULTI-FAMILY UNITS AND MODIFY THE MINIMUM UNIT SIZE.

Public Hearing

After a briefing from staff and the applicant, Mayor Dubey opened the Public Hearing. With no public comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Dorian and approved unanimously.

Council Action

Councilmember Hutchenrider moved to approve the request as presented with the addition that residential density shall be limited to 16.3 units per acre. Mayor Pro Tem Shamsul seconded the motion. A vote was taken and passed, 7-0.

- 8. PUBLIC HEARING, ZONING FILE 24-14, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A CHILDCARE CENTER LOCATED WITHIN AN EXISTING 1,672-SQUARE FOOT BUILDING ON A 0.48-ACRE LOT CURRENTLY ZONED MAIN STREET/CENTRAL EXPRESSWAY PD PLANNED DEVELOPMENT (MAIN STREET SUB-DISTRICT) LOCATED AT 331 E. POLK ST, NORTH OF POLK ST, EAST OF S. GREENVILLE AVE AND WEST OF ABRAMS RD.**

Public Hearing

After a briefing from staff and the applicant, Mayor Dubey opened the Public Hearing. With no public comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Dorian and approved unanimously.

Council Action

Councilmember Hutchenrider moved to approve the request as presented. Councilmember Corcoran seconded the motion. A vote was taken and passed, 7-0.

ACTION ITEM:

- 9. RECEIVE THE JULY 10, 2024, SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE #24-01, CLAY COOLEY VOLKSWAGEN.**

Brent Tignor, Building Official, presented this case to Council.

Council Action

Councilmember Justice moved to schedule SCB Case 24-01 for Council to review. Councilmember Barrios seconded the motion. A vote was taken and passed, 6-1, with Mayor Dubey opposed.

10. CONSENT AGENDA:

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

1. **ORDINANCE NO. 4502, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM PD PLANNED DEVELOPMENT TO PD PLANNED DEVELOPMENT BY ADOPTING USE AND DEVELOPMENT REGULATIONS, INCLUDING A CONCEPT PLAN AND BUILDING ELEVATIONS FOR A 13.03-ACRE TRACT OF LAND LOCATED BETWEEN WATERVIEW PARKWAY AND PRESIDENT GEORGE BUSH HIGHWAY, EAST OF FRANKFORD ROAD, RICHARDSON, TEXAS.**
2. **ORDINANCE NO. 4503, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO AMEND PD PLANNED DEVELOPMENT ORDINANCE NO. 4049, BY AMENDING SECTION 1. SUBSECTION 2. MAXIMUM NUMBER OF RESIDENTIAL UNITS AND MINIMUM DENSITY; AND BY AMENDING THE REGULATING PLAN – APPENDIX A OF EXHIBIT “B” OF THE CITYLINE EAST PLANNED DEVELOPMENT DISTRICT CODE FOR THE CITYLINE EAST PLANNED DEVELOPMENT DISTRICT FOR 62.5 ACRES LOCATED ON THE EAST SIDE OF PLANO ROAD BETWEEN PRESIDENT GEORGE BUSH TURNPIKE AND CITYLINE DRIVE.**
3. **ORDINANCE NO. 4504, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR AN EVENT CENTER FOR THE PROPERTY LOCATED NORTHEAST OF THE NORTHEAST INTERSECTION OF N. PLANO ROAD AND E. CAMPBELL ROAD, RICHARDSON, TEXAS, ZONED LR-M(2) LOCAL RETAIL.**

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. **BID #44-24 – WE RECOMMEND THE AWARD TO NORTH TEXAS CONTRACTING, INC. FOR LAWNMEADOW DRAINAGE PROJECT PHASE 1 IN THE AMOUNT OF \$3,886,594.**
2. **BID #97-24 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO SIDDONS MARTIN FOR SELF-CONTAINED BREATHING APPARATUS (SCBA), HAND TOOLS AND POWERED EQUIPMENT FOR THE FIRE DEPARTMENT PURSUANT TO THE UNIT PRICES SPECIFIED IN SOURCEWELL CONTRACT #011824-DRG.**

Council Action

Councilmember Hutchenrider moved to approve the Consent Agenda as presented. Councilmember Corcoran seconded the motion. A vote was taken and passed, 7-0.

11. REPORT ON ITEMS OF COMMUNITY INTEREST

Council reported on items of community interest.

EXECUTIVE SESSION

In compliance with Section 551.072 and Section 551.087 (1) and (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Real Property and Economic Development Negotiations
 - Discussion of License/Lease of City Property

Council Action

Council convened into Executive Session at 9:22 p.m.

RECONVENE INTO REGULAR SESSION

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

Council Action

Council reconvened into regular session at 9:53 p.m. and took the following action.

Councilmember Hutchenrider moved to authorize the City Manager to negotiate and execute a license agreement or similar instrument for a teaching/fitting facility at Sherrill Park Golf Course including any amendments or instruments thereto. Councilmember Justice seconded the motion. A vote was taken and passed, 6-1 with Councilmember Barrios opposed.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:54 p.m.


MAYOR

ATTEST:


CITY SECRETARY