

MINUTES
RICHARDSON CITY COUNCIL MEETING
OCTOBER 14, 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 (attended remotely)
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
Yvonne Falgout	Director, Parks & Recreation
Chris Cottone	Supt., Athletics & Aquatics
Derica Peters	Senior Planner, Development Services

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

1. INVOCATION – JOE CORCORAN

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – JOE CORCORAN

3. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

There were no public comments submitted.

4. REVIEW AND DISCUSS THE AQUATICS MASTER PLAN PROGRESS

Yvonne Falgout, Director of Parks and Recreation, reviewed this item for Council.

- Project Goals
- Facility Assessment
- Market Analysis
- Summary of Public Input
- Guiding Principles
- Potential Aquatic Options

PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 24-22, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A COMMERCIAL ENTERTAINMENT, INDOOR USE

(VIRTUAL GOLF SIMULATOR) IN AN EXISTING SUITE SPACE ON AN 8.1-ACRE LOT CURRENTLY ZONED PD PLANNED DEVELOPMENT COLLINS/ARAPAHO TOD & INNOVATION DISTRICT (STATION AREA SUB-DISTRICT), LOCATED AT 1002 N. CENTRAL EXPRESSWAY, AT THE NORTHEAST CORNER OF CENTRAL EXPRESSWAY AND ARAPAHO ROAD.

Public Hearing

After a briefing from staff and the applicants, Andrew Reugg, Masterplan, and Pete Weldon, BirdieBay; Mayor Dubey opened the Public Hearing. With no comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Mayor Pro Tem Shamsul, and approved unanimously.

Council Action

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

- 6. PUBLIC HEARING, ZONING FILE 24-23, A REQUEST FOR APPROVAL OF A SPECIAL DEVELOPMENT PLAN TO ACCOMMODATE MOTOR VEHICLE SALES/LEASING ON 4.43-ACRES LOCATED AT THE NORTHEAST CORNER OF ARAPAHO ROAD AND GREENVILLE AVENUE AND CURRENTLY ZONED PD PLANNED DEVELOPMENT COLLINS ARAPAHO FORM BASED CODE (STATION AREA SUB-DISTRICT).**

Public Hearing

After a briefing from staff and the applicant, Rich Jackson, Autosavvy, Mayor Dubey opened the Public Hearing. The following comments were submitted.

Scott Ricamore, 923 Blue Lake Cir., Richardson spoke in opposition.

With no further comments, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Mayor Pro Tem Shamsul, and approved unanimously.

Council Action

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

- 7. PUBLIC HEARING, ZONING FILE 24-26, A REQUEST FOR AMENDMENT TO A PD PLANNED DEVELOPMENT DISTRICT TO ACCOMMODATE A MASTER SIGN PLAN ON 14.87-ACRES LOCATED AT THE SOUTHEAST CORNER OF CENTRAL EXPRESSWAY AND E. CAMPBELL ROAD.**

Public Hearing

After a briefing from staff and the applicant, Stewart Korte, Precision Investments; Mayor Dubey opened the Public Hearing. With no comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Corcoran and approved unanimously.

Council Action

Councilmember Hutchenrider moved to approve the request with the stipulation that all future Master Sign Plans be reviewed by the City Plan Commission with a recommendation forwarded to Council for final approval. Mayor Pro Tem Shamsul seconded the motion. A vote was taken and passed, 7-0.

8. CONSENT AGENDA:

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

- 1. ORDINANCE NO. 4515, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING SPECIAL PERMITS FOR A MOTOR VEHICLE STORAGE LOT LOCATED AT 418 BISHOP AVENUE RICHARDSON, TEXAS, A MOTOR VEHICLE BODY SHOP LOCATED AT 417 N. INTERURBAN STREET RICHARDSON, TEXAS, AND A MOTOR VEHICLE REPAIR SHOP (MINOR) LOCATED AT 400 BISHOP AVENUE RICHARDSON, TEXAS ON APPROXIMATELY 2.5 ACRES LOCATED SOUTH OF DAVIS STREET AND EAST OF BISHOP AVENUE, RICHARDSON, TEXAS, ZONED MAIN STREET/CENTRAL EXPRESSWAY PD PLANNED DEVELOPMENT (INTERURBAN SUB-DISTRICT).**
- 2. ORDINANCE NO. 4516, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A HYPNOSIS TRAINING CENTER LOCATED AT 275 W. CAMPBELL ROAD, RICHARDSON, TEXAS, ZONED LR-M(2) LOCAL RETAIL DISTRICT.**
- 3. ORDINANCE NO. 4517, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR AN AMUSEMENT ARCADE LOCATED AT 1310 E. BELT LINE ROAD, RICHARDSON, TEXAS, ZONED C-M COMMERCIAL.**
- 4. ORDINANCE NO. 4518, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 9, "FLOODPLAIN MANAGEMENT", BY AMENDING SECTION 9-1 "DEFINITIONS" BY AMENDING AND ADDING DEFINITIONS; BY AMENDING SECTION 9-3 "STATUTORY AUTHORIZATIONS" BY AMENDING THE REFERENCE TO STATE LAW; BY AMENDING SECTION 9-8 BY AMENDING THE BASIS FOR ESTABLISHING THE AREA OF SPECIAL FLOOD HAZARD; BY AMENDING SECTION 9-67 BY AMENDING THE STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL CONSTRUCTION AND MANUFACTURED HOMES BY AMENDING SUBSECTION (d) AND ADDING SUBSECTION (f) AND (g).**

B. CONSIDER RESOLUTION NO. 24-26, APPROVING THE TERMS AND CONDITIONS OF THE 2024 HOMELAND SECURITY GRANT PROGRAM

FUNDS; AUTHORIZING THE DIRECTOR OF EMERGENCY MANAGEMENT TO SERVE AS THE AUTHORIZED OFFICIAL FOR GRANT MANAGEMENT PURPOSES.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #88-24 – WE RECOMMEND THE AWARD TO JESKE CONSTRUCTION COMPANY FOR 2021 BOND ALLEY RECONSTRUCTION GROUP 5 (PROVINCETOWN LN, WILDERNESS TR, ROUNDROCK CIR, PINEHURST DR) IN THE AMOUNT OF \$1,293,220.**
- 2. BID #10-25 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO ENTECH SALES AND SERVICE FOR COOPERATIVE PURCHASE TO INSTALL ACCESS CONTROLS TO UPGRADE FIRE STATION #2 & #4 SYSTEMS THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #654-21 IN THE AMOUNT OF \$124,260.**
- 3. BID #11-25 - WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO MOUNTJOY AQUATICS, LLC FOR COOPERATIVE PURCHASE FOR THE HEIGHTS FAMILY AQUATICS CENTER PLASTER REPLACEMENT THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #701-23 IN THE AMOUNT OF \$329,896.91.**

Council Action

After comments from City Manager Magner regarding changes to Ordinance 4515, Councilmember Hutchenrider moved to approve the Consent Agenda as presented. Councilmember Dorian seconded the motion. A vote was taken and passed, 7-0.

9. REPORT ON ITEMS OF COMMUNITY INTEREST

Council reported on items of community interest.

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 – U.S. 75/Galatyn Pkwy. Area

Council Action

Council convened in Executive Session at 8:40 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

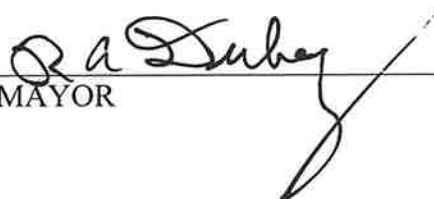
Council reconvened in Regular Session at 9:03 p.m. and Mayor Pro Tem Shamsul moved to authorize the city manager to negotiate and execute an economic development agreement on behalf of the City with Project Cornerstone including any amendments or instruments related thereto. Councilmember Justice seconded the motion. A vote was taken and passed, 7-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:06 p.m.

ATTEST:


CITY SECRETARY


MAYOR