MINUTES
RICHARDSON CITY COUNCIL MEETING
JANUARY 13, 2025

- **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 Operating Officer
Charles Goff	Assistant City Manager
Michaela Dollar	Assistant City Manager
Dannette Garcia	Assistant City Manager
Aimee Nemer	City Secretary
Yvonne Falgout	Director of Parks and Recreation
Derica Peters	Senior Planner
Amber Pollan	Planner, Strategic Planning
Andrew Bogda	Assistant Director of Development Services

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 JANUARY 6, 2025 MEETING

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

4. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM
Mr. Magner acknowledged the following public comments that were submitted prior to the meeting. Comments for the Zoning Files will be noted under the corresponding agenda item.

Terry Smith, 1300 Block, Timberlake Cir., Richardson – Neighborhood vandalism. Mr. Smith was not present to speak when he was recognized during the public comment forum.

5. **PRESENTATION AND DISCUSSION OF THE AQUATIC MASTER PLAN FINAL DRAFT**

Yvonne Falgout, Director of Parks and Recreation, reviewed the options that are included in the final draft based on prior Council feedback.

PUBLIC HEARINGS:

6. **PUBLIC HEARING, ZONING FILE 24-24, A REQUEST TO REZONE APPROXIMATELY 4.08-ACRES LOCATED AT 601 E. MAIN STREET, NORTH OF E. MAIN STREET, EAST OF GROVE ROAD, FROM R-1500-M RESIDENTIAL TEMP DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT FOR A TOWNHOME DEVELOPMENT WITH 38-UNITS.**

Public Hearing

After a briefing from staff and the applicant, Jim Dewey, JDJR Engineers and Consultants, Mayor Dubey opened the Public Hearing. The following comments were submitted.

Lauren Decker, 522 Carol Court – Opposed
Katelijine Lefevere, 519 East Spring Valley – Opposed
Vivian Rutledge, 412 Terrace – Opposed
Sarah Marsalis-Luginbill, 313 S. Lois Ln – Opposed (comments submitted in person)
Tony Pagalonia, 309 Martin – Opposed (comments submitted in person)

Council Action

With no further comments, Councilmember Hutchenrider moved to postpone the Public Hearing, to February 3, 2025, noting the specific purpose for the developer to meet with the Highland Terrace Neighborhood Association. Councilmember Justice seconded the motion, and it was approved 7-0.

7. **PUBLIC HEARING, ZONING FILE 24-28, A REQUEST TO REZONE APPROXIMATELY 3-ACRES LOCATED NORTH OF E. BELT LINE ROAD, WEST OF N. JUPITER ROAD, FROM LR-M(2) LOCAL RETAIL TO PD PLANNED DEVELOPMENT DISTRICT FOR A TOWNHOME DEVELOPMENT WITH 36-UNITS.**

Public Hearing

After a briefing from staff and the applicant, 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 Corcoran moved to approve the request as presented. Councilmember Hutchenrider seconded the motion. A vote was taken and passed, 7-0.

8. **PUBLIC HEARING, ZONING FILE 24-29, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A CHILDCARE CENTER WITHIN AN EXISTING 13,060 SQUARE FOOT BUILDING ON A 3.1-ACRE LOT CURRENTLY ZONED PD PLANNED DEVELOPMENT AND LOCATED AT 3501 MURPHY ROAD, SOUTH OF RENNER ROAD, ON THE WEST SIDE OF MURPHY ROAD.**

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

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

9. PUBLIC HEARING, ZONING FILE 24-30, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A PRIVATE SCHOOL ON A 3.5-ACRE LOT CURRENTLY ZONED O-M OFFICE WITH SPECIAL CONDITIONS, LOCATED WITHIN AN EXISTING 28,939 SQUARE FOOT BUILDING AT 2101 WATERVIEW PKWY, ON THE WEST SIDE OF WATERVIEW PKWY, SOUTH OF TATUM STREET.

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

Bill Keffler, representing the Catholic Diocese of Dallas, 3725 Blackburn St., Dallas (comments submitted prior to the meeting via a public comment form)

With no further comments, 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 with the requirement to have a six (6) foot gate opening to allow access to the storm shelter. Mayor Pro Tem Shamsul seconded the motion. A vote was taken and passed, 7-0.

10. CONSENT AGENDA:

A. CONSIDER ADOPTION OF ORDINANCE NO. 4526, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE FOR THE PROPERTY LOCATED AT 508 CENTENNIAL BOULEVARD, RICHARDSON, TEXAS, ZONED, ZONED O/C OFFICE COMMERCIAL.

B. CONSIDER RESOLUTION 25-01, ADOPTING THE PARKS & RECREATION AQUATIC MASTER PLAN.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #17-25 – WE RECOMMEND THE AWARD TO MCMAHON CONTRACTING LP FOR LAKESIDE BOULEVARD - US-75 TO EAST CAMPBELL ROAD AND LAWNVIEW DRIVE - LAKESIDE BOULEVARD TO NORTH GREENVILLE AVENUE IN THE AMOUNT OF $9,121,798.98.

2. **BID #36-25 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO WEAVER TECHNOLOGIES FOR A COOPERATIVE PURCHASE FOR COMMVAULT DATA BACKUP SYSTEM SOFTWARE AND HARDWARE UPGRADE THROUGH THE INTERLOCAL PURCHASING SYSTEM ("TIPS") CONTRACT #230105 IN THE AMOUNT OF $400,624.11.**

3. **BID #37-25 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO COMPASS METERING SOLUTIONS FOR WATER METER REPLACEMENTS PURSUANT TO THE UNIT PRICES SPECIFIED IN CITY OF GARLAND BID #1455-24.**
4. **BID #38-25 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO COMPASS METERING SOLUTIONS FOR INSPECTIONS OF WATER SERVICE LINES PURSUANT TO UNIT PRICES SPECIFIED IN THE CITY OF GARLAND BID #0069-25.**

D. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL (CSP) #901-25 – WE RECOMMEND THE AWARD TO MCCOWNGORDON CONSTRUCTION FOR THE NEW CITY HALL AND MUNICIPAL CAMPUS IMPROVEMENT PROJECT IN THE AMOUNT OF $65,614,700.

Council Action
Councilmember Barrios requested to removed Item B from the Consent Agenda for a separate vote. Councilmember Justice moved to approve the Consent Agenda with the exception of Item B, as presented. Councilmember Dorian seconded the motion. A vote was taken and passed, 7-0.

B. CONSIDER RESOLUTION 25-01, ADOPTING THE PARKS & RECREATION AQUATIC MASTER PLAN.

Council Action
Prior to the vote, Councilmember Barrios stated that while he believed the plan was 85-90% moving in the right direction, he was not in favor of the data presented regarding the Canyon Creek pool compared with the other pools. Councilmember Hutchenrider moved to approve Item B as presented. Councilmember Corcoran seconded the motion. A vote was taken and passed, 6-1 with Councilmember Barrios opposed.

11. REPORT ON ITEMS OF COMMUNITY INTEREST
Council reported on items of community interest.

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

- Deliberation Regarding Economic Development Negotiations
  - Commercial Development – N. Greenville Ave./Apollo Rd. Area
- Deliberation Regarding Real Property

- Consider Sale of City Property – N. Greenville /Apollo Rd. Area

Council Action
Council convened into Executive Session at 9:30 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 10:01 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT
With no further business, the meeting was adjourned at 10:01 p.m.

MAYOR

ATTEST:

CITY SECRETARY