

MINUTES
RICHARDSON CITY COUNCIL MEETING
FEBRUARY 17, 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
Aimee Nemer	City Secretary
Andrew Bogda	Assistant Director of Development Services
Derica Peters	Senior Planner

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

1. INVOCATION – DAN BARRIOS

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – DAN BARRIOS

3. MINUTES OF THE FEBRUARY 10, 2025 MEETING

Council Action

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

4. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

Mr. Magner acknowledged public comment cards submitted for the visitors forum and for the public hearings which will be noted under each item on the agenda.

Regarding Recording Charter Review Commission Meetings

Mark Baustian, 700 Scottsdale, Richardson
Patricia Griffin, 441 Valley Glen, Richardson
Justin Neth, 425 Pleasant Valley, Richardson

PUBLIC HEARING ITEMS:

Note: Items were heard in the following order: Item 5, Item 7, Item 8, and Item 6.

- 5. PUBLIC HEARING, ZONING FILE 24-32, AND CONSIDER ADOPTION OF ORDINANCE NO. 4532, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A PRIVATE UNIVERSITY FOR THE PROPERTY LOCATED AT 1301 W. PRESIDENT GEORGE BUSH HIGHWAY, RICHARDSON, TEXAS, ZONED TO-M TECHNICAL OFFICE.**

Public Hearing

After a briefing from Assistant Director of Development Services, Andrew Bogda, and applicant representatives, Wes Hoblit and Robert Snip, 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 and ordinance as presented. Councilmember Dorian seconded the motion. A vote was taken and passed, 7-0.

- 6. PUBLIC HEARING, ZONING FILE 25-01, AND CONSIDER ADOPTION OF ORDINANCE NO. 4533, 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 AT 1101 E. ARAPAHO ROAD, RICHARDSON, TEXAS, ZONED PD PLANNED DEVELOPMENT COLLINS/ARAPAHO TOD & INNOVATION DISTRICT FORM BASED CODE (EMPLOYMENT SUB-DISTRICT).**

Council Action

At the request of the applicant who was not in attendance, Councilmember Hutchenrider moved to continue Zoning File 25-01 to February 24, 2025, at 6:00 p.m. Councilmember Dorian seconded the motion. A vote was taken and passed, 7-0.

- 7. CONTINUATION OF PUBLIC HEARING, ZONING FILE 24-24, AND CONSIDER ADOPTION OF ORDINANCE NO. 4534, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM R-1500-M RESIDENTIAL TEMP TO PD PLANNED DEVELOPMENT FOR THE RA-1100-M RESIDENTIAL ATTACHED (TOWNHOME) DISTRICT; ADOPTING USE AND DEVELOPMENT REGULATIONS, INCLUDING A CONCEPT PLAN FOR A 4.09-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF EAST MAIN STREET, EAST OF NORTH GROVE ROAD, RICHARDSON, TEXAS.**

Public Hearing

After a briefing from Senior Planner Derica Peters and the applicant Jim Dewey, Mayor Dubey opened the Public Hearing.

Tony Palagonia, 309 Martha, Richardson, spoke in favor of this request.

Public Comment cards in support were also received from the Highland Terrace Neighborhood Association and Sarah Marsalis-Lugenbill.

With no further comments, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Dorian and approved unanimously.

Council Action

Councilmember Justice moved to approve the request and the ordinance with the staff recommendations and inclusion of five-foot sidewalks. Councilmember Dorian seconded the motion. A vote was taken and passed, 7-0.

8. CONTINUATION OF PUBLIC HEARING, ZONING FILE 24-21, AND CONSIDER ADOPTION OF ORDINANCE NO. 4535, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM O-M OFFICE WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR THE O-M OFFICE DISTRICT WITH AMENDED DEVELOPMENT STANDARDS ON A 7.52-ACRE TRACT OF LAND LOCATED AT 2140 LAKE PARK BOULEVARD, RICHARDSON, TEXAS.

Public Hearing

After a briefing from staff and applicant representatives, Mayor Dubey opened the Public Hearing.

The following spoke in opposition to the request:

Tomer Lankri, 17107 Texas Pistachie, Dallas
Anil Mishra, 2212 Gardenia Way, Richardson
Allen Baskind, 2230 Hibiscus, Richardson
Cliff Wood, 8226 Vitex, Dallas
Anne Edelen, 2128 Meridian Way, Richardson
Omar Khan, 2220 W. Dutch, Richardson
Brenda Bailey, 2209 London, Richardson

Additionally, the following Public Comment cards were submitted in opposition:

Jennifer McKinney, 1128 Piedmont, Richardson
Rachel Lankir, 17107 Texas Pistachie, Dallas
Robert Montelongo, 1216 Savoy, Richardson
Susan Baskind, 2230 Hibiscus, Richardson

The following Public Comment cards were submitted in support of the request:

Ryan Campbell, 8136 Mary Curran, Dallas
Carly Martin, 419 Lowell, Richardson
Tate Byers, 711 Ridgedale, Richardson
Karley Byers, 711 Ridgedale, Richardson
Jodie Michalski, 2619 E. Prairie Creek
Mackenzie Sanchez, 3503 Hillrose, Richardson
Ashley Claborn, 1622 Villanova, Richardson
Kylie Claborn, 1622 Villanova, Richardson
Kathy Colton, 201 S. Glenville, Richardson
Angie Turner, 1101 Hillsdale, Richardson
Jessica Johnston, 3206 St. Cloud, Richardson

With no further comments, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Dorian and approved unanimously.

Council Action

Councilmember Hutchenrider moved to approve the request and ordinance with the condition of six-inch caliper canopy trees. Councilmember Corcoran seconded the motion. A vote was taken and passed, 7-0.

9. REVIEW AND DISCUSS THE CHARTER REVIEW COMMISSION MEETINGS

Council Action

After Council discussion regarding recording and broadcasting the Charter Review Commission meetings, Councilmember Justice moved to keep the meeting procedures as they are now without recording and to encourage staff to consider this topic for future discussions before a Charter Review Commission is established so that applicants and appointees are aware of the expectations. Councilmember Hutchenrider seconded the motion. A vote was taken and passed, 4-3, with Mayor Pro Tem Shamsul, Councilmember Barrios, and Councilmember Corcoran opposed.

10. CONSENT AGENDA:

- A. CONSIDER ADOPTION OF ORDINANCE NO. 4536, ADOPTING SUPPLEMENT NO. 32 TO THE CODE OF ORDINANCES.

- B. CONSIDER AWARD OF THE FOLLOWING BIDS:
 - 1. BID #24-25 – WE RECOMMEND THE AWARD TO DDM CONSTRUCTION COMPANY FOR SHERMAN - KAUFMAN TO LINGCO AND LINGCO - SHERMAN TO SPRING VALLEY PROJECT IN THE AMOUNT OF \$5,640,373.

 - 2. BID #25-25 – WE RECOMMEND THE AWARD TO TEXAS STANDARD CONSTRUCTION FOR SPRING VALLEY ROAD AND ABRAMS ROAD INTERSECTION IMPROVEMENTS IN THE AMOUNT OF \$1,173,877.95.

 - 3. BID #49-25 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO WEBUILDFUN, INC. FOR THE COOPERATIVE PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT FOR POINT NORTH PARK PLAYGROUND RENOVATION THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #679-22 IN THE AMOUNT OF \$422,706.16.

 - 4. BID #50-25 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO FALKENBERG CONSTRUCTION COMPANY FOR THE COOPERATIVE PURCHASE OF SHERRILL PARK FENCE REPLACEMENT THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #728-24 IN THE AMOUNT OF \$412,076.37, AND \$40,203.63 OF OWNER'S CONTINGENCY, FOR A TOTAL OF \$452,280.

Council Action

Councilmember Hutchenrider moved to approve the Consent Agenda as presented. Councilmember Justice 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.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:46 p.m.


MAYOR

ATTEST:


CITY SECRETARY