

MINUTES
RICHARDSON CITY COUNCIL MEETING
FEBRUARY 10, 2025

• **COMMUNITY REVITALIZATION AWARDS PRESENTATION**

Mayor Dubey called the meeting to order at 6:00 p.m. Community Revitalization Awards were presented to the following property owners.

- Mimosa Place – 1-19 Mimosa Place, Developer and Builder: Shaddock Custom Builders & Developers
- Finegan Residence – 207 Betty Drive, Owner: John D. Finegan
- Pascuzzi Residence – 2401 Skyview Drive, Owner: Richard & Kathleen Pascuzzi, Contractor: Fairview Custom Homes
- Rogers Residence – 500 Birch Lane, Owner: Weston & Lorinda Rogers
- Pristine Healthcare Solutions – 1951 N. Jupiter Road, Owner: KRISHVP LLC, VJ & Vaishali Patel, Contractor: Lonestar Construction
- Henn Residence – 25 Shady Cove, Owner: The Henn Family Trust, Contractor: Shaddock Custom Builders & Developers
- Tacos Y Mas – 1000 N. Central Expressway, Owner/Management: Greenway Arapaho & AF 1002 N Central Ltd/Fobare
- Bland Residence – 901 Newberry Drive, Owner: Brian & Rachele Bland, Architect: Eric LaPointe, Contractor: Mosaic Building Co.
- Bates Residence – 2211 Canyon Creek Plaza, Owner: Jeremy & Kimberly Bates, Contractor: Fairview Custom Homes
- Dugger Residence – 427 Crestover Circle, Owner: David & Shannon Dugger, Contractor: Shaddock Custom Builders & Developers
- Jones-Dollar Residence – 2911 Whitemarsh Circle, Owner: Kevin Jones & Jason Dollar
- JJ Pearce High School – 1600 N. Coit Road, Owner: Richardson ISD, Architect: Glenn | Partners

• **Call to Order**

Mayor Dubey called the meeting to order at 6:40 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

Andrew Bogda
Keith Krum
Amber Pollan
Derica Peters

Assistant Director of Development Services
Planning Projects Manager
Planner
Senior Planner

1. INVOCATION – JENNIFER JUSTICE

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – JENNIFER JUSTICE

3. MINUTES OF THE JANUARY 27, 2025 AND FEBRUARY 3, 2025 MEETINGS

Council Action

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

4. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

City Manager Don Magner acknowledged a public comment card submitted by Benjamin Goodine, 1250 State, Richardson, regarding support for the DART resolution. Mr. Magner acknowledged public comment cards submitted for the public hearings on the agenda as noted below for each case.

PUBLIC HEARINGS:

5. PUBLIC HEARING, ZONING FILE 24-21, A REQUEST TO REZONE APPROXIMATELY 7.52-ACRES FROM O-M OFFICE WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR THE O-M OFFICE DISTRICT WITH AMENDED DEVELOPMENT STANDARDS TO ACCOMMODATE THE DEVELOPMENT OF A 45,000-SQUARE FOOT RESEARCH AND DEVELOPMENT BUILDING AT 2140 LAKE PARK BOULEVARD, ON THE NORTH SIDE OF LAKE PARK BOULEVARD, EAST OF LAKE PARK WAY.

Public Hearing

City Manager Magner informed Council that the applicant is requesting to continue the public hearing to February 17th. Margo Murphy, representing the applicant confirmed the request to continue the case to February 17th. Mayor Dubey opened the Public Hearing.

Mr. Allen Baskind, 2230 Hibiscus, Richardson, spoke in opposition to the request.

The following public comment cards in opposition were acknowledged.

Cheryl Croall, 1138 Alpine, Richardson
Kevin Fine, 17611 Crabapple, Dallas
Shannon Napier, 1226 Cheyenne, Richardson
David Rubin, 8010 Copper Way, Dallas
Bessma Todd, 1301 Chesterton, Richardson
Blair Beathard, 1225 Glen Cove, Richardson
Nicole Hamburg, 2216 W. Dutch, Richardson
Rachel Lankri, 17107 Texas Pistachio, Dallas

Amna Khanani, 8202 Vitex, Dallas
Rebecca Williams, 1208 Stratford, Richardson
Susan Baskind, 2230 Hibiscus, Richardson

Council Action

With no further comments, Councilmember Hutchenrider moved to continue the Public Hearing to February 17, 2025, at 6:00 p.m. Councilmember Dorian seconded the motion. A vote was taken and approved unanimously.

- 6. PUBLIC HEARING, ZONING FILE 24-34, AND CONSIDER ADOPTION OF ORDINANCE NO. 4531, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL DEVELOPMENT PLAN TO MODIFY THE DEVELOPMENT STANDARDS OF THE COLLINS/ARAPAHO FORM-BASED CODE FOR 10.39-ACRES LOCATED ON THE SOUTHWEST CORNER OF E. ARAPAHO ROAD AND N. GROVE ROAD ZONED PLANNED DEVELOPMENT COLLINS/ARAPAHO TOD & INNOVATION (STATION AREA SUB-DISTRICT).**

Public Hearing

After a briefing from Amber Pollan, City Planner, and applicant representatives Brian McNally and Matt Brendel, Mayor Dubey opened the Public Hearing. The following public comment cards were acknowledged.

In Support

Andon Epp, 1123 Huntington, Richardson
Jeremy Thomason, 3301 Canyon Creek, Richardson
Highland Terrace Neighborhood Association
Benjamin Goodine, 1250 State, Richardson

With no other 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 and Ordinance No. 4531, with the special condition that the developer work with City staff to provide an additional crosswalk at a location to be determined. Councilmember Dorian seconded the motion. A vote was taken and passed, 7-0.

- 7. PUBLIC HEARING, ZONING FILE 24-31, AND CONSIDER ADOPTION OF ORDINANCE NO. 4530, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL DEVELOPMENT PLAN TO MODIFY THE DEVELOPMENT STANDARDS OF THE MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE FOR 3.06 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF E. POLK STREET AND S. TEXAS STREET ZONED PLANNED DEVELOPMENT MAIN STREET/CENTRAL EXPRESSWAY (MAIN STREET SUB-DISTRICT).**

Public Hearing

After a briefing from Derica Peters, Senior Planner, and the applicant representatives Kevin Hickman and Joel Behrens, Mayor Dubey opened the Public Hearing.

Speaking in Opposition

Jordan Connelly, 126 E. Kaufman, Richardson
Carrie Juettner, 114 E. Kaufman, Richardson
Pat Kinder, 114. E. Kaufman, Richardson
Jason Hughes, 323 E. Tyler, Richardson
Megan Santonicola, 628 Trail Lake, Richardson
Sarah Marsalis-Luginbill, 313 S. Lois, Richardson
Martha Canuteson, 502 Highland, Richardson
Tony Palagonia, 309 Martha, Richardson
Beverly Rasor, 402 Grace, Richardson

Additionally, the following public comment cards were acknowledged in opposition.

Andrew Laska, 502 Hyde Park, Richardson
Chrissy Cortez-Mathis, 1309 Magnolia, Richardson
Jessica Winniford, 534 Fairview, Richardson
Linda Harkleroad, 818 Sherwood, Richardson
Sandra Hoffer, 811 Scottsdale, Richardson
Lindsay Howell, 1220 Magnolia, Richardson
Vikki McGilvery, 700 Northhill, Richardson
Rhonda Walls, 716 Downing, Richardson
Garrett Walls, 716 Downing, Richardson
Alyssa Snow, 122 E. Kaufman, Richardson
Jamie Bottila, 522 E. Spring Valley, Richardson
Danielle, 312 S. Lois, Richardson
Jacque Holt, 533 Pittman, Richardson
Danita, Knight, 512 Park, Richardson
Morgan Holtry, 517 Shirley, Richardson
Sandy Hanne, 637 W. Belt Line, Richardson
Katelijne Lefevere, 519 E. Spring Valley
Lauren Decker, 522 Carol Ct., Richardson
Jennifer Wilhelm, 405 E. Polk, Richardson
Iris Bhushan, 220 E. Kaufman, Richardson
Walter Turner, 112 N. Lois, Richardson

Speaking in Support

David Harrel, 3824 Sleepy, Dallas
Jerry Harkins, 115 E. Main, Richardson
Pat Hanahan, 9218 Heatherdale, Richardson
Eleanor Stone, 2025 Flat Creek, Richardson
David Bond, 2640 Forest Grove, Richardson
Courtney Gowin, 3130 Cross Timbers, Richardson

Additionally, the following public comment cards were acknowledged in support.

Arael Herrera, 10715 Cassandra, Dallas
Scott Marek, 2944 Forest Hills, Richardson
Jeremy Thomason, 3301 Canyon Creek, Richardson
Benjamin Goodine, 1250 State, Richardson

The following public comment cards were acknowledged with a neutral position.

Justin Neth, 425 Pleasant Valley, Richardson
Alina Trandafir, 3470 Red Moon Way, Richardson

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

Council Action

Councilmember Hutchenrider moved to approve the request with the following conditions.

- 1) Provide an updated concept plan showing the pedestrian path and retail-ready space at the corner of Polk and Texas.
- 2) The ground floor area designated on the concept plan as retail-ready shall be exempt from design standards for ground floor residential that would be in conflict with future retail use.

Councilmember Justice seconded the motion. A vote was taken and passed, 5-2, with Councilmember Barrios and Mayor Pro Tem Shamsul opposed.

Recess

Mayor Dubey called for a recess at 10:47 p.m.

Reconvene

Mayor Dubey reconvened the meeting at 10:53 p.m.

ACTION ITEMS:

- 8. CONSIDER RESOLUTION NO. 25-02, ORDERING A GENERAL ELECTION TO BE HELD ON THE 3RD DAY OF MAY 2025, FOR THE PURPOSE OF ELECTING A MAYOR AND SIX (6) MEMBERS OF THE RICHARDSON CITY COUNCIL; DESIGNATING POLLING PLACES; ORDERING NOTICES OF ELECTION TO BE GIVEN; AND AUTHORIZING EXECUTION OF JOINT ELECTION CONTRACTS.**

Council Action

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

- 9. CONSIDER RESOLUTION NO. 25-03, SUPPORTING THE FULL FUNDING OF THE DALLAS AREA RAPID TRANSIT (DART) SYSTEM AND URGING CONTINUED INVESTMENT IN PUBLIC TRANSIT.**

Council Action

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

10. REPORT ON ITEMS OF COMMUNITY INTEREST

Council reported on items of community interest.

City Manager Magner reported that in compliance with the City Council Rules of Order and Procedure, he was acknowledging a request to place an item on the next agenda to discuss video recording and broadcasting the Charter Review Commission meetings.

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 – W. Renner Rd./Alma Rd. Area

Council Action

Council convened into Executive Session at 11:00 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 11:17 p.m. There was no action as a result of the Executive Session.

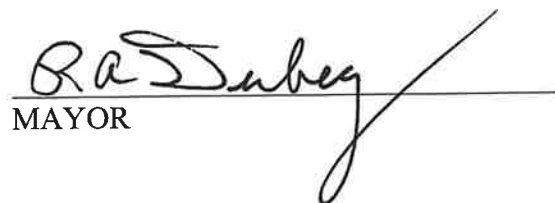
ADJOURNMENT

With no further business, the meeting was adjourned at 11:17 p.m.

ATTEST:



CITY SECRETARY


MAYOR