

MINUTES
RICHARDSON CITY COUNCIL MEETING
February 24, 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
Ken Hutchenrider	Councilmember

Absent:

Joe Corcoran	Councilmember
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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	Assistant Director of Development Services
Amber Pollan	Planner

1. INVOCATION – JOE CORCORAN

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

Note: Councilmember Corcoran was absent. Mayor Pro Tem Shamsul gave the invocation and led the pledges.

3. MINUTES OF THE FEBRUARY 17, 2025 MEETING

Council Action

Councilmember Hutchenrider moved to approve the Minutes as presented. Councilmember Dorian seconded the motion. A vote was taken and passed, 6-0, with Councilmember Corcoran absent.

4. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

City Manager Magner acknowledged the public comment cards received for the public hearings as noted under the public hearings.

5. REVIEW AND DISCUSS THE FIRST QUARTER FINANCIAL REPORT FOR THE FISCAL YEAR 2024-2025 OPERATING BUDGET

Budget Officer Bob Clymire presented this report and reviewed the first quarter performance of the five operational funds and compared revenues and expenditures against the original budget adopted in August, 2024.

6. PRESENTATION AND DISCUSSION ON THE CREATION OF A COMPREHENSIVE FEE ORDINANCE

Budget Officer Bob Clymire presented information regarding the creation of a comprehensive fee ordinance that will allow for all fees to be reviewed in a single process and provide easier access for the public. He explained that Water and Sewer rates will remain separate.

PUBLIC HEARING ITEMS:

7. CONTINUATION OF 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).

Public Hearing

After a briefing from Andrew Bogda, Assistant Director of Development Services, and the applicant, Iris Moctezuma, 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 Justice moved to approve the request as presented with the conditions listed. Councilmember Curtis seconded the motion. A vote was taken and passed, 6-0, with Councilmember Corcoran absent.

1. A Special Permit shall be granted to allow an event center which shall be limited to the 4,366-squarefoot lease space as shown on the concept plan attached as Exhibit "B" and made a part thereof.
2. No other person, company, business, or legal entity other than Iris Moctezuma may operate an event center on the Property pursuant to this Ordinance.
3. The Special Permit shall be subject to the time or operation restrictions (including expiration and termination) as specified in Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
4. The event center shall be restricted to the following hours of operation:
 - a. Monday – Thursday: 5:00 p.m. to 12:00 a.m.
 - b. Friday and Saturday: 9:00 a.m. to 1:00 a.m.
 - c. Sunday: 9:00 a.m. to 12:00 a.m.
5. Maximum number of guests: 99
6. A parking ratio of one (1) space per 100 square feet of gross floor area of the event center shall be provided.

8. **PUBLIC HEARING, ZONING FILE 25-02, AND CONSIDER ADOPTION OF ORDINANCE NO. 4536, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT MAJOR MODIFICATIONS TO THE WEST SPRING VALLEY CORRIDOR PD PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS BY AMENDING PREVIOUSLY APPROVED MAJOR MODIFICATIONS, ADOPTING A CONCEPT PLAN ATTACHED AS EXHIBIT “B” AND CONCEPT ELEVATIONS ATTACHED AS EXHIBIT “C” FOR 0.4304 ACRES LOCATED AT THE NORTHEAST CORNER OF S. FLOYD ROAD AND JAMES DRIVE, RICHARDSON, TEXAS.**

Public Hearing

After a briefing from City Planner Amber Pollan and the applicant, Nicole Gregory, Mayor Dubey opened the Public Hearing.

Hillary Bridgman, Dallas, spoke in favor of the request.

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

Council Action

Councilmember Justice moved to approve the request as presented. Councilmember Hutchenrider seconded the motion. A vote was taken and passed, 6-0, with Councilmember Corcoran absent.

9. **PUBLIC HEARING, ZONING FILE 24-33, AND CONSIDER ADOPTION OF ORDINANCE NO. 4537, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO AMEND PD PLANNED DEVELOPMENT ORDINANCE NO. 4322, BY ADDING “DRONE OPERATIONS AND MAINTENANCE CENTER” AS A PERMITTED USE IN THE EMPLOYMENT SUB-DISTRICT (SECTION II.A.2), AMENDING SECTION II.A.2.A.II TO ADD ADDITIONAL SUPPLEMENTAL USE REQUIREMENTS FOR “DRONE OPERATIONS AND MAINTENANCE CENTER”, AND TO ADD DEFINITIONS OF “DRONE” AND “DRONE OPERATIONS AND MAINTENANCE CENTER (DOMC)” TO AMEND SECTION V. DEFINITIONS OF THE PD PLANNED DEVELOPMENT COLLINS/ARAPAHO TOD & INNOVATION DISTRICT FORM BASED CODE FOR 1,144-ACRES OF PROPERTY GENERALLY LOCATED EAST OF CENTRAL EXPRESSWAY, GENERALLY BOUNDED BY CAMPBELL ROAD TO THE NORTH, APOLLO ROAD, THE NORTH, EAST AND WEST BOUNDARY LINES OF THE RICHARDSON TERRACE NORTH ADDITION, HILLTOP AVENUE, ARAPAHO ROAD AND COLLINS BOULEVARD TO THE SOUTH, PLANO ROAD TO THE EAST, AND DOROTHY DRIVE, GREENVILLE AVENUE, CENTRAL EXPRESSWAY, ALMA ROAD, COLLINS BOULEVARD AND GREENVILLE AVENUE TO THE WEST.**

Public Hearing

After a briefing from City Planner Amber Pollan, Mayor Dubey opened the Public Hearing.

Stephanie Cooke, 333 Corey Way, San Francisco – in favor

Justin Neth, 425 Pleasant Valley, Richardson - neutral

Additionally, the following public comments were submitted in support of the request.

Allye Burgett, 303 S Weathered Dr, Richardson
Rebecca Epperley, 1219 Evergreen Dr, Richardson
Hannah Evans, 519 Carol Court, Richardson
Michelle In, 609 Killarney, Richardson
Haley Kostikov, 1822 Blake Dr, Richardson
Katherina Meyers, 525 Ridgedale Dr, Richardson
Dr. Kiahni Nakai, 3209 Heatherbrook Dr, Plano
Christian Rivas, 705 Nottingham, Richardson
Liz Robinson, 4809 Bradford, Dallas
Nora Scheller, 5404 Miller Ave, Dallas
Rainer Bantau, 1117 Serenade Ln, Richardson
Maria Guerrero, 602 Hyde Park Dr, Richardson
Jazmine Monreal, 3402 Taurus Dr, Garland
Alex Strader, 3402 Taurus Dr, Garland
Clare Walters, 14050 Far Hills Lane, Dallas
Kevin Halliburton, 1310 San Mateo Dr, Allen
April Anderson, 1111 Morningstar Trial, Richardson
Meagan Smith, 2113 Lansdowne Dr, Garland
Sandra Hoffer, 811 Scottsdale Dr, Richardson

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 with the inclusion of restricting the use within the 300-foot buffer to include multi-family residential. Councilmember Shamsul seconded the motion. A vote was taken and passed, 6-0, with Councilmember Corcoran absent.

10. CONSENT AGENDA:

- A. CONSIDER ADOPTION OF ORDINANCE NO. 4538, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 12, ARTICLE I, SECTION 12-4, TO ADOPT AN INCREASE IN THE AMOUNT OF THE RESIDENCE HOMESTEAD EXEMPTION FOR INDIVIDUALS SIXTY-FIVE (65) YEARS OF AGE, OR OLDER, AND FOR INDIVIDUALS WHO ARE DISABLED, FROM ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00) TO ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00).**
- B. CONSIDER RESOLUTION NO. 25-04, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE SERIES 2025 CERTIFICATES OF OBLIGATION.**
- C. CONSIDER AWARD OF THE FOLLOWING BIDS:**

1. **BID #51-25 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO WEX FOR FLEET FUEL CARDS AND SERVICES PURSUANT TO SOURCEWELL CONTRACT #080620-WEX WITH AN ESTIMATED ANNUAL AMOUNT OF \$200,000.**
2. **BID #52-25 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO MALLORY SAFETY AND SUPPLY, LLC FOR THE COOPERATIVE PURCHASE OF SEVEN (7) L3 PVS 1531 HELMET-MOUNTED BINOCULAR NIGHT VISION FOR THE POLICE DEPARTMENT THROUGH OMNIA PARTNERS CONTRACT #159498 IN THE AMOUNT OF \$83,970.11.**

Council Action

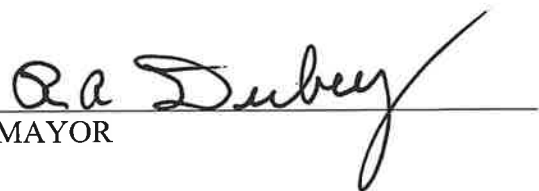
Councilmember Justice moved to approve the Consent Agenda as presented. Councilmember Hutchenrider seconded the motion. A vote was taken and passed, 6-0, with Councilmember Corcoran absent.

11. REPORT ON ITEMS OF COMMUNITY INTEREST

Council reported on items of community interest.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:47 p.m.


MAYOR

ATTEST:


CITY SECRETARY