MINUTES
RICHARDSON CITY COUNCIL MEETING
JUNE 15, 2026

- **Call to Order**
  Mayor Omar called the meeting to order at 6:00 p.m. with the following Council members present:

Amir Omar	Mayor
Ken Hutchenrider	Mayor Pro Tem
Curtis Dorian	Councilmember
Dan Barrios	Councilmember
Joe Corcoran	Councilmember
Arefin Shamsul	Councilmember

Absent:

Jennifer Justice	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
Riley Thomason	Assistant to the City Manager
Mark Nelson	Director of Transportation and Mobility
Daniel Herrig	Transportation Program Manager
Tina Firgens	Director of Development Services
Andrew Bogda	Assistant Director of Development Services-Planning

Guests and Regional Partners
David Leininger, DART, Interim President & CEO
Randall Bryant, DART Board Chair
Gary Slagel, DART Board Member
Trey Walker, DART Interim Chief Development Officer

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

1. INVOCATION – JENNIFER JUSTICE

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

Note *– Councilmember Corcoran gave the invocation and the pledge due to Councilmember Justice's absence.*

3. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM
The following public comments were submitted.

Justin Neth, 425 Pleasant Valley, provided feedback regarding the water rate study that was presented to Council on June 8, 2026.

Irma Nevarez, 432 La Salle, addressed Council regarding concerns with her neighbor's business in the neighborhood.

Additionally, written comments were submitted to Council by Terry Smith regarding concerns about vandalism at his home.

4. CONSENT AGENDA:

A. MINUTES OF THE JUNE 8, 2026 MEETING

B. CONSIDER ADOPTION OF THE FOLLOWING RESOLUTIONS:

1. RESOLUTION APPOINTING BRUCE ARFSTEN TO THE AGGREGATED POSITION OF REPRESENTATIVE, AND AMIR OMAR AS ALTERNATE TO THE AGGREGATED POSITION OF REPRESENTATIVE, TO THE REGIONAL TRANSPORTATION COUNCIL OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, WHICH FRACTIONAL ALLOCATION MEMBERSHIP IS SHARED WITH THE TOWN OF ADDISON.
2. RESOLUTION APPROVING THE ADVANCE FUNDING AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR THE COLLINS BRIDGE SIGNAL, BIKE AND PEDESTRIAN ENHANCEMENTS.

C. CONSIDER AWARD OF REQUEST FOR PROPOSAL ("RFP") #703-26 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO INTERCON CONSTRUCTION CO. INC. FOR HAULING OF CONSTRUCTION DEBRIS IN THE TOTAL AMOUNT OF $250,000.

Council Action
Mayor Pro Tem Hutchenrider moved to approve the Consent Agenda as presented. Councilmember Shamsul seconded the motion. A vote was taken and passed, 6-0, with Councilmember Justice absent.

5. RECOGNITION FOR THE WINNERS OF THE TRAFFIC SIGNAL BOX ART CONTEST
Riley Thomason, Assistant to the City Manager, reviewed this item for Council and announced the contest winners.

Ardent Lee
Owen Craven
Emily Adams
Kathryn Weber
Fred Lockwood

6. REVIEW AND DISCUSS THE DALLAS AREA RAPID TRANSIT (DART) PROGRAMS AND TOPICS OF INTEREST
DART representatives presented an update on DART programs and services.

- Service and Ridership
  - Silver Line Update

    - Key Initiatives
- General Mobility Program (GMP) Agreement
- Governance Update

7. REVIEW AND DISCUSS THE FY 2026-2027 TRANSPORTATION AND MOBILITY WORK PLAN

Mark Nelson, Director of Transportation and Mobility, and Daniel Herrig, Transportation Program Manager, provided an overview of the Transportation & Mobility Department, including traffic operations, transportation engineering, mobility programs, capital improvements, and regional partnerships.

- The FY27 proposed operations budget for signals, signs and markings, and street lighting totals approximately $1.9 million.
- Reviewed ongoing traffic signal infrastructure, signal asset management, and traffic work plan initiatives aimed at improving traffic operations and safety throughout the city.
- Update on major transportation capital projects, including improvements along Campbell Road, signal pole and mast arm replacements, active transportation projects, Safe Routes to School initiatives, and UTD mobility improvements.
- Highlighted mobility initiatives focused on active transportation planning, engineering, encouragement, and education programs to improve connectivity and safety for pedestrians and bicyclists.
- The department currently manages 52 transportation and mobility projects representing approximately $121 million in total investment, including $40.7 million in City funding and $80.3 million in partner funding.
- Upcoming transportation and mobility priorities for FY27.

PUBLIC HEARING ITEM:

8. PUBLIC HEARING, ZONING FILE ZF 26-09, AND CONSIDER ADOPTION OF AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, TO GRANT APPROVAL OF CITY-INITIATED AMENDMENTS TO APPENDIX A (COMPREHENSIVE ZONING ORDINANCE) OF THE CITY OF RICHARDSON'S CODE OF ORDINANCES: ARTICLE I, SEC. 2 (DEFINITIONS, FAMILY), ARTICLE XXII-A, SEC. 4 (SPECIAL PERMITS, PROPERTY OWNER PROTEST), AND ARTICLE XXIX, SEC. 6 (CHANGES AND AMENDMENTS, PROPERTY OWNER PROTEST).

Public Hearing

After a briefing from staff, Mayor Omar opened the Public Hearing.

Courtney Barker, 2503 Honeysuckle Dr., provided comments and proposed changes to the Comprehensive Zoning Ordinance, including definitions of "family" and "single housekeeping unit."

With no further comments, Mayor Pro Tem Hutchenrider moved to close the Public Hearing, seconded by Councilmember Corcoran. The motion failed 2-4, with Mayor Omar, Councilmember Dorian, Councilmember Barrios, and Councilmember Shamsul opposed to closing the public hearing, and Councilmember Justice absent.

There was discussion among Council regarding the language proposed by the speaker and whether or not additional review is needed. Mr. Magner explained that the city attorney reviewed the language proposed by the speaker, and no changes were recommended to the staff proposal.

Council Action
Councilmember Shamsul moved to continue the public hearing to July 13 at 6:00 p.m. Councilmember Barrios seconded the motion. A vote was taken and passed 5-1, with Mayor Pro Tem Hutchenrider opposed and Councilmember Justice absent.

ACTION ITEM:

9. **CONSIDER ADOPTION OF AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, CHAPTER 6 "BUILDINGS AND BUILDING REGULATIONS", ARTICLE VIII. "PROPERTY MAINTENANCE", SECTION 6.311. "DEFINITIONS" BY AMENDING THE DEFINITION FOR "FAMILY".**

Council Action
There was no action on this item, as it corresponds with Zoning File 26-09, which was continued to July 13.

PUBLIC HEARING ITEM:

10. **PUBLIC HEARING, ZONING FILE 26-10, AND CONSIDER ADOPTION OF AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, TO GRANT APPROVAL OF CITY-INITIATED AMENDMENTS TO APPENDIX A (COMPREHENSIVE ZONING ORDINANCE) OF THE CITY OF RICHARDSON'S CODE OF ORDINANCES: ARTICLE I., SEC. 2 (DEFINITIONS) TO AMEND THE DEFINITION FOR "HOME OCCUPATION" AND ADD A DEFINITION FOR "HOME-BASED BUSINESS (NO-IMPACT)"; AMENDING ARTICLE IV. R-1500-M RESIDENTIAL DISTRICT REGULATIONS, SEC. 1. "USE REGULATIONS"; ARTICLE IV-A. R-2000-M RESIDENTIAL DISTRICT REGULATIONS, SEC. 1. "USE REGULATIONS"; ARTICLE IV-B. R-1800-M RESIDENTIAL DISTRICT REGULATIONS, SEC. 1. "USE REGULATIONS"; ARTICLE VI. R-1250-M RESIDENTIAL DISTRICT REGULATIONS, SEC. 1. "USE REGULATIONS"; ARTICLE VII. R-1100-M RESIDENTIAL DISTRICT REGULATIONS, SEC. 1. "USE REGULATIONS"; ARTICLE VIII. R-1000-M RESIDENTIAL DISTRICT REGULATIONS, SEC. 1. "USE REGULATIONS"; ARTICLE IX. R-950-M RESIDENTIAL DISTRICT REGULATIONS, SEC. 1. "USE REGULATIONS"; ARTICLE XI. R-850-F RESIDENTIAL DISTRICT REGULATIONS, SEC. 1. "USE REGULATIONS"; AND ARTICLE XII. R-850-M RESIDENTIAL DISTRICT REGULATIONS, SEC. 1. "USE REGULATIONS" BY ADDING THE USE "HOME-BASED BUSINESS (NO-IMPACT)" TO EACH OF SAID SECTIONS; AND AMENDING ARTICLE XXII-E. SUPPLEMENTAL REGULATIONS FOR CERTAIN USES BY ADDING SECTION 10. "HOME OCCUPATIONS AND HOME-BASED BUSINESSES (NO-IMPACT)".**

Public Hearing
After a briefing from staff, Mayor Omar opened the Public Hearing.

Courtney Barker, 2503 Honeysuckle Dr., continued her previously submitted comments and requested that this item be tabled for further review.

With no further comments, Mayor Pro Tem moved to close the Public Hearing, seconded by Councilmember Corcoran, and approved 6-0, with Councilmember Justice absent.

Council Action
Mayor Pro Tem Hutchenrider moved to approve the request with an amendment to Section 10 (b) (9) to allow no-impact home-based businesses to have up to one additional paved parking space not exceeding nine feet in width and 18 feet in length in the rear yard of the property. Councilmember Barrios seconded the motion. A vote was taken and passed, 4-2, with Councilmembers Shamsul and Corcoran opposed and Councilmember Justice absent.

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) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Economic Development to deliberate commercial or financial information received from a business prospect or to deliberate the offer of a financial or other incentive to a business prospect.
    - Project Realcom

Council Action
Council convened into Executive Session at 9:56 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 10:32 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT
With no further business, the meeting was adjourned at 10:33 p.m.

MAYOR

ATTEST:

CITY SECRETARY