

**RICHARDSON CITY COUNCIL  
MONDAY, APRIL 6, 2026  
WORK SESSION AT 6:00 PM  
RICHARDSON CITY HALL, 2360 CAMPBELL CREEK BLVD., SUITE 525, RICHARDSON, TX 75082**

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**Closed Executive Session Authorized**

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session to seek confidential legal advice from the City Attorney on any listed agenda item.

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**Videoconference Call Authorized**

Pursuant to Texas Government Code Section 551.127, one or more members of the City Council may participate in this meeting by videoconference call. A quorum of the City Council and the presiding officer will be present at the physical location of the meeting.

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**Meeting Information**

- City Council Rules of Order and Procedure: <https://www.cor.net/RulesofOrderandProcedure>
- Public Comment Cards for comments on agenda items, the visitors forum, or public hearings can be found at [www.cor.net/PublicCommentForm](http://www.cor.net/PublicCommentForm) and submitted online by 4 p.m. on the date of the meeting or in person before the meeting begins to be included in the public record.
- City Council meetings are available for viewing via live-stream online and on-demand at [www.cor.net/city](http://www.cor.net/city).

**WORK SESSION – 6:00 PM, MULTIPURPOSE ROOM #CH 157**

• **CALL TO ORDER**

**A. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM**

Speakers must complete a public comment card and submit it to the City Secretary before the meeting begins. Speakers will have a maximum of 5 minutes to speak. The time allocated for all public comments is 30 minutes.

• **PUBLIC COMMENTS ON AGENDA ITEMS**

The public comment portion of the City Council meeting is scheduled at the beginning of the meeting to allow the public to address the City Council regarding an item listed on the agenda that is not a public hearing.

• **VISITORS FORUM**

The visitors forum portion of the meeting is set aside for members of the public to address the City Council on any topic in which the subject matter is within the jurisdiction of the City.

**B. REVIEW AND DISCUSS THE MONTH OF VOLUNTEERISM**

**C. PRESENT AND DISCUSS POTENTIAL UPDATES TO THE CODE OF ORDINANCES AND COMPREHENSIVE ZONING ORDINANCE RELATED TO VARIOUS TOPICS INCLUDING: ZONING PROTEST CRITERIA, THE DEFINITION OF “FAMILY”, REGULATIONS PERTAINING TO FLAGS, AND STANDARDS FOR CERTAIN HOME OCCUPATIONS**

**D. REPORT ON ITEMS OF COMMUNITY INTEREST**

*The City Council will have an opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after posting the agenda.*

- **VISITORS FORUM CONTINUED** (*if needed*)
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**EXECUTIVE SESSION**

In compliance with Section 551.074 and Section 551.071 (1) and (2) and of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Personnel Matters
  - Discussion regarding appointments/reappointments for the Dallas Area Rapid Transit Board
- Consultation with City Attorney
  - Regarding Short-Term Rentals
  - Regarding Removal of Zoning Entitlements

**RECONVENE INTO REGULAR SESSION**

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE RICHARDSON CITY HALL ON TUESDAY, MARCH 31, 2026, BY 5:30 P.M.

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AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, VIA PHONE AT (972) 744-4168, VIA EMAIL AT [ADACOORDINATOR@COR.GOV](mailto:ADACOORDINATOR@COR.GOV), OR BY APPOINTMENT AT 2360 CAMPBELL CREEK BLVD., SUITE 525, RICHARDSON, TEXAS 75082.

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. \*

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY COUNCIL IS HELD.

*\*This does not apply to licensed carriers.*

**Item**

Review and Discuss the Month of Volunteerism

**Staff**

Riley Thomason, Assistant to the City Manager

**Summary**

April is the National Month of Volunteerism and to celebrate, the City of Richardson has launched a new volunteer webpage on the City website. The webpage helps members of the community understand the volunteer opportunities available through the City and how to take part.

**City Council Strategies**

- Work to increase public engagement and input

**Background**

April is the National Month of Volunteerism, a time to celebrate volunteers and encourage more people to get involved in their communities. To make volunteering opportunities easier to know about and understand how to take part, the City has launched an updated volunteer webpage. The webpage features a landing page where users can explore volunteer opportunities by program area and size. The new website includes a new section specific to corporate and group opportunities. The Council presentation will explain how members of the community can learn about different recurring volunteer events and how to sign up. Additionally, the new webpage includes contact information and frequently asked questions.

**Proposed Action/Motion**

No requested action or motion.

**Attachments**

N/A

**Item**

Present and discuss potential updates to the Code of Ordinances and Comprehensive Zoning Ordinance related to various topics including: zoning protest criteria, the definition of “family”, regulations pertaining to flags, and standards for certain home occupations

**Staff**

Andrew Bogda, Assistant Director of Development Services – Planning

**Summary**

The purpose of the work session discussion on April 6, 2026 is to discuss and receive direction from City Council regarding various proposed amendments related to the Code of Ordinances and Comprehensive Zoning Ordinance, primarily as a result of legislative changes adopted during the State of Texas 89<sup>th</sup> Legislative Regular Session. The attached memo provides an introductory overview of the proposed ordinance amendments needing to be addressed. At the April 6, 2026 meeting, staff will present the proposed ordinance amendments and seek Council’s feedback and direction as to whether Council concurs with the proposed amendments and/or if additional changes should be considered, as well as address next steps.

**City Council Strategies**

- Work to increase public engagement and input
- Improve access, usability, and user experience with policies, processes, and procedures
- Value, protect, and create a positive return on City, resident, and other stakeholder investments in the City
- Document and continuously improve innovative business processes
- Leverage our regional leadership position to positively impact County, State and Federal issues
- Effectively navigate the regulatory environment

**Background**

Refer to the attached memo.

**Attachments**

Memo



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**DATE:** April 6, 2026

**TO:** Honorable Mayor and City Council

**FROM:** Andrew Bogda, AICP, Assistant Director of Development Services - Planning

**SUBJECT:** Presentation and Discussion of Potential Updates to the Code of Ordinances and Comprehensive Zoning Ordinance related to Zoning Protest Criteria, the Definition of “Family”, Flags and Flagpoles, and Standards for Home Occupations

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The purpose of the work session discussion on April 6, 2026 is to discuss and receive direction from City Council regarding various proposed amendments related to the Code of Ordinances and Comprehensive Zoning Ordinance, primarily as a result of legislative changes adopted during the State of Texas 89<sup>th</sup> Legislative Regular Session. This memo provides an introductory overview of the proposed ordinance amendments needing to be addressed. At the April 6, 2026 meeting, staff will present the proposed ordinance amendments and seek Council’s feedback and direction as to whether City Council concurs with the proposed amendments and/or if additional changes should be considered, as well as address next steps.

Proposed amendments for discussion relate to the following topics:

- Zoning protest criteria (i.e. written protest criteria thresholds);
- Home occupations/home-based businesses;
- Definition of “family;” and
- Flags and flagpoles.

**Background:**

Following the conclusion of the 89<sup>th</sup> Regular Session, Development Services staff identified several changes to procedures and regulations that are necessary to ensure compliance with the newly adopted state statutes. Below is a summary of the new laws that will require updates to the City’s Comprehensive Zoning Ordinance (CZO) and the recommended approach for each.

**HB 24 – Zoning Protest Criteria**

- Prior to the passage of HB 24, if 20% of properties within the 200 foot notice area objected to a zoning change, then a supermajority of the City Council would be needed to approve the request. HB 24 increases the property owner protest threshold from 20% to 60% for rezoning requests that allow for more residential development and requires a simple majority vote (instead of supermajority).
- The CZO currently references that if a proposed zoning change or special permit is protested in accordance with Section 211.006 of the Texas Local Government Code (TLGC), the affirmative vote of at least three-fourths (supermajority) of all members of City Council must be received in order to take effect. Given HB 24, there are scenarios where a three-fourths vote is not allowed.

- CZO Article XXII-A, Sect. 4 and Article XXIX, Sect. 6 will need to be amended to comply with the new legislation. Therefore, in order to provide the best transparency for the public regarding the zoning protest procedures and the different scenarios and requirements for each, staff recommends outlining the specific scenarios and requirements within the CZO rather than referring the public to the TLGC.

#### HB 2464 – Home Occupations/Home-Based Businesses

- This statute preempts cities by removing the ability to require permits/licenses for “no-impact” home-based businesses and eases the ability for home-based businesses to operate within residential neighborhoods. Cities may require home-based businesses to be in compliance with certain provisions provided for in the statute, including being compatible with residential uses and secondary to a primary residential use. Furthermore, the statute allows for deed restrictions to still apply and be more restrictive than the statute for those neighborhoods that may have deed restrictions.
- The CZO currently utilizes the terminology of “home occupation” and allows such uses within nearly all of the City’s residential zoning districts. The Definitions section of the CZO (Article I, Sec. 2), includes 13 criteria to ensure the home occupation use has no adverse impacts to the surrounding neighborhood, thereby presumably being compatible with residential uses and neighborhoods.
- There are areas within the CZO that likely will need to be amended to address home occupations and distinguish between a home-based business and a “no-impact” home-based business and align the City’s current performance criteria with what is now allowed in state statute.

#### SB 1567 – Definition of “Family”

- This statute preempts cities that satisfy the bill’s threshold criteria by prohibiting them from restricting the number of occupants in a housing unit based on familial relations, age, or occupation, but states that they may continue to enforce building and fire code requirements and standards adopted by the State. The statute is specifically targeted at home-rule municipalities with a population less than 250,000 with an institution of higher education with an enrollment greater than 20,000, or those municipalities adjacent to such institutions. Given the University of Texas-Dallas in Richardson, coupled with university enrollment population and the City’s population meeting the statute’s threshold requirements, this bill applies to Richardson. It should be noted that the statute allows for deed restrictions to still apply and be more restrictive than the statute for those neighborhoods that may have deed restrictions.
- CZO Article I, Sec. 2 defines “family” and includes references limiting the number of persons and qualifiers for certain relations (i.e. blood, adoption, or marriage); therefore, the CZO will need to be amended to redefine this term.
- The CZO needs an updated definition that removes the limits on the number of occupants and removes certain relations requirements in order to be compliant with the statute. In addition, it would be appropriate to clarify that the definition of “family” shall not be construed to mean a club, lodge, fraternity/sorority house, or an organization or institutional group that receives federal or state funding for care of the individual.

#### Code of Ordinances, Chapter 18, Article III, Sec. 18-96 – Flags and Flagpoles

- Code of Ordinances, Chapter 18, Article III, Sec. 18-96 currently regulates flags as part of the City’s sign regulations. The ordinance defines flags and includes size and quantity limitations applicable to corporate logo flags; however, there are no regulations concerning total number

of flags or flagpoles, flagpole heights, flagpole setbacks, or flag sizes for flags other than corporate logo flags. In addition, while site plan approval is required, a permit is not.

- Consideration should be given to amending the Code of Ordinances to:
  - Add a definition for flagpoles;
  - Update the definition for flags to remove references to holiday decorations, as well as references to public demonstrations (which is a Constitutionally protected right that is not relevant to this section of the ordinance), and maintain a content-neutral definition;
  - Limit the maximum number of flagpoles, such as no more than three (3) flagpoles per lot;
  - Limit flagpole heights and flag sizes based on a property's respective zoning district (i.e. residential, non-residential, mixed-use), such as maximum 25 feet in residential districts and maximum 40 feet in height in non-residential and mixed-use districts, and to allow for comparable size and scale to other development that may occur within those zoning district categories, with appropriate setbacks too; and
  - Providing for appropriate site plan approval and permitting requirements for flagpoles on non-residential and mixed-use properties.

**Next Steps:**

Based on the feedback received from City Council, staff will make any necessary updates to the proposed approach for each code amendment and prepare formal code amendments for City Council's action. CZO amendments will follow the standard dual public hearing process (following proper public notification in accordance with state statutes), including receiving a recommendation from the City Plan Commission prior to final action by City Council. Any Code of Ordinance amendments outside of the CZO will be scheduled for consideration by the City Council at a future meeting.