

City Council Meeting Handouts

August 26, 2024

- I. National Preparedness Month
- II. Economic Development: International Business
- III. Review Code of Ethics
- IV. Zoning File 24-17
- V. Zoning File 24-18

NATIONAL PREPAREDNESS MONTH 2024

August 26, 2024



NATIONAL PREPAREDNESS MONTH

CITY COUNCIL GOAL

- To have residents and all stakeholders choose Richardson as the best place to locate, contribute, and engage
- To have clear, effective, efficient, continuously improved, and consistently applied processes and policies that make it easy for residents, employees, and all stakeholders to interact with the City

CITY COUNCIL TACTICS

- Promote Avenues For Public Engagement and Input
- Leverage County, State, and Federal Opportunities



2024 NATIONAL
PREPAREDNESS MONTH

BE

INFORMED

Sign Up to receive Emergency Alerts

MAKE

A PLAN

Stay safe and take action

BUILD

A KIT

Gather supplies to take care of basic needs

GET

INVOLVED

Donate and volunteer to emergency relief organizations

R RICHARDSON
TEXAS

R RICHARDSON
TEXAS

2024 NATIONAL
PREPAREDNESS MONTH

BE INFORMED

Sign up to receive Emergency Alerts

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MAKE A PLAN

Stay safe and take action

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TEXAS

2024 NATIONAL
PREPAREDNESS MONTH

GET INVOLVED

Donate and volunteer to emergency relief organizations

MONITORING, ALERTS, & AWARENESS

OEM monitors severe weather, special events, and power outages for potential impacts to Richardson including the following services:

- Weather forecast/watch/warning emails
- Mass notification via COR alerts
- Outdoor warning sirens
- X (Twitter) notifications
- Storm Spotter activation via the RACES volunteer program

STATISTICS

158 Weather Emails

427 COR Alerts to
138,409 Residents

3 Siren Activations

14 SKYWARN Activations





2024 EMPLOYEE SAFETY TRAINING SUMMARY

TOTAL TRAININGS

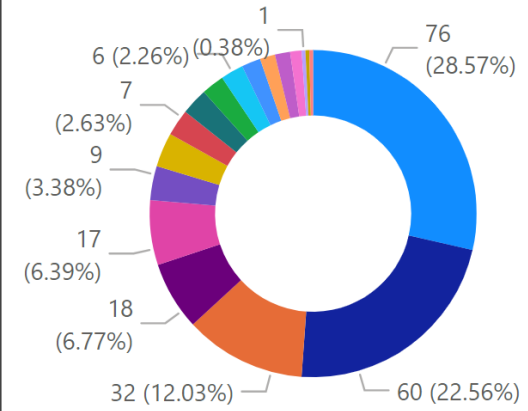
16

TOTAL ATTENDEES

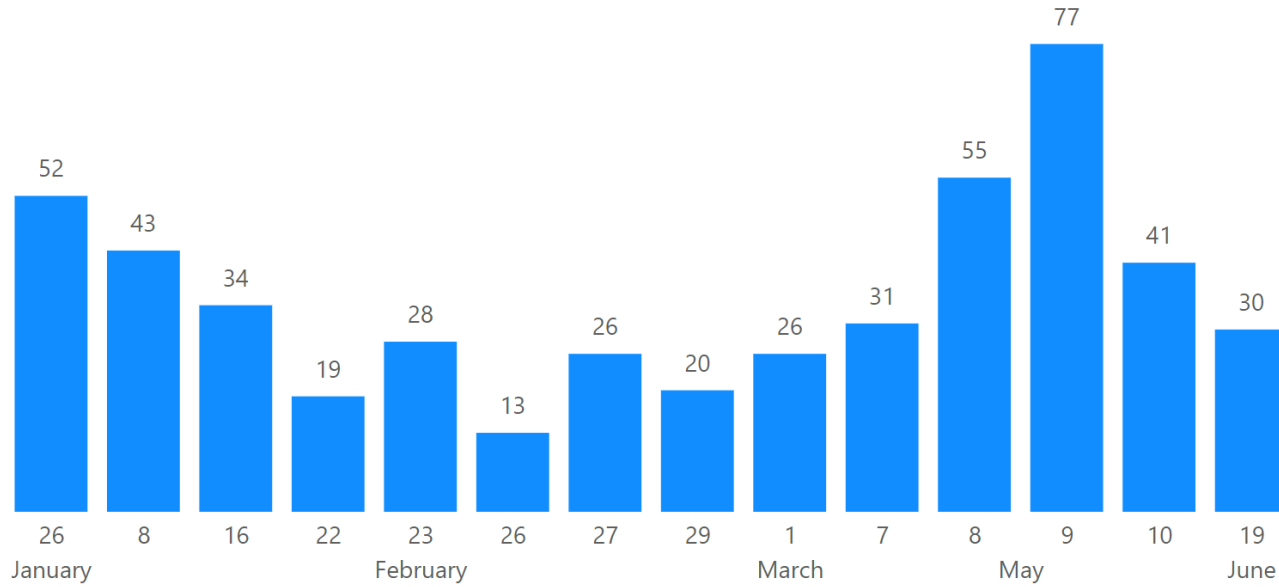
266

ATTENDEES BY DEPARTMENT

- Parks and Recreation
- Library
- Facilities and Fleet
- Finance
- Eisemann Center
- Engineering & Capital Projects
- PD
- City Manager's Office
- Council
- Community Services
- Transportation and Mobility
- Information Technology
- Human Resources
- Public Services
- FD
- City Secretary
- Communications
- Health
- Budget
- Building Supplies
- CVB
- Development Services
- Economic Development
- Emergency Management
- Golf



ATTENDEES BY DATE





RICHARDSON PUBLIC OUTREACH SUMMARY

TOTAL EVENTS

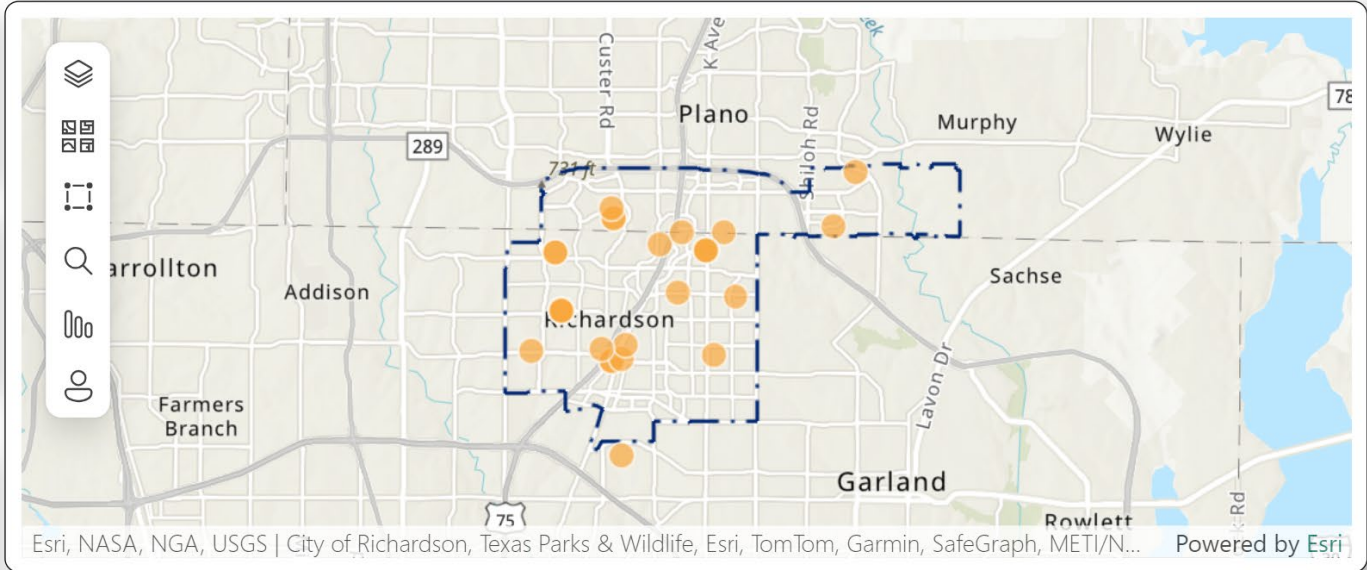
49

BAGS HANDED OUT

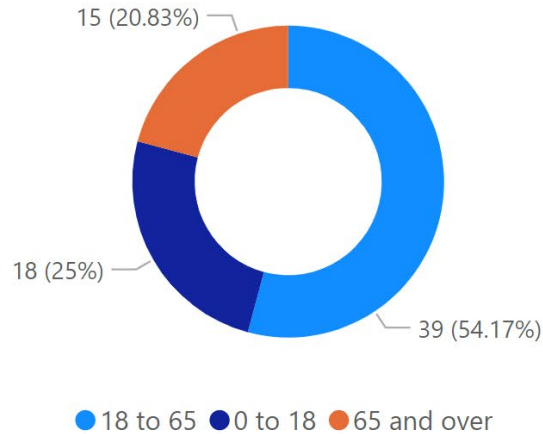
4,363

NUMBER OF ATTENDEES

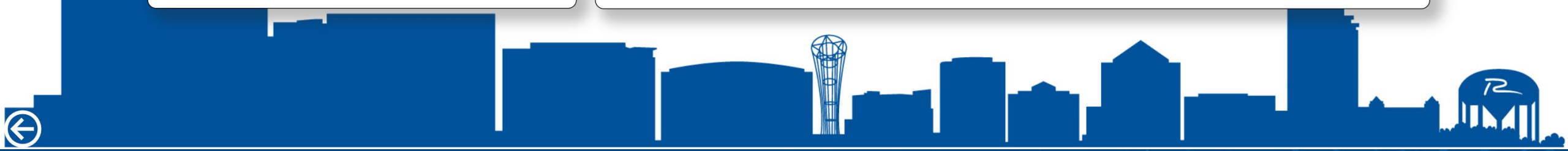
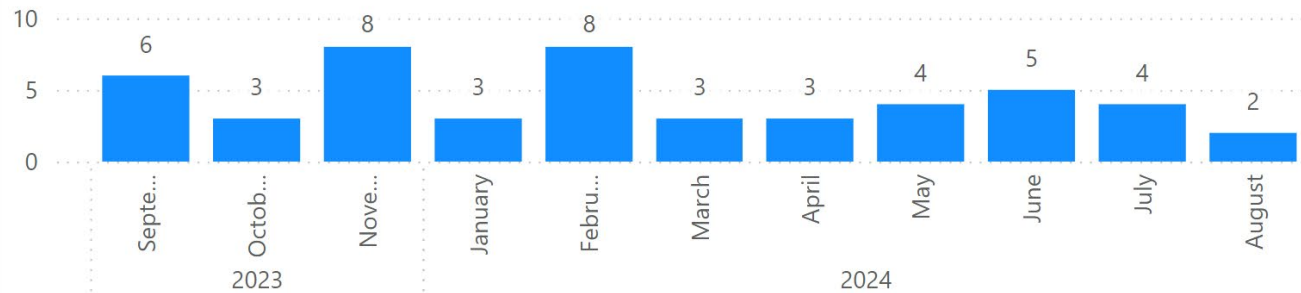
15,492



AGE GROUPS



PRESENTATIONS BY MONTH



PROMOTING PREPAREDNESS: BUILD A KIT



Household preparedness bags provided at community events are intended to jumpstart go-kits. Bags include items like:

- Checklists
- First Aid Kit
- Glow Stick
- Poncho
- Emergency Blanket

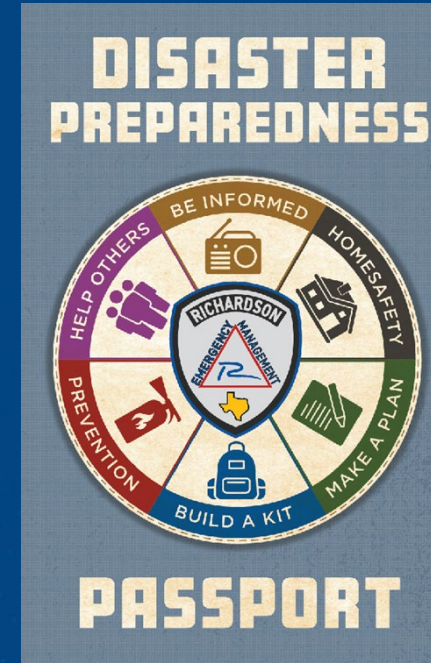


Grateful for bag stuffing events with
CFAAA Volunteers!

NEW INITIATIVE: PREPAREDNESS PASSPORT

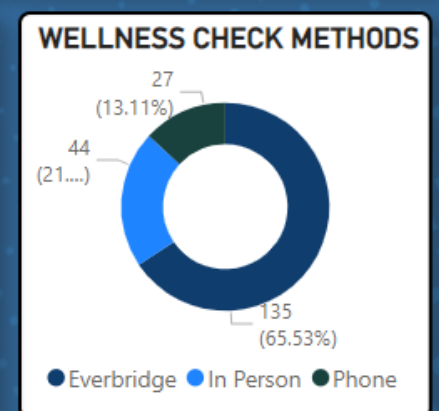
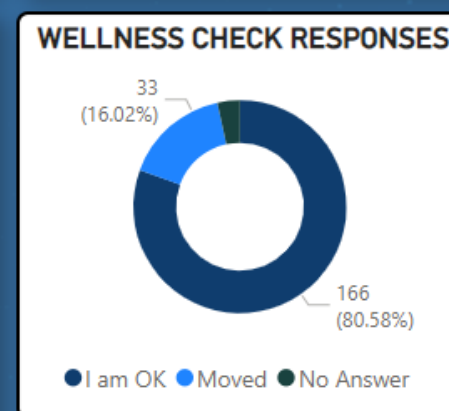
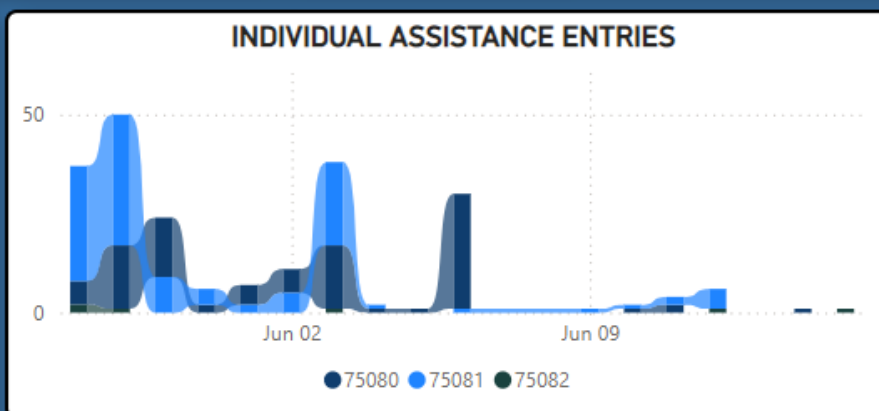
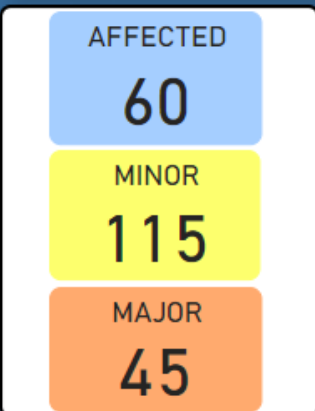
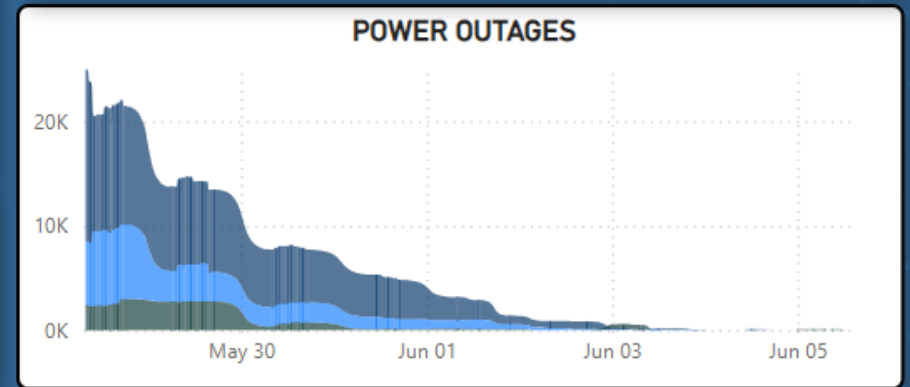
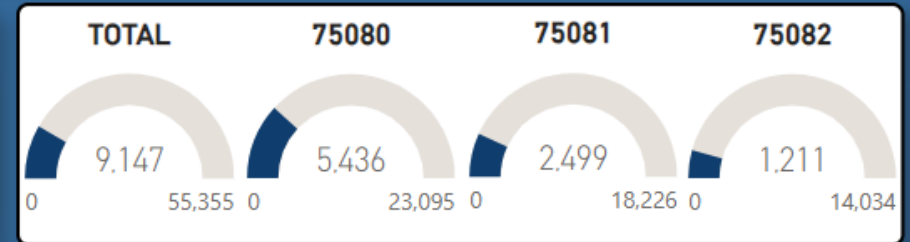
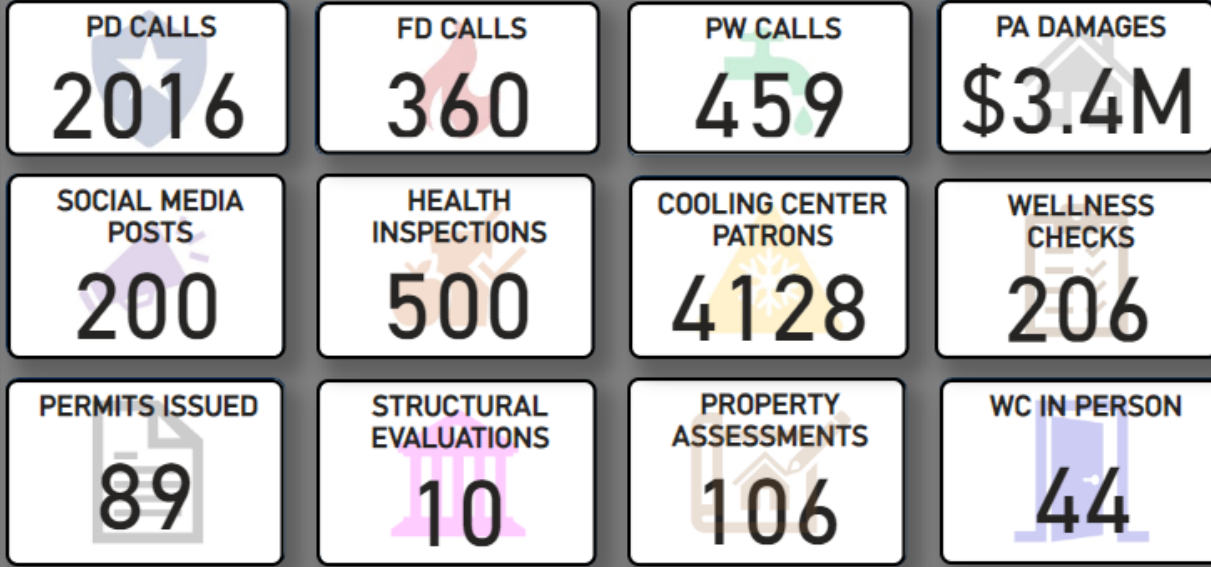
The Challenge: Complete a series of activities and tasks focused on personal, family, and community preparedness and resilience.

- Preparedness Passport funding was recently awarded with a grant from State Farm.
- Upon completion, participants will receive a challenge coin and certificate.



MAY 28 WINDSTORM AT A GLANCE: RESPONSE

OVERALL RESPONSE NUMBERS



MAY 28 WINDSTORM AT A GLANCE: RECOVERY

NETWORK DISASTER OUTREACH

DISASTER RELIEF SERVICES

173

DEBRIS REMOVAL COORDINATION

63

PARTNER AGENCIES

American Red Cross
Salvation Army
Jewish Family Service
MinuteMen
NTX UMC
LifePath Systems
Operation BBQ Relief
Lions Club

SNACKS DISTRIBUTED

1650

PALLETS OF WATER

2

GROCERY LOADS DISTRIBUTED

317

HANDYMAN SERVICES

40

DRC VISITORS

149

LOADS

4391

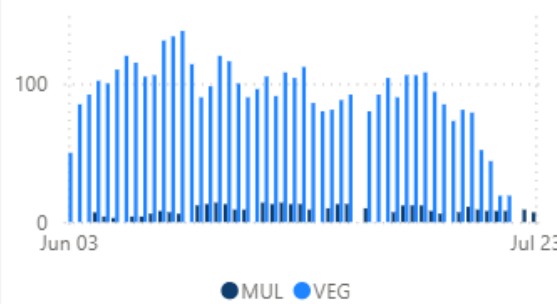
DEBRIS TOTAL (CY)

261K

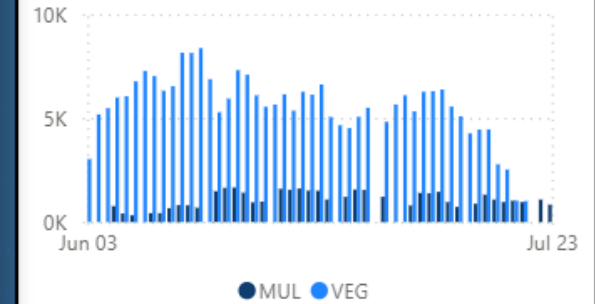
OPERATION DAYS

47

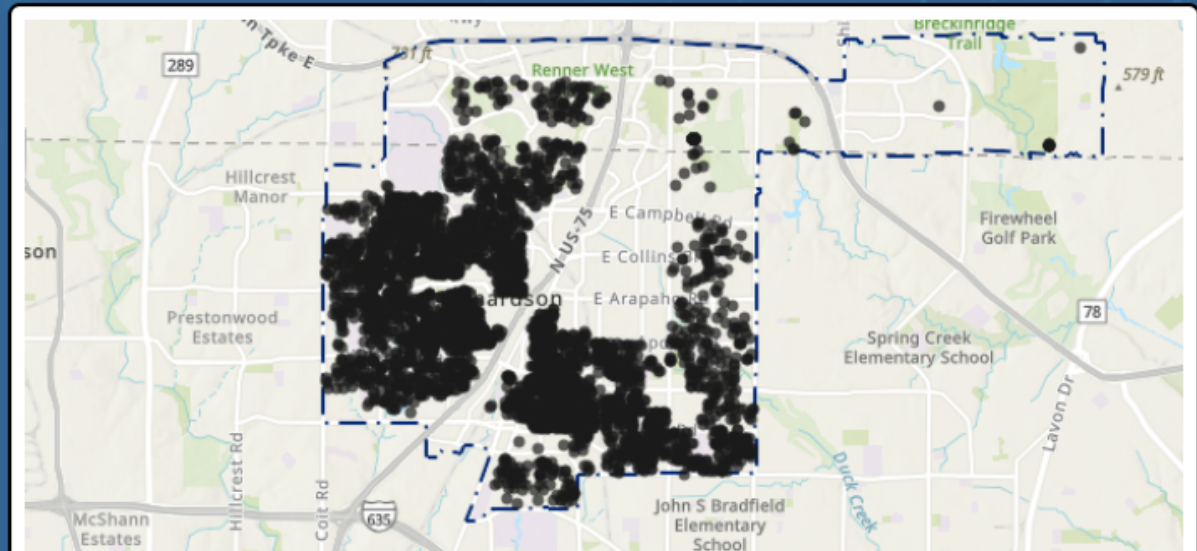
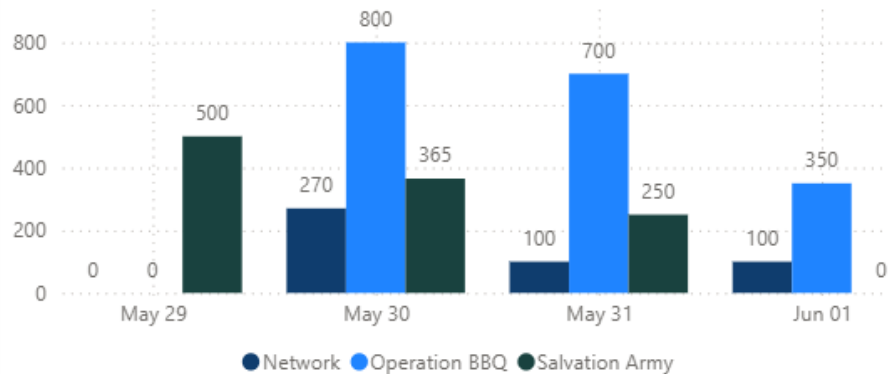
DAILY LOADS



DAILY TOTALS (CY)



MEALS DISTRIBUTED



PROMOTING PREPAREDNESS: COMMUNITY PARTNER ENGAGEMENT



NATIONAL PREPAREDNESS MONTH 2024

August 26, 2024



International Business Development Trip to India

August 26, 2024

Council Goal

→ CITY COUNCIL STRATEGIC GOAL

Promote economic development that benefits the whole city

→ CITY COUNCIL TACTIC

Look at opportunities to further celebrate diversity and make it an economic driver

Overview

- Startup Runway Overview
- Purpose of Trip & Strategy Alignment
- Hyderabad
- Chennai
- Visakhapatnam
- Mumbai
- Trip Recap
- Industry Sectors
- Next Steps & Partnership Announcement

Startup Runway Overview

- Startup Runway focuses on fostering and facilitating India based companies' expansion and growth into the U.S. Market
- Ecosystem provides administrative, marketing, and legal support along with market access and fostering of strategic partnerships
- Companies recruited by Startup Runway have a proven concept and are typically:
 - Generating revenue from the sale of products or services in India
 - Minimum of 1 year in business
 - Minimum of 25 employees in India
- Program collaborates with hundreds of companies to ensure alignment with City's ED strategies and target industries
- Mahesh Nandyala – Founder & CEO



Mission & Vision Alignment

The Economic Development Strategic Plan Mission is to “Grow Richardson’s vibrant economy by providing creative solutions and resources for businesses”

The Richardson IQ Vision is to “Transform the 1,200-acre Richardson IQ into a premier tech hub in Texas” by stimulating collaboration across businesses, attracting new jobs and strengthening partnerships between the City, UTD, and business community

The purpose of the City’s trip to India aligned with the following strategies, goals, and actions:

- **Diverse & Resilient Economy**
 - Goal – Increase capacity to deliver economic development services within Richardson
 - Action – Target foreign direct investment and business attraction success by identifying and outreaching to international companies looking to expand to the United States
- **Innovation & Technology**
 - Goal – Develop partnerships which sustain programming supporting innovative startup activity and local entrepreneurs
 - Action – Identify real estate appropriate for additional business incubation spaces
 - Action – Re-evaluate City incentive policies around startup firms and explore additional funding mechanisms to support the development and growth of Richardson’s startup ecosystem

Purpose of Trip

- Chris Shacklett, Director of Economic Development and Greg Sowell, Director of Communications and Community Engagement, attended with representatives from Startup Runway and Ryan, LLC
- Develop a strategic partnership with Startup Runway, a business specializing in assisting startup companies' expansion to the U.S.
- Build relationships with Indian government officials, university partners, potential investors, and business leaders
- Visit business incubators, manufacturing zones, university research centers, and government agencies
- Strengthen international business ties within India
- Provide a platform for knowledge exchange



Hyderabad (Days 1-6)

- Capital city of State of Telangana
- Thriving IT hub with 2,400+ funded companies
- Cumulative funding of \$2.6 billion from 2014 to 2023 with 2nd largest IT exporter from India
- 75 incubators and accelerators
- Home to T-Hub and T-Works
- Strong startup ecosystem in India representing 6% of India's startups
- Diverse ecosystem includes B2B SaaS, manufacturing, financial tech, and IT companies



Hyderabad Events/Meetings

- Roundtable with inaugural cohort locating to the United States
- Exclusive dinner with high-net-worth individuals, venture capital representatives, and 30 incubator ecosystem leaders
- Roundtable with over 150 companies from various industry verticals
 - Provided insights into the North Texas and Richardson market
 - Supported potential collaborations in technology development, research, and innovation



Hyderabad Events/Meetings

- T-Hub, India's largest incubation center
 - 585,000-square foot facility supporting up to 1,000 startups
- T-Works, India's largest prototyping center
 - Provides resources, mentorship, and technical support to over 300 companies
- World Trade Center



Hyderabad Events/Meetings

- Apollo Group Hospital
 - Over 70 hospitals with over 10,000 beds throughout India
 - Roundtable conducted with hospital leadership
 - Goal of promoting medical research knowledge exchange with the City of Richardson
- Nandini Malu – Wife of Deputy Chief Minister of Telangana
 - Goal of promoting future collaborations between State of Telangana and City of Richardson
- Sridhar Babu Duddilla – IT Minister of Telangana
 - Discussed startup ecosystem policies, infrastructure, and regulations



Chennai (Day 7)

- Capital city of the State of Tamil Nadu
- Home to Indian Institute of Technology (IIT) Madras Research Park – premier innovation center supporting over 350 startups
- Home to Startup Tamil Nadu Innovation Hub – the State’s entrepreneurial ecosystem
- Home to large IT companies, such as Infosys, HCL, and Accenture
- Home to a growing ecosystem of SaaS companies



Chennai Meetings

- Startup TN leadership
 - State of Tamil Nadu facility focused on building the entrepreneurial ecosystem
- Indian Institute of Technology (IIT) Madras campus
 - Premier innovation center supporting over 350 deep tech startups
 - Provides education in various fields of engineering, computer and data science, mathematics, chemistry, physics, and artificial intelligence



Visakhapatnam (Vizag) (Days 8-9)

- Key industrial hub with large steel and refinery sectors and the Vizag port
- Home to Andhra University – one of India’s oldest educational institutions
- Home to Andhra Pradesh MedTech Zone (AMTZ)
- Home to Andhra Pradesh Innovation Society (APIS)
- Home to A-Hub Vizag innovation center



Visakhapatnam Meetings

- **AMTZ**
 - India's largest medical technology ecosystem, designed for prototyping, testing, and manufacturing
 - 270-acre campus that was constructed in 342 days
 - Roundtable event focused on Startup Runway, North Texas, and the City of Richardson
- **APIS**
 - State agency for fostering innovation, entrepreneurship, and startups
 - Platform for entrepreneurs, students, and government officials to collaborate
 - Roundtable with ~100 in-person and virtual startups to discuss mutual collaboration



Visakhapatnam Meetings

- A-Hub
 - Leading innovation center with advanced infrastructure for diverse startups
 - Specializing in AI, IoT, and blockchain
 - Provides mentorship and funding for startups
 - Supports over 250 startups and fosters collaboration among academia, industry, and government
 - Met with additional startups and viewed and tested prototypes

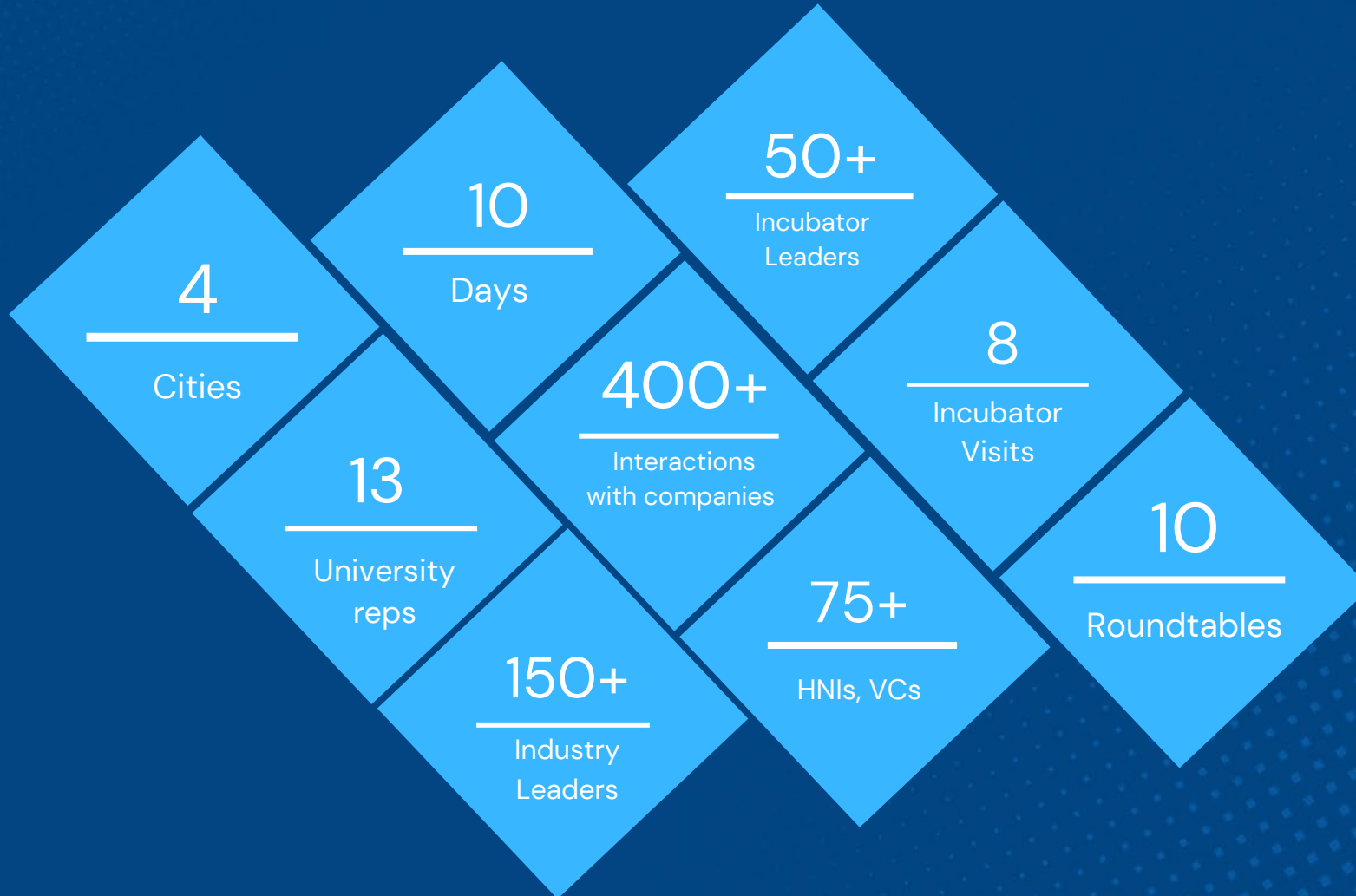


Mumbai (Day 10)

- Capital city of the State of Maharashtra and one of the world's largest cities
- India's financial capital and home to the Mumbai Stock Exchange
- Startup ecosystem in Mumbai focuses on finance, consumer services, media, and retail
- Home to over 1,000 startups, representing 13% of India's startups
- Home to over 65,000 companies, including many corporate headquarters
- Scheduled to meet with Rajagopal Devara, Principal Secretary of the State Finance Department

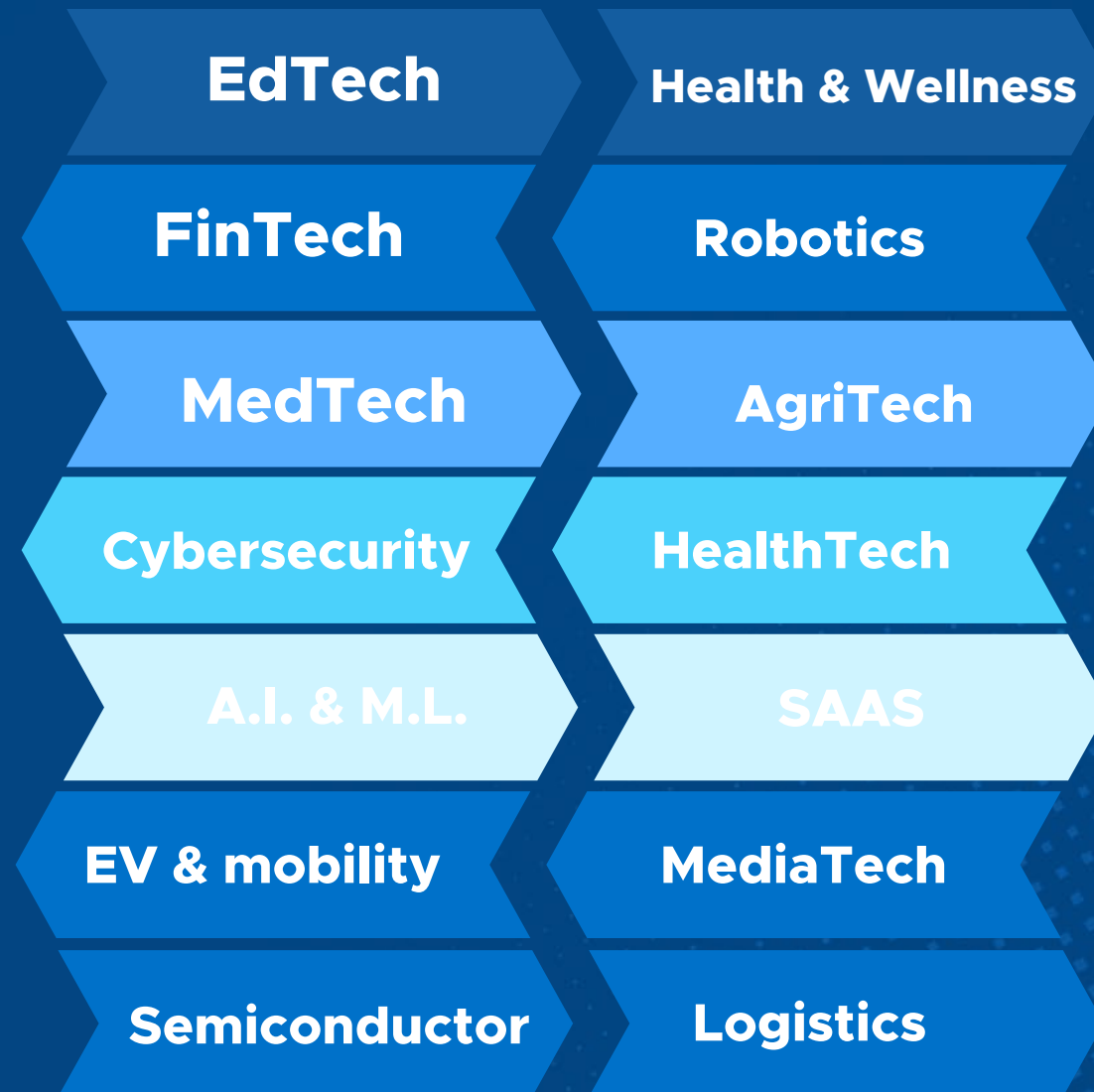


Trip Summary



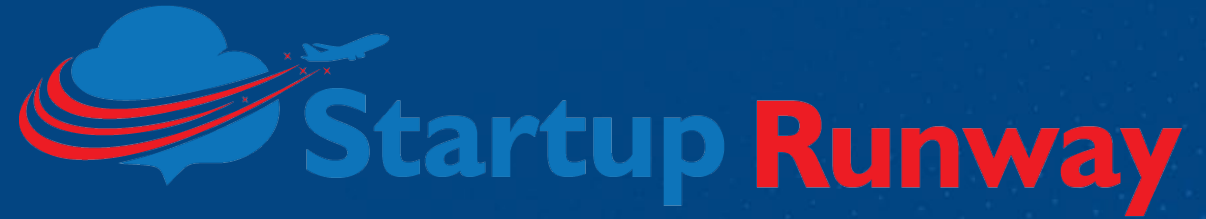
Industry Sectors

- Interaction with companies from 14 different sectors
- Sectors align with City of Richardson's Target Industries
 - Advanced & Additive Manufacturing
 - Health & Life Sciences
 - Professional & Financial Services
 - Technology & Software
 - Research & Development



Announcement

- The City of Richardson and Startup Runway are joining together in a strategic partnership to boost international economic development
- Startup Runway will launch its first location in the City of Richardson at the IQHQ where they will begin hosting their first cohort of companies
- Launch event and ribbon cutting will be held at the IQHQ tomorrow morning
- The City of Richardson and other local representatives will welcome the Startup Runway team to the City to embark on a partnership aimed at collaboration between the City of Richardson and the international entrepreneur, innovation, and startup community



Next Steps & Partnership Goals

Companies selected to participate in the Startup Runway ecosystem will:

- Locate within Startup Runway space at the IQHQ for 3-6 months
- Upon development of U.S. customer base and sales to U.S. customers, companies will move out of Startup Runway space and into traditional lease spaces
- Additional companies will locate to Startup Runway at the IQHQ as others move out, providing continuous facilitation of startup growth in the City

The City of Richardson's goal for the partnership is to:

- Assist companies' relocation from the IQHQ to properties within the City of Richardson allowing them to grow and expand within the City
- Collaborate with Startup Runway to seek opportunities to create partnerships throughout the region
- Leverage partnership with Startup Runway to further attract India-based businesses to the City
- Expand and implement the Startup Runway model in additional countries to increase the City's international economic development goals and to further develop international business ties

Closing Thoughts

In 2022, the City and UTD partnered in the opening of the IQHQ facility, a living laboratory for big ideas and ground-breaking technology. That vision has become more fully realized with the following partnerships:

- UTD 5G Lab – Collaboration with AT&T, Verizon as well as their partners and customers to grow the innovation ecosystem within the Richardson IQ
- Startup Runway – Soft landing space for India-based companies looking to grow their businesses in the United States

The City's partnership with Startup Runway will further the vision by:

- Strengthening international business ties with India, the world's 5th largest economy, furthering the City's goals of promoting international business development
- Facilitating the relocation of startups, entrepreneurs and innovative business to the City of Richardson with a focus on providing services to increase potential for success
- Creating a model that demonstrates how innovation and collaboration among a variety of partners can transform the Richardson IQ into a premier tech hub in Texas

CODE OF ETHICS REVIEW

August 26, 2024



→ **CITY COUNCIL GOAL**

To have clear, effective, efficient, continuously improved, and consistently applied processes and policies that make it easy for residents, employee's and all stakeholders to interact with the city.

→ **CITY COUNCIL TACTIC**

Conduct review of Code of Ethics.

CODE OF ETHICS REVIEW BACKGROUND AND PURPOSE

- Code of Ethics first adopted in 2010.
- Code of Ordinances Section 2-10 requires the City Council review the Code of Ethics Chapter 2 “Administration,” Article 1 “Code of Ethics” once every two years.
- Last review was conducted in October 2022
 - No amendments made during that review
 - Resolution No. 22-27 adopted on October 24, 2022
- Previous amendments to the ordinance made in October 2020 Ordinance No. 4361
- Current review – suggested amendments for City Council review and consideration

ORDINANCE FEATURES

- Purpose
- Title/Application
- Definitions
- Standards of Conduct
- Additional Standards
- Disclosure of Substantial Interest
- Complaints Against Officers
- Violations
- Interpretations of content
- Review
- Acknowledgement of Code of Ethics

CODE OF ETHICS APPLICABILITY

- Applies to the city council and all city boards and commissions
- Applies to city officers while the person holds the position/office
- City employees are not covered by the ordinance
 - The standards of conduct for employees are governed by the City of Richardson Personnel Policies and City Charter
- Independent contractors are not covered by the policy

ORDINANCE AMENDMENT CONSIDERATIONS

SUMMARY OF AMENDMENT CONSIDERATIONS

1. Change the time frame for the mayor and city council members to convene a meeting. Sec. 2-7 (c) Complaints against officers.
2. Change the number of city council members required to meet to consider alleged violation from three to two. Sec. 2-7 (c) Complaints against officers.
3. Increase fine from \$200 to \$500 for affected officer failing to obey a subpoena or to produce books, papers, or other evidence as ordered. Sec. 2-7 (c) Complaints against officers.
4. Add language specifically stating the affected officer is permitted to seek their own legal representation. Sec. 2-7 (d) Complaints against officers.
5. Add language including temporary board and committee members in the officers and official's definition.
6. Clarify substantial interest in Sec. 2-4. Standards of Conduct

AMENDMENT CONSIDERATIONS

Sec. 2-7 (c) Complaints Against Officers

PROPOSED 1: Change the time frame for the mayor and city council members to convene a meeting.

If it is determined by the city attorney that the facts as alleged could constitute a violation of this code of ethics, then the city attorney shall, within 15 business days after receipt of the complaint, notify the mayor and city council members of the existence and nature of the complaint. The city council shall cause a meeting to convene, whether regular or special, ~~within 15 business days~~ no sooner than 15 business days and no later than 30 days after being so notified by the city attorney to further consider said complaint in executive session with the mayor or any three members of the city council (excluding the mayor) causing such a meeting to be convened.

AMENDMENT CONSIDERATIONS

Sec. 2-7 (c) Complaints Against Officers

PROPOSED 2: Change number of city council members required to meet to consider alleged violation from three to two.

STAFF RESPONSE: Convening the mayor or any three members of the city council is consistent with recently adopted Rules of Procedure Section 2.2 Establishing the City Council Meeting Agenda, approved by Resolution No. 24-03 on February 26, 2024.

“The city council shall cause a meeting to convene, whether regular or special, ~~within 15 business days~~ no sooner than 15 business days and no later than 30 days after being so notified by the city attorney to further consider said complaint in executive session with the mayor or any three members of the city council (excluding the mayor) causing such a meeting to be convened.”

AMENDMENT CONSIDERATIONS

Sec. 2-7 (c) Complaints Against Officers

PROPOSED 3: Change fine from \$200 to \$500.

It shall be unlawful and an offense for any person to fail to obey a subpoena or to produce books, papers or other evidence as ordered under the provisions of this section and shall constitute a misdemeanor and shall be punishable by fine not to exceed ~~\$200.00~~ \$500.00.

Amendment Considerations

Sec. 2-7 (d) Complaints Against Officers

PROPOSED 4: Add language specifically stating the affected officer is permitted to seek their own legal representation.

The affected officer shall have the right to a full and complete hearing before the city council with the opportunity **and right to attend the hearing, make a statement, to** call and cross-examine witnesses and present evidence **in on** such person's behalf, **and represent themselves or be represented by legal counsel.**

AMENDMENT CONSIDERATIONS

Sec. 2-3. Definitions

PROPOSED 5: Add language including temporary board and committee members.

STAFF RESPONSE: Language including applicability to temporary boards and committee members was added in 2020.

Officer or official means any member of the city council and any appointed member of a city board, commission or committee established by ordinance, Charter, state law or otherwise, **on a temporary or permanent basis**, operating either under the direct or indirect authority or subject to either the direct or indirect control of the city council.

Amendment Considerations

Sec. 2-4. Standards of Conduct

PROPOSED 6: Clarify substantial interest in Sec. 2-4. Standards of Conduct

STAFF RESPONSE: Substantial interest is defined in Sec. 2-3. Definitions

Substantial interest means: (i) the ownership of ten percent or more of the voting stock or shares of a business entity; (ii) the ownership of ten percent or more, or \$15,000.00 or more of the fair market value of a business entity; or (iii) funds received from the business entity exceed ten percent of the person's gross income for the previous year, and action on the matter involving the business entity will have a special economic effect on the business entity that is distinguishable from the effect on the public.

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6. Clarify substantial interest in Sec. 2-4. Standards of Conduct

NEXT STEPS

- Confirm Council direction on suggested amendments.
- Legal to amend ordinance for Council consideration and adoption at the September 23, 2024, City Council meeting.
- Upon adoption per ordinance, the City Secretary shall provide a copy of the code of ethics to all officers.
- Track for September 2026 review.

OTHER CONSIDERATIONS

Update the Council Rules of Order and Procedure to include guidelines for:

- (1) Meeting with property owners, developers, and other stakeholders that have formal action scheduled for consideration by the Council, and;
- (2) Meeting with property owners, developers and other stakeholders that wish to discuss topics that may come before the Council for consideration in the future.

ZONING FILE 24-17

SPECIAL PERMIT – CORAM DEO ACADEMY

1301 ABRAMS ROAD

August 26, 2024

1301 ABRAMS ROAD

- Location: East of Abrams Road, North of Walnut Street
- Current Zoning: LR-M (2) Local Retail
- Request: Special Permit for a private school limited to a daily attendance limited to 400 max.



SITE PHOTOS

1. North Elevation



2. East Elevation



SITE PHOTOS

3. South Elevation

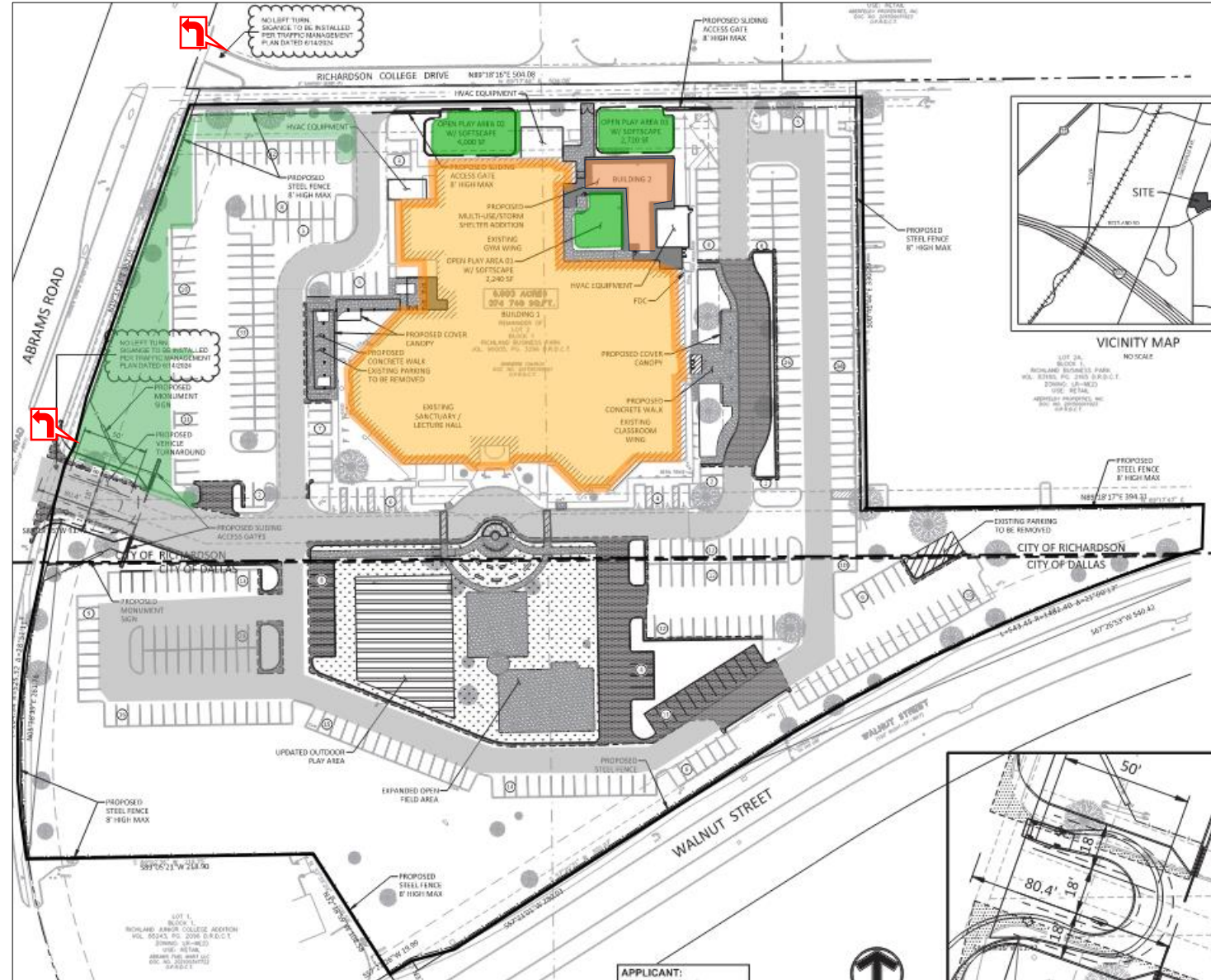


4. West Elevation



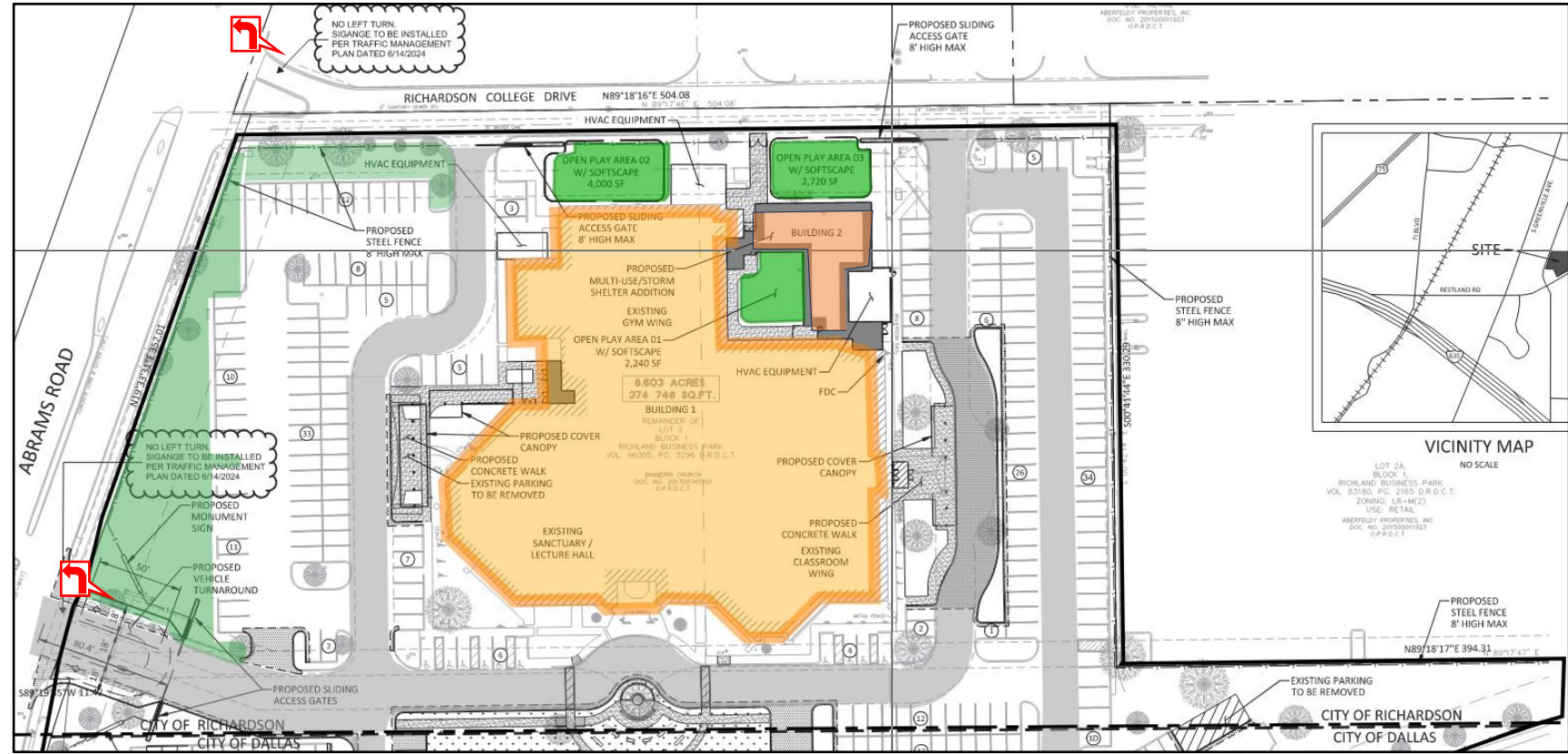
CONCEPT PLAN

Site Area	Richardson: 5.058 ac Dallas: 3.545 ac <i>Total: 8.603 ac</i>
Building Area	70,830 S.F.
Building Height	2-story / 45'
Parking	201 parking spaces
Landscape Area	7% required 25% provided
Students	400/day



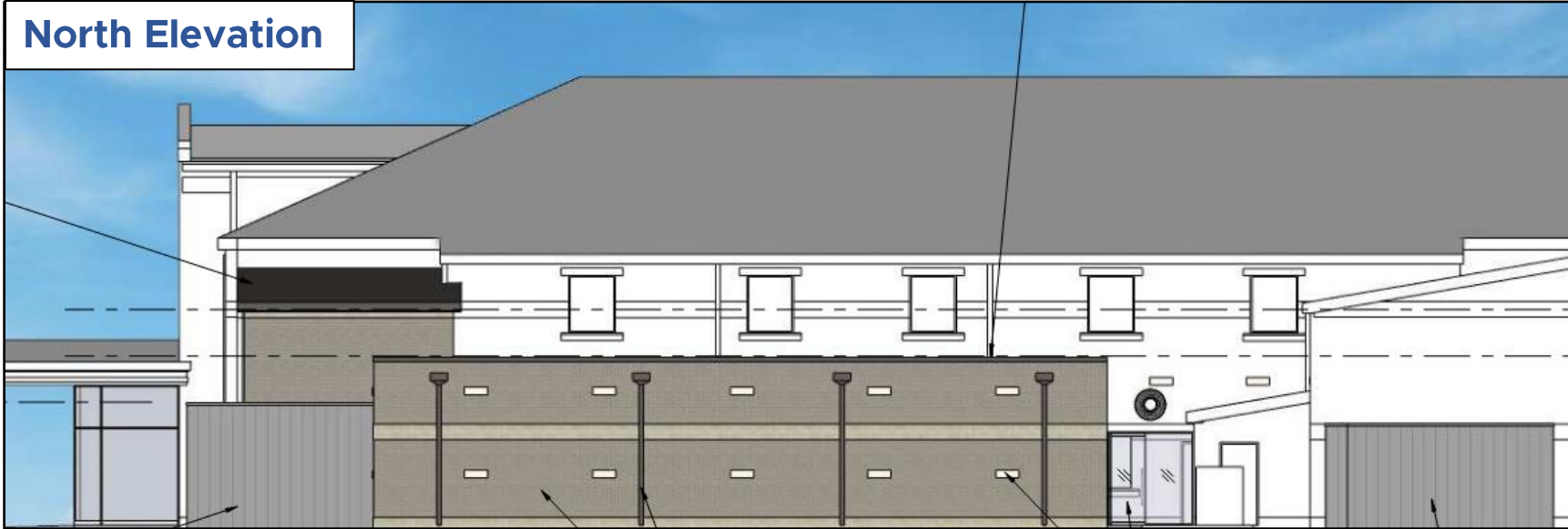
CONCEPT PLAN

- All improvements and required parking spaces are within the City of Richardson.

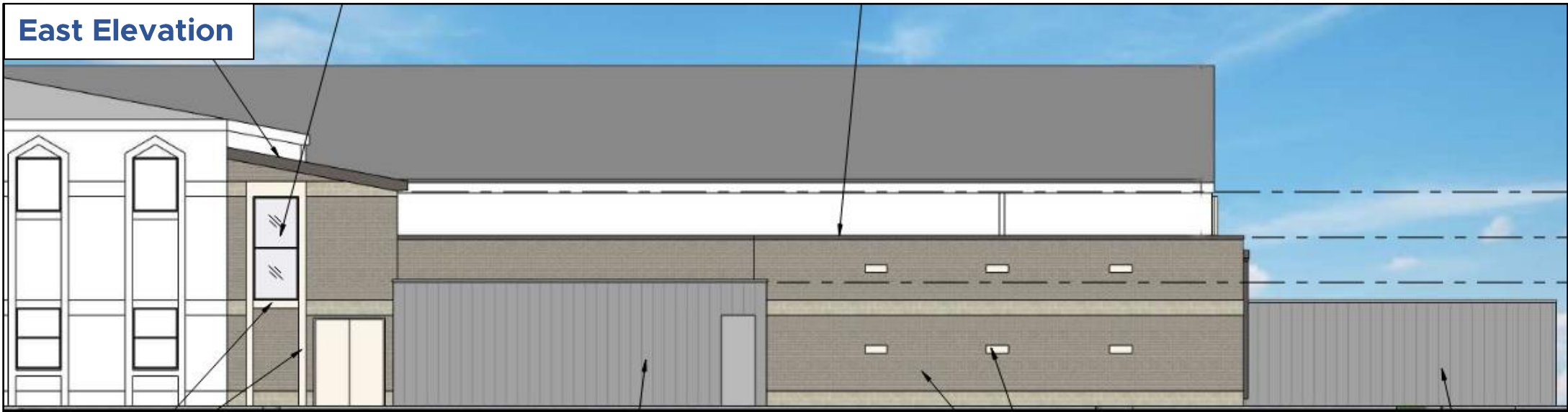


STORM SHELTER ELEVATIONS

North Elevation



East Elevation



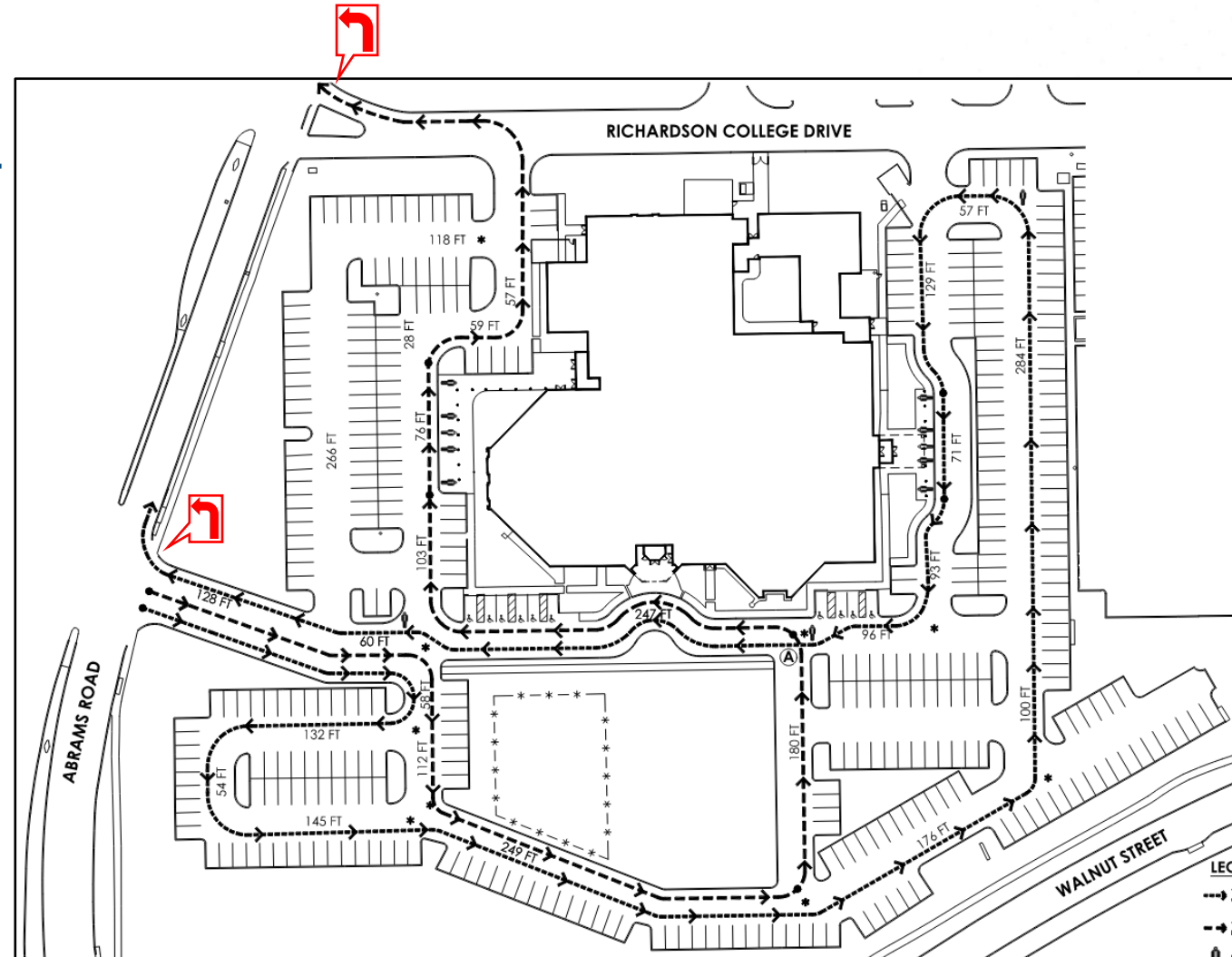
TRAFFIC MANAGEMENT & QUEUING PLAN

DROP OFF

8:00 AM - 8:10 AM MIDDLE & HIGH SCHOOL
8:15 AM - 8:30 AM ELEMENTARY

PICK UP

2:45 PM - 3:00 PM MIDDLE SCHOOL
3:00 PM - 3:15 PM ELEMENTARY
3:45 PM - 4:00 PM HIGH SCHOOL



ITEMS TO CONSIDER

City Plan Commission (CPC) Action – August 7, 2024

- 201 written comments in support received.
- CPC voted 7-0 to recommend APPROVAL of the request.

City Council Action

- City Council may approve the request as presented, approve with conditions or amended conditions, or deny the request.



CORAM DEO ACADEMY

City Council Meeting
August 26, 2024

CORAM DEO ACADEMY

- A fully accredited Classical, Christian, University-model school with three campuses in North Texas: Flower Mound, Collin County, and Dallas County.
- Faculty are experts in their fields and gifted teachers. 65% hold an advanced degree. All are required to complete ACCS Master Teacher Certification.
- 100% Privately Funded.
- Current daily enrollment of 240 students.
- Maximum daily enrollment capped at 400 students.

HISTORY OF TRACT

- August 2023 – CDA contracted to purchase 1301 Abrams
- Fall 2023 – CDA began meeting with staff on SUP request
- Fall 2023 – CDA began neighborhood outreach on our request
- January 2024 – CDA submitted SUP request for staff review
- March 2024 – CDA presented to Richardson CPC
 - CPC approved request with 7-0 vote
- April 2024 – CDA presented to Richardson City Council
 - Council denied the SUP request
 - Provided comments for CDA's consideration
- Spent summer ensuring all comments were understood and addressed
- August 10th – CDA presented to Richardson CPC
 - CPC approved request with 7 – 0 vote

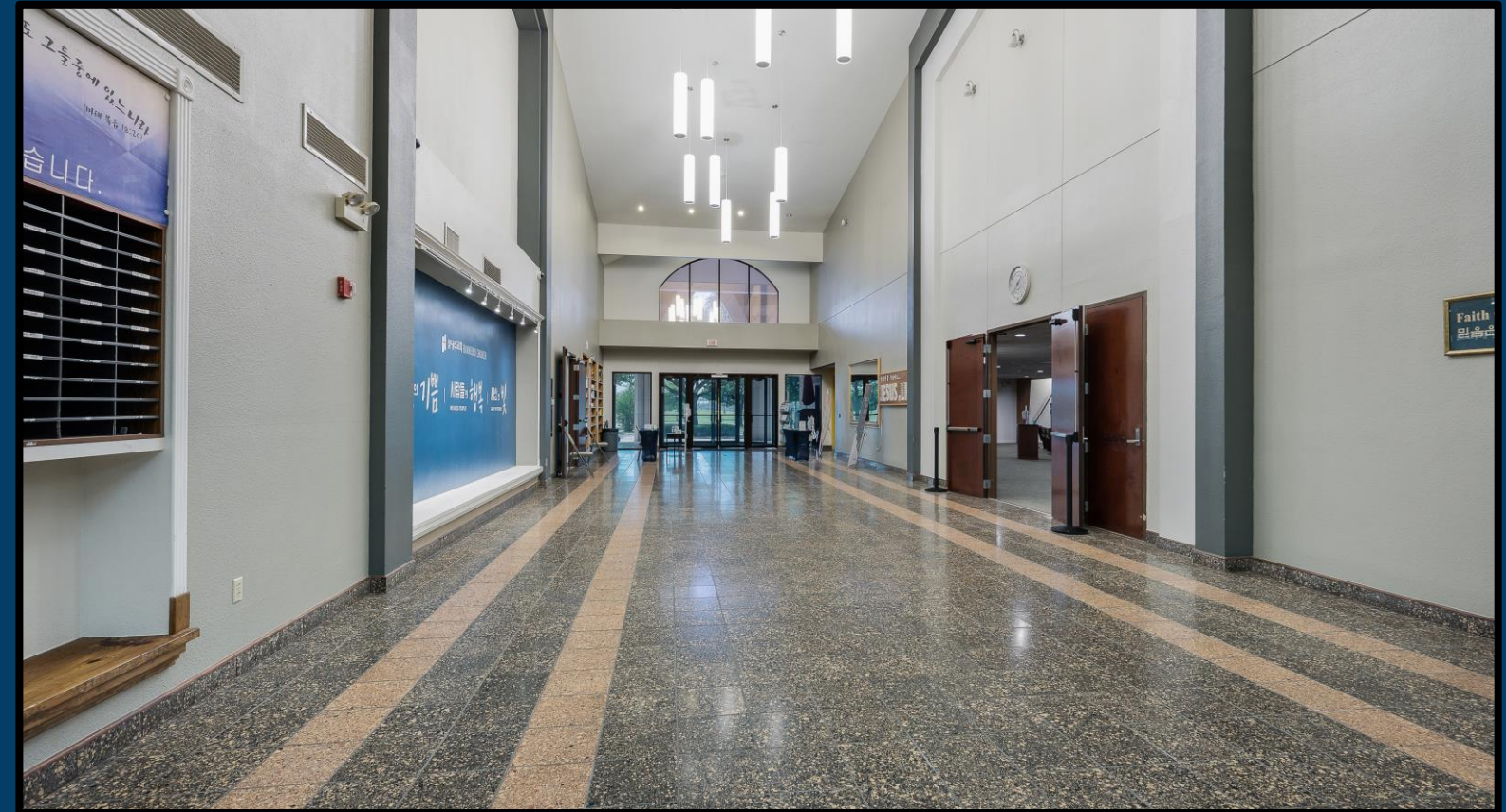
SUMMARY OF COMMENTS

- Viability of a potential redevelopment
- Traffic movements onto Abrams
 - *Only comment that required a plan modification*
- Impacts of a school on future development of RISD land
- Financial impacts of our request on RISD
- Impact on Richland neighborhood and surrounding owners

1301 ABRAMS REDEVELOPMENT

- Building is beautiful and has decades of useful life remaining





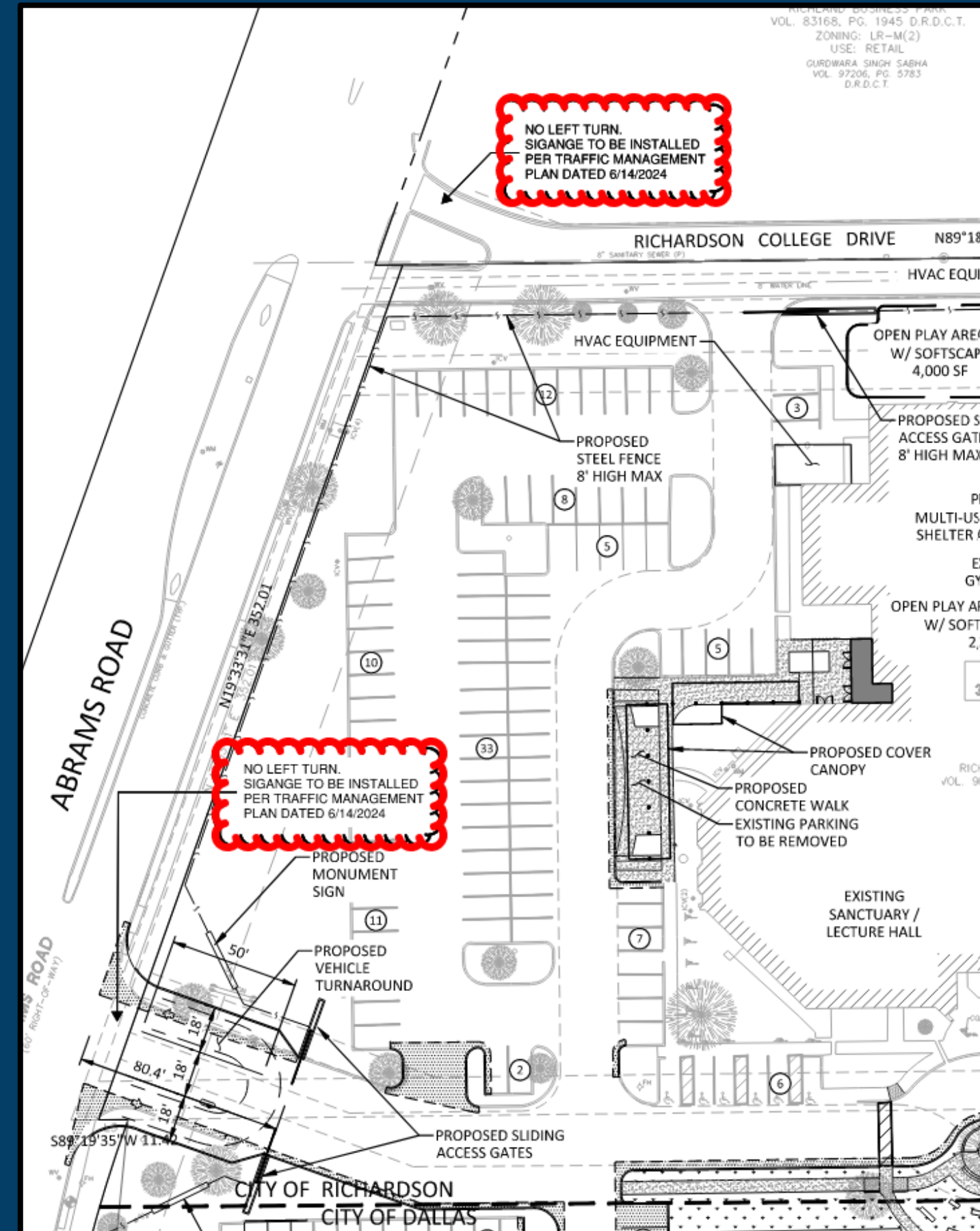


1301 ABRAMS REDEVELOPMENT

- Building is beautiful and has decades of useful life remaining
- Binnerri desires to sell to an institution that will continue its mission
- Transaction is based on building pricing, not redevelopment pricing

TRAFFIC MOVEMENTS

- Only comment that required a plan modification
- Signage restricting left turns onto Abrams during pick up and drop off
- Work with City of Richardson Police for traffic control
- Requirement included in concept plan and traffic study



IMPACT ON FUTURE DEVELOPMENTS

- Focus here is a future development of the RISD land
- Concern with TABC distances from a school
- No negative impact on ability for alcohol sales based on the TABC distance requirements

FINANCIAL IMPACTS TO RISD

- CDA is a private school, not charter school
- CDA takes no state or federal funding (restricted in bylaws)
- CDA is funded by families, most of whom pay into RISD as well
- CDA has been in RISD since 2017
- Met with RISD after previous City Council meeting
 - RISD was not opposed to our initial application
 - RISD has stated they have a neutral position to our current application

IMPACTS TO NEIGHBORHOOD AND SURROUNDING PROPERTY OWNERS

- Met with surrounding and adjacent property owners on multiple occasions
- Met with Richland Park Neighborhood on multiple occasions
- Letters of support from:
 - Richland Park Neighborhood Association
 - Aberfeldy - adjacent property owner
 - Gurdwara Singh Sabha – adjacent property owner
 - Emmanuel Dental – adjacent business owner
 - Non-affiliated CDA Richardson residents
 - CDA affiliated families living in City of Richardson
 - CDA affiliated families in RISD
- No letters of opposition

SUMMARY

- Appropriately addressed the concerns brought up from council
- Have ample adjacent owner, neighborhood and City of Richardson resident support
- Proper use in a fantastic building
- Use is accretive to future vitalization of this area of Richardson
- Request approval of CDA's SUP request



CORAM DEO
ACADEMY

ZONING FILE 24-18

SPECIAL DEVELOPMENT PLAN

THE NEST WELLNESS VILLAGE

August 26, 2024

MAIN STREET SUB-DISTRICT VISION

- Vision: To create a multi-generational eclectic “heart” for the community based on a mix of uses and cultures; to permit a mix of old and new architectural styles; and to provide for additional entertainment destination opportunities for the community.
- Allowed Uses: Properties located within the area bounded by Kaufman Street, Texas Street, Phillips Street and Greenville Avenue are limited to:
 - Residential,
 - live/work,
 - vertically integrated mixed-use buildings containing a minimum of 50% residential units, or
 - church uses
- Special Development Plan: The Code allows for approval of a Special Development Plan for modifications to the Code’s standards allow applicants development flexibility to address specific market opportunities and/or contexts.

THE NEST WELLNESS VILLAGE

- Location: Southeast intersection of E. Kaufman Street and S. Texas Street
- Current Zoning: Main Street/Central Expressway Form-Based Code – Main Street Sub-district
- Request: Special Development Plan



SITE PHOTOS

1. Looking East



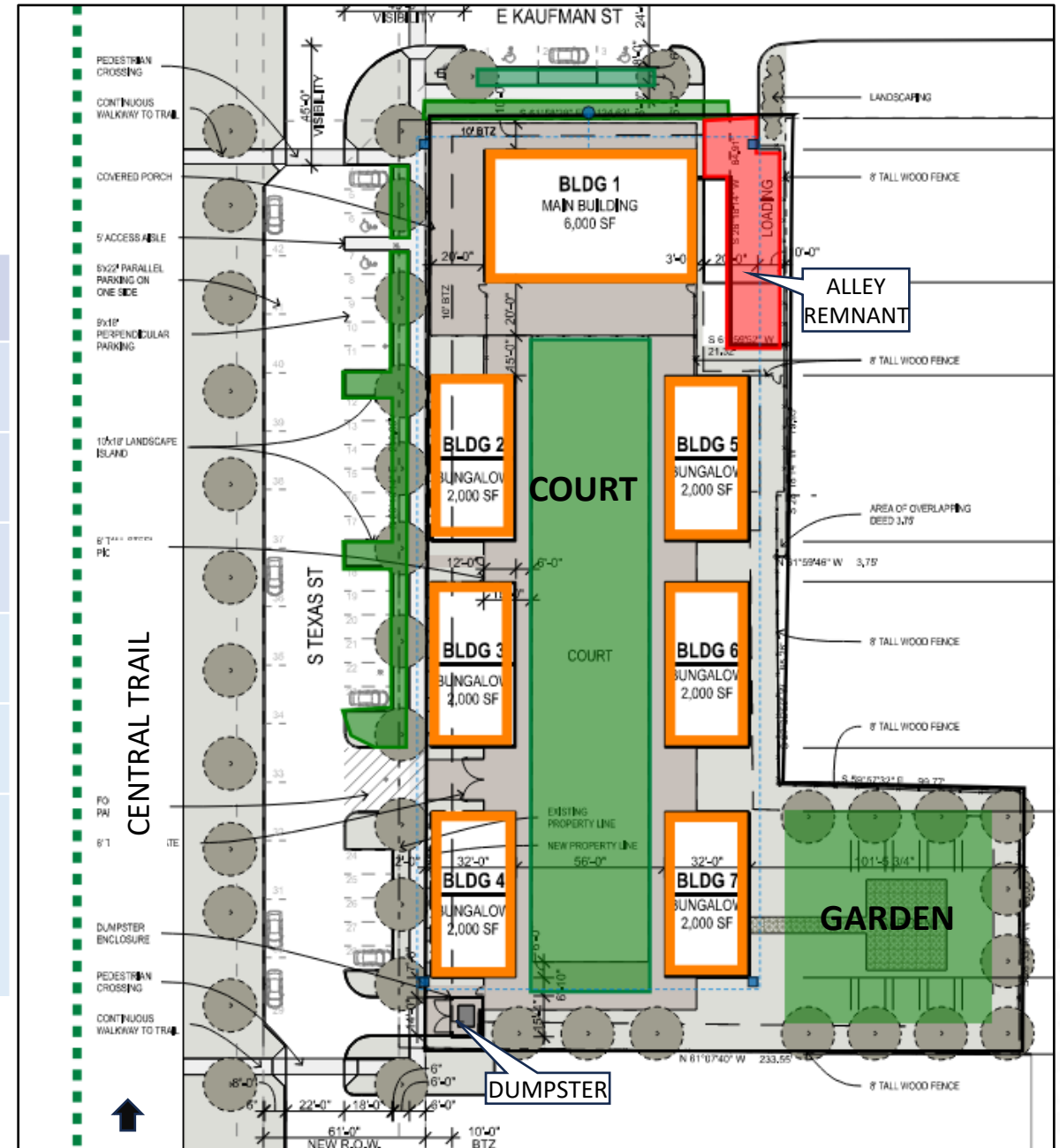
2. Looking West



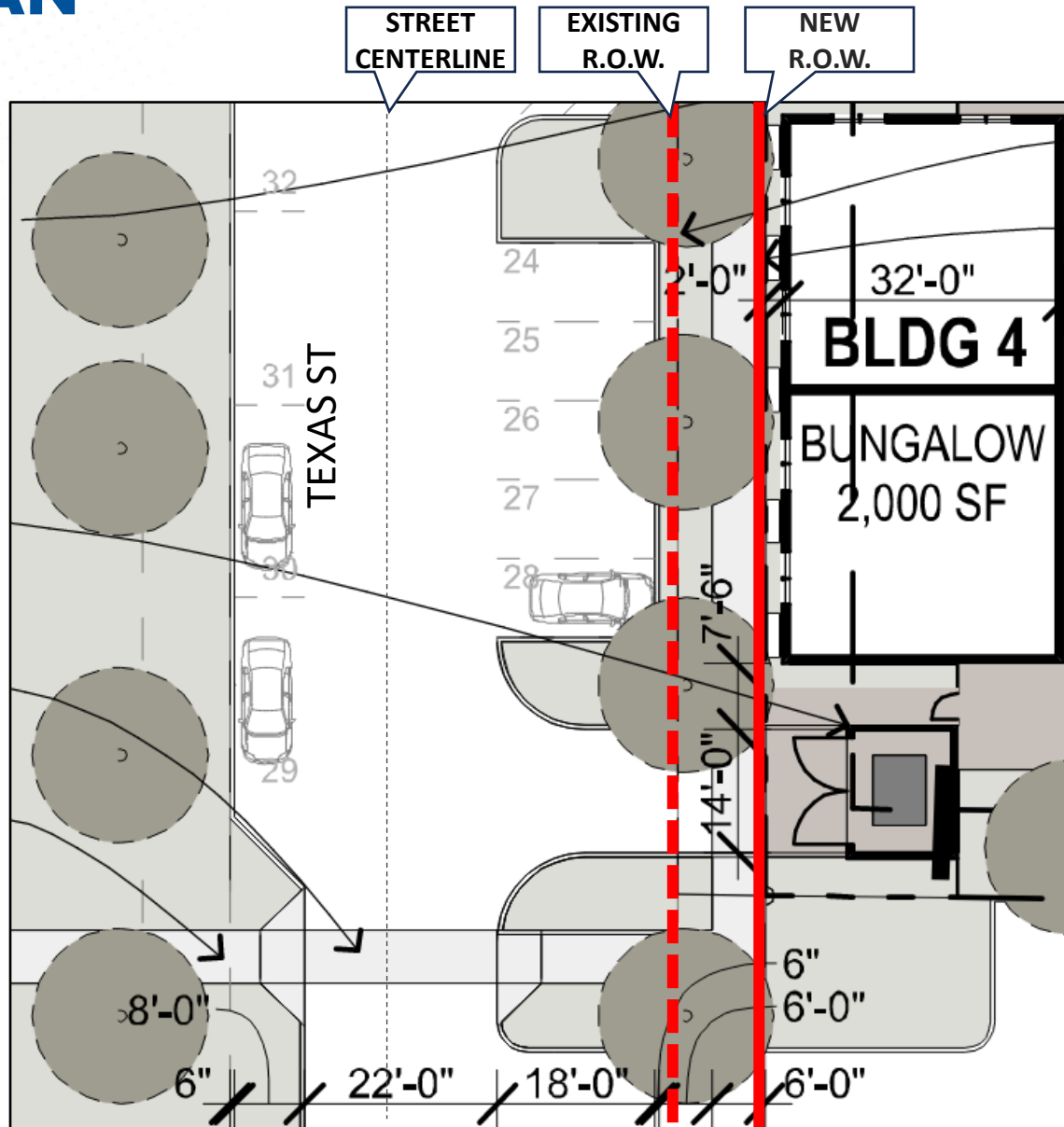
CONCEPT PLAN

SITE INFORMATION

Total Area	1.37 acres
Building Area Total	18,000 S.F.
- Building 1	- 6,000 S.F.
- Building 2 - 7	- 2,000 S.F.
Parking Required	60 spaces
Parking Provided On-Street	- 42 spaces
Parking Provided in Shared Parking Lot north of Kaufman St	- 18 spaces



CONCEPT PLAN







ITEMS TO CONSIDER

- Proposed Uses:
 - Art Gallery
 - Bakery
 - Community Garden
 - Fine Arts Studio
 - Health Club
 - Personal Care Services
 - Office
 - Open-Air Market
 - Photography/Art Studio
 - Restaurant
 - Retail
 - Special Events

ZF 24-18 REQUEST SUMMARY

City Plan Commission (CPC) Action – August 7, 2024

- Two (2) written comments in support received and one (1) neutral with concerns.
- CPC voted 7-0 to recommend APPROVAL of the request.

City Council Action

- City Council may approve the request as presented, approve with conditions or amended conditions, or deny the request.



THE NEST

WELLNESS VILLAGE

DR. COURTNEY
GOWIN

THE HEART

@freetobechiropractic
@nestmotherhood
@wanderlearnretreats
@nestwellnessvillage



THE VISION



The heartbeat of the Core District in downtown Richardson that will celebrate community & Richardson's greatest asset--family.

www.nestwellnessvillage.com



OUR HISTORY

EST 2016

Prenatal + Pediatric Chiropractic
Massage
Acupuncture
Ozone/IV's
Pelvic Floor PT + Pediatric PT
Homeopathy & Nutrition
Spa Services
Classes + Events

www.nestmotherhood.com

“
**80% of our 1200 office visits
per month reside in
Richardson, TX**



“

There are 280 births per day in the DFW Metroplex.
Richardson has 45,200 households. 28,717 of those are family households.
(63.5%)



FAMILY + COMMUNITY

When designing the ethos of this project, we looked at cities in Dallas that had family at its core. Richardson is one of the fastest growing cities in Dallas that is attracting young families.

www.nestwellnessvillage.com

THE INSPIRATION

The Community of Magnolia



The Beauty of Flora Farms



The Lifestyle of a European Village



CORE VALUES

FAMILY

WELLNESS

MOTHERHOOD

INTERGENERATIONAL



www.nestwellnessvillage.com

THE VISION

Our vision includes a 4,000 sq. ft. main building that will feature anchor tenants, including a cozy coffee shop, unique retail spaces, and a versatile community event area.

Surrounding a spacious turf courtyard, you'll find six charming bungalows, each offering two 1,000 sq. ft. spaces dedicated to boutique wellness services and retail.

Beyond the bungalows, the village will also include a vibrant community garden and plenty of outdoor space, perfect for families to relax, connect, and stay a while.

www.nestwellnessvillage.com



THE PLAN

Founder + Visionary:

Dr. Courtney Gowin

Project Manager:

David Harrell

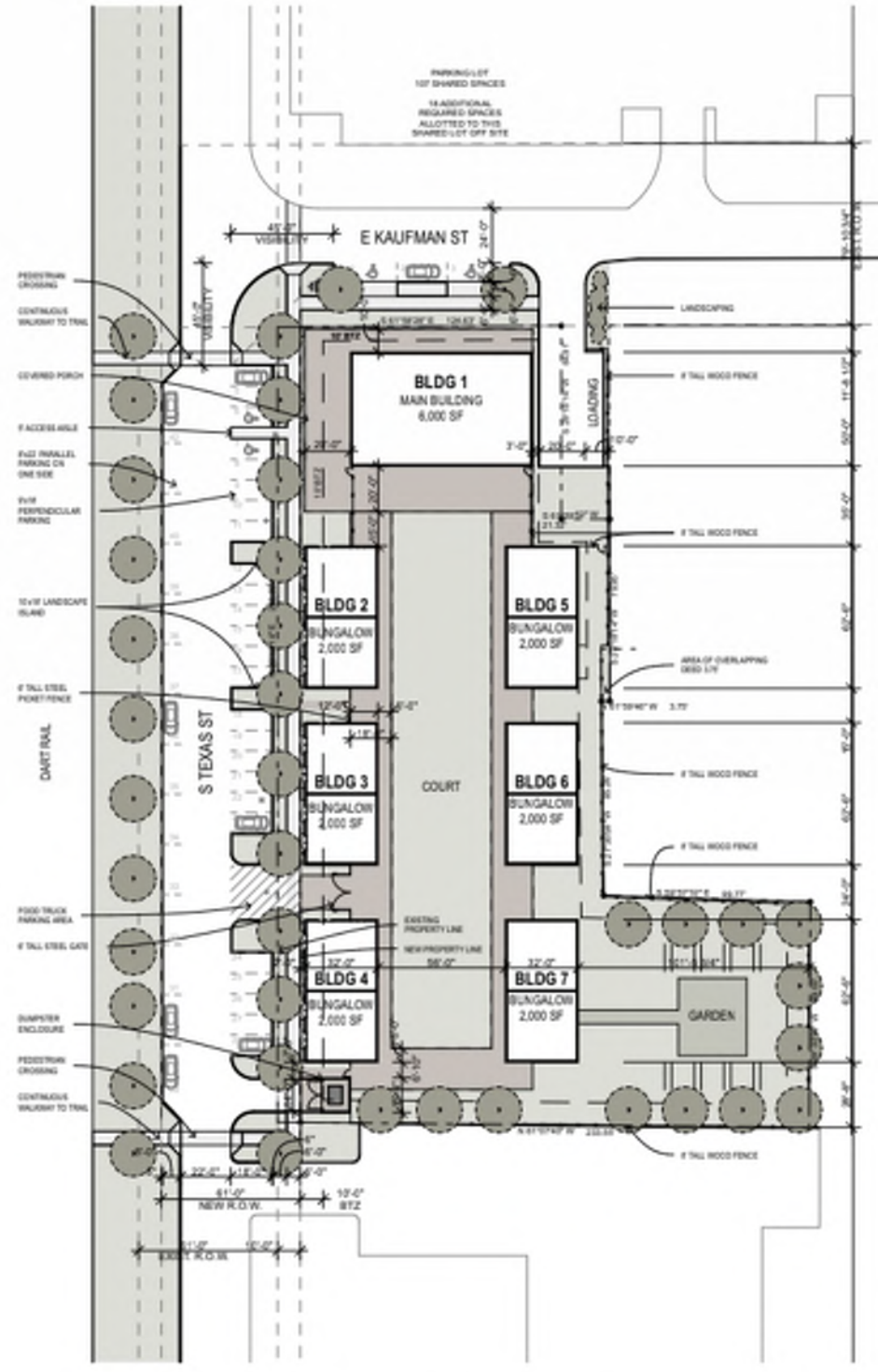
Architects:

Studio Lema--Scott Marek

Investor:

Private/fully funded

www.nestwellnessvillage.com



1 SITE PLAN EXHIBIT
SCALE: 1" = 30'

PARKING DATA TABLE	
PARKING REG.	
ALL OTHER NON-RESIDENTIAL USES 1 SPACE PER 300 SQUARE FEET	40
PROVIDED STREET PARKING	38
PROVIDED ACCESSIBLE STREET PARKING	4
TOTAL PROVIDED STREET PARKING	42
SHARED PARKING FROM ADJACENT PARKING LOT	18

SITE DATA TABLE	
SITE AREA	EXISTING SITE AREA 1.32 ACRES PROPOSED SITE AREA 1.25 ACRES EXISTING ALLEY AREA 0.042 ACRES TOTAL PROPOSED SITE AREA 1.23 ACRES
ZONING	PD 4161
PROPOSED USE	REFERENCE SPECIAL DEVELOPMENT PLAN STANDARDS TABLE
MAIN BUILDING SF	USE LEVEL: RETAIL / OFFICE 1,800 SF RESTAURANT 1,800 SF RESTROOM / STORAGE 4,000 SF 4,000 SF
	SECOND FLOOR: TODD BLDG 1,800 SF RESTROOMS / STORAGE 4,000 SF 2,000 SF
	TOTAL CONDITIONED SPACE 6,800 SF
	POUCH 4,000 SF
	TOTAL NON-CONDITIONED SPACE 4,000 SF
BUNGALOWS SF - 8 BUNGALOWS / 12 SPACES	USE LEVEL: RETAIL / OFFICE 12,000 SF TOTAL CONDITIONED SPACE 12,000 SF
	POUCH 5,000 SF
	TOTAL NON-CONDITIONED SPACE 5,000 SF
TOTAL PROJECT SF	TOTAL CONDITIONED SPACE 18,800 SF TOTAL NON-CONDITIONED SPACE 9,000 SF
# OF BUILDING STORES	2
SITE LIGHTING	OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOTCANDLE OR LESS

SPECIAL DEVELOPMENT PLAN STANDARDS		
REQUIREMENTS	REQUIRED	PROPOSED
D.4.A.6. BUILDING USE TYPE	PROPERTY WITHIN THE AREA BOUNDED BY KAUFFMAN STREET, TEXAS STREET, PHELPS STREET AND GREENWALD AVENUE SHALL BE LIMITED TO RESIDENTIAL, LINEWORK, VERTICALLY INTEGRATED MIXED USE BUILDINGS CONTAINING A MINIMUM OF 50% RESIDENTIAL UNITS, OR CHURCH USES ONLY.	ART GALLERY BAKERY FINE ART STUDIO FOOD TRUCK PARK HEALTH CLUB MESSAGE ESTABLISHMENT NURSERY OR GREENHOUSE OFFICE OPEN AIR MARKET PHOTOGRAPHY OR ART STUDIO RESTAURANT WITHOUT DRIVE-THROUGH RETAIL SALES
D.4.A.6. MAXIMUM BUILDING GROUND FLOOR	ON TEXAS STREET - 10,000 SF	COMBINATION OF SEVEN BUILDINGS - 16,000 SF
D.4.A.6. BUILDING PLACEMENT	BUILDING FRONTAGE BUILDOUT MIN. 50% OF LOT WIDTH BUILD-TO-ZONE MIN. 5 FT. MAX. 10 FT.	ALLOW EXTENDED STRUCTURE OF COVERED PORCH TO BE PART OF BUILDING FRONTAGE BUILDOUT
D.4.A. HEIGHT AND GROUND FLOOR SIZE	MAXIMUM BUILDING HEIGHT: 1 STORY - 15 FT 2 STORES - 27 FT SINGLE STORY BUILDINGS SHALL BE PERMITTED TO ACHIEVE THE HEIGHT OF THE TWO STORY.	ALLOW 2 STORY BUILDING HEIGHT TO BE MAXIMUM OF 40 FT TO ROOF OF HP OR GABLE ROOF PERMIT SIX BUNGALOWS TO ACHIEVE THE HEIGHT OF THE 2 STORES - 27 FT TO ROOF ALLOW ARCHITECTURE FEATURES SUCH AS CHIMNEY TO EXTEND 6 FT ABOVE MAX HEIGHT
D.4.A.11. PARKING	OFF-STREET PARKING REQUIREMENTS	ON-STREET PARKING ALONG TEXAS STREET AND KAUFFMAN STREET USED TO SATISFY ON-SITE PARKING REQUIREMENTS. REMAINING PARKING PROVIDED IN PARKING LOT AT NORTHEAST CORNER OF KAUFFMAN STREET AND TEXAS STREET.
D.5. STREET TYPOLOGY AND STREETSCAPE STANDARDS	TEXAS STREET 54 FT RIGHT-OF-WAY 6 IN CURB 8 FT PARALLEL PARKING 11 FT TRAVEL LANE 11 FT TRAVEL LANE 8 FT PARALLEL PARKING 8 IN CURB 6 FT LANDSCAPE 6 FT SIDEWALK KAUFFMAN STREET 45 FT RIGHT-OF-WAY 6 FT SIDEWALK 6 FT LANDSCAPE 6 IN CURB 8 FT PARALLEL PARKING 11 FT TRAVEL LANE 11 FT TRAVEL LANE 8 FT PARKING 8 IN CURB 6 FT LANDSCAPE 6 FT SIDEWALK	ALLOW PERPENDICULAR PARKING IN LIEU OF PARALLEL PARKING ON EAST SIDE OF TEXAS STREET. INCREASE R.O.W. TO 61 FT 6 IN CURB 8 FT PARALLEL PARKING 11 FT TRAVEL LANE 11 FT TRAVEL LANE 18 FT PERPENDICULAR PARKING 6 IN CURB 6 FT LANDSCAPE 6 FT SIDEWALK
D.5.A.1. ARCHITECTURAL STANDARDS: BUILDING ARTICULATION	ALL BUILDING WILL BE DESIGNED AND CONSTRUCTED IN TRI-PARTITE ARCHITECTURE, WITH A DISTINCT BASE, MIDDLE AND TOP.	HP OR GABLE ROOF SHALL BE CONSIDERED AS TOP ARTICULATION. PORCH SHALL BE CONSIDERED AS BASE ARTICULATION.
D.5.A.4. ARCHITECTURAL STANDARDS: NON-RESIDENTIAL AT-GRADE	HAVE A MINIMUM OF 50% OF THE GROUND FLOOR FACADE COMPRISED OF WINDOWS AREA.	HAVE A MINIMUM 25% WINDOW AREA. AT GROUND-FLOOR STREET FACING FACADES FOR RESIDENTIAL FEEL.
D.5.A.4.1. ARCHITECTURAL STANDARDS: ROOFS AND PARAPETS	IT IS INTENDED THAT THE MAJORITY OF NEW ROOF TYPES WITHIN THE MAIN STREET SUB-DISTRICT WILL CONTRIBUTE TO BE FLAT BASED UPON ALLOWABLE USES.	MAIN BUILDING AND BUNGALOWS TO HAVE HIPS OR GABLE ROOFS BETWEEN 4:12 AND 10:12. SUBORDINATE ARCHITECTURE ROOF FEATURES SUCH AS PORCH ROOFS, DORMERS, AND BAY WINDOWS CAN BE LESS THAN 4:12
D.5.A. RESIDENTIAL ZONING DISTRICT ADJACENCY	WHERE NON-RESIDENTIAL USES OR MULTI-FAMILY RESIDENTIAL USES ARE LOCATED ADJACENT TO A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT AND NOT SEPARATED BY A LOCAL STREET OR GRASSY, A MINIMUM 6-FOOT TALL MASONRY SCREENING WALL SHALL BE PROVIDED.	6-FOOT TALL WOOD FENCE SHALL BE PROVIDED IN LIEU OF 6-FOOT TALL MASONRY SCREENING WALL.

STUDIO **LEMA**

401 N. Interurban Street
Suite 100
Richardson, Texas 75081

409.399.1633
www.studiolema.com

NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

SCOTT A MAREK
REGISTERED ARCHITECT
NO. 18512
08.20.2024

NEST WELLNESS VILLAGE
KAUFFMAN AND TEXAS
RICHARDSON, TEXAS 75081

ISSUES

PROJECT # L2412
ISSUE FOR CITY REVIEW
08.20.2024

ZONING EXHIBIT

THE ECOSYSTEM

COMMUNITY PARTNERS

Each bungalow will have 2 boutique retail spaces with businesses that we identify as our community partners.

Every bungalow will have a theme.

Beauty House
Green House
Well House
Healing House
Therapy House
Play House

THE ECOSYSTEM

COMMUNITY PARTNERS



1 Beauty House

The Beauty House will have 2 beauty based businesses to focus on self care. Our ideal partners will be focused on organic beauty.



3 Well House

The Well House will have 2 wellness based businesses to optimize wellbeing. Our ideal tenants will be an IV bar, sauna, holistic boutique & a clean beauty store..



2 Green House

The Green House will have boutique plant based retail. Our ideal partners would a local plant shop & a pottery shop that offers classes.



4 Rest House

The Rest House will focus on time to rest + restore. Our ideal tenants will be massage therapy and any other self care business.

THE ECOSYSTEM

COMMUNITY PARTNERS



5 Therapy House

The Therapy House will have two essential therapy based businesses. Our ideal tenants will be therapy based businesses that celebrate physical & mental health.



The Garden

The Garden will be a space for the community to come together to grow something beautiful.



6 Play House

The Play House will feature boutique pediatric health care businesses. Our ideal tenants will be holistic pediatric care & boutique dentistry.



Event Space

The Event Space in the main building will be used for yoga classes, mom's meetups, senior led events, and small seminars. We are alcohol free, meaning all of our events will be intimate gatherings focused on wellness.,

A CITY PARTNERSHIP

COMMUNITY EVENTS

The Nest is built with community at its core. Our curated classes + events will be the heartbeat of our mission.

Weekly Classes / Events

15 vendor Farmer's Market
Yoga
Workout Classes
Senior Led Workshops
Mom's group meetups
Family Movie Night

RICHARDSON



LET'S BUILD
SOMETHING
BEAUTIFUL
TOGETHER

@nestwellnessvillage

www.nestwellnessvillage.com