

City Council Meeting Presentations

February 2, 2026

- 1.SALE OF SERIES 2026 DEBT OBLIGATIONS
- 2.FIRST QUARTER FY 2026-2026 FINANCIAL REPORT
- 3.LIBRARY RENOVATION PROJECT
- 4.DEVELOPMENT PRIORITIES

SERIES 2026 DEBT SALE

City Council Presentation

February 2, 2026



BACKGROUND

- Series 2026 Debt Sale was presented to the City Council last summer as part of the FY 2026 Budget Adoption
- Staff has worked with bond counsel and financial advisor to finalize the calendar and sales process
 - Norton Rose Fulbright (Bond Counsel)
 - Hilltop Securities (Municipal Advisor)

DEBT ISSUANCE PLAN – SERIES 2026 G.O.

- \$27,175,000 G.O. Bonds (Tax Exempt)

\$ 25,300,000	City Hall (2023 GO)
<u>1,875,000</u>	Streets (2021 GO)
\$ 27,175,000	

*All authorized voter-approved bonds will have been issued following this 2026 debt sale

DEBT ISSUANCE PLAN – SERIES 2026 C.O.

- \$36,970,000 C.O. Bonds (Tax Exempt)

\$ 1,065,000	Fire Equipment	(8-Year)
3,000,000	Fire Station #7 Land	(20-Year)
1,800,000	Aquatic Facilities	(20-Year)
8,760,000	Street Improvements	(20-Year)
2,205,000	Solid Waste Equipment	(8-Year)
3,715,000	Water & Sewer CIP	(15-Year)
16,425,000	Water & Sewer CIP	(20-Year)

- \$64,145,000 Total Sale, Series 2026

COUNCIL ACTION & NEXT STEPS

- 2/23 – Staff recommends approval of Notice of Intention to issue C.O. Bonds. The resolution prepared by Bond Counsel will be placed on the February 23rd agenda for City Council consideration.
- 3/25 – Staff conducts rating agency calls with Moody's and S&P
- 4/27 – Bond sale on April 27th, with City Council approval that evening

FISCAL YEAR 2025-2026

1ST QUARTER REPORT

February 2, 2026



PRESENTATION OVERVIEW



The focus of this presentation is on the first quarter performance of the five operational funds listed below. Revenues and expenditures are compared against the original budget as adopted in August 2025.

- General Fund
- Water & Sewer Fund
- Solid Waste Services Fund
- Golf Fund
- Hotel/Motel Tax Fund

GENERAL FUND

OVERVIEW

- The largest of the City's five operating funds
- Provides for basic services like public safety, parks, health and community services and administration
- Revenue from property taxes, sales taxes and franchise fees typically make up **80-85%** of the fund's total revenues

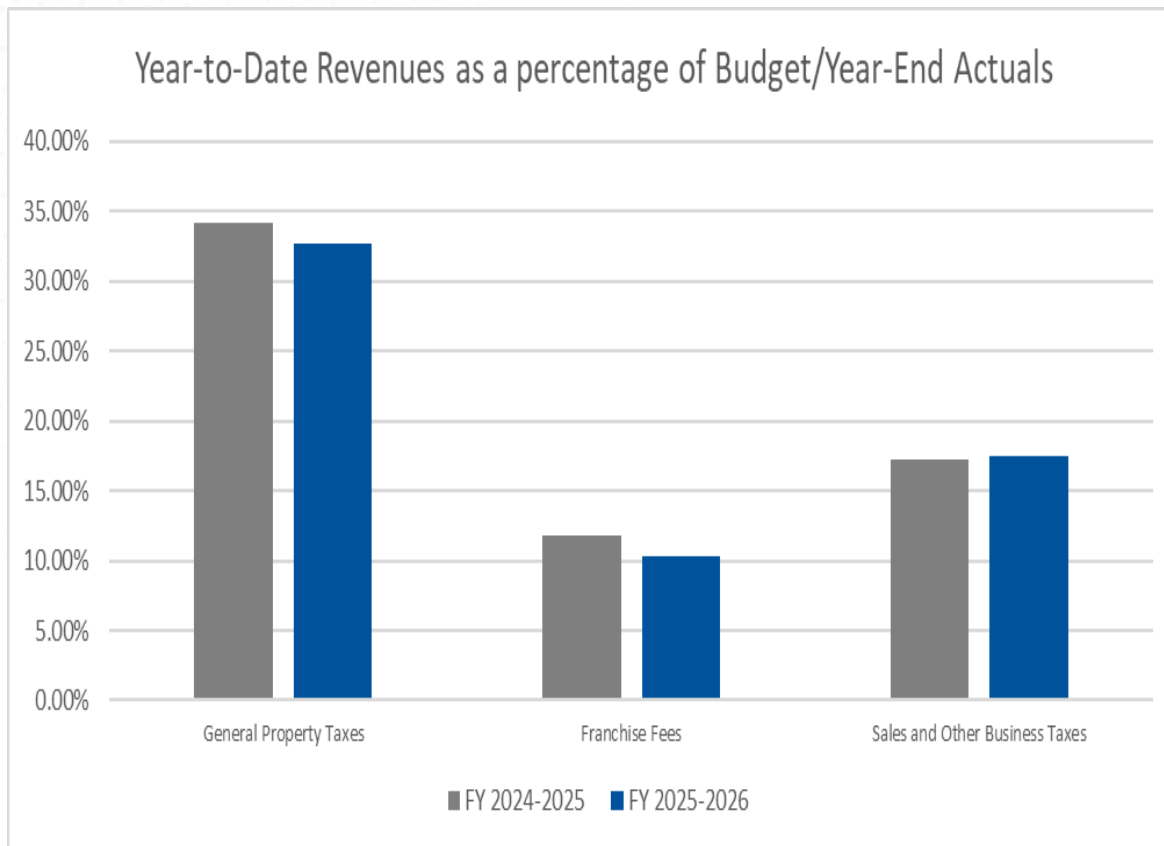
GENERAL FUND REVENUES

Revenues	YEAR-END			ORIGINAL		
	ACTUAL 2024-25	Y-T-D 2024-25	% of ACTUAL 2024-25	BUDGET 2025-26	Y-T-D 2025-26	% of ORG. BUD. 2025-26
General Property Taxes	\$ 74,534,568	\$ 25,481,357	34.19%	\$ 76,876,332	\$ 25,158,664	32.73%
Franchise Fees	20,103,027	2,376,520	11.82%	20,188,249	2,077,517	10.29%
Sales and Other Business Taxes	56,922,135	9,847,232	17.30%	54,967,481	9,625,915	17.51%
Licenses and Permits	3,830,002	1,117,577	29.18%	3,277,297	1,001,482	30.56%
Fines and Forfeitures	1,735,780	373,748	21.53%	1,576,590	471,243	29.89%
Interest Earnings	2,683,200	411,096	15.32%	1,668,862	489,520	29.33%
Recreation and Leisure	4,468,168	721,176	16.14%	4,332,424	684,199	15.79%
Other Revenue	7,090,589	2,176,130	30.69%	5,487,815	799,751	14.57%
General and Administrative Charges	12,508,634	3,127,684	25.00%	12,949,608	3,237,405	25.00%
Total Revenues	\$ 183,876,102	\$ 45,632,519	24.82%	\$ 181,324,658	\$ 43,545,696	24.02%

FY26 total revenues of \$43.5M, or 24.02% of the original budget, compared to \$45.6M, or 24.82% of the FY25 year-end actual through the same point last year.

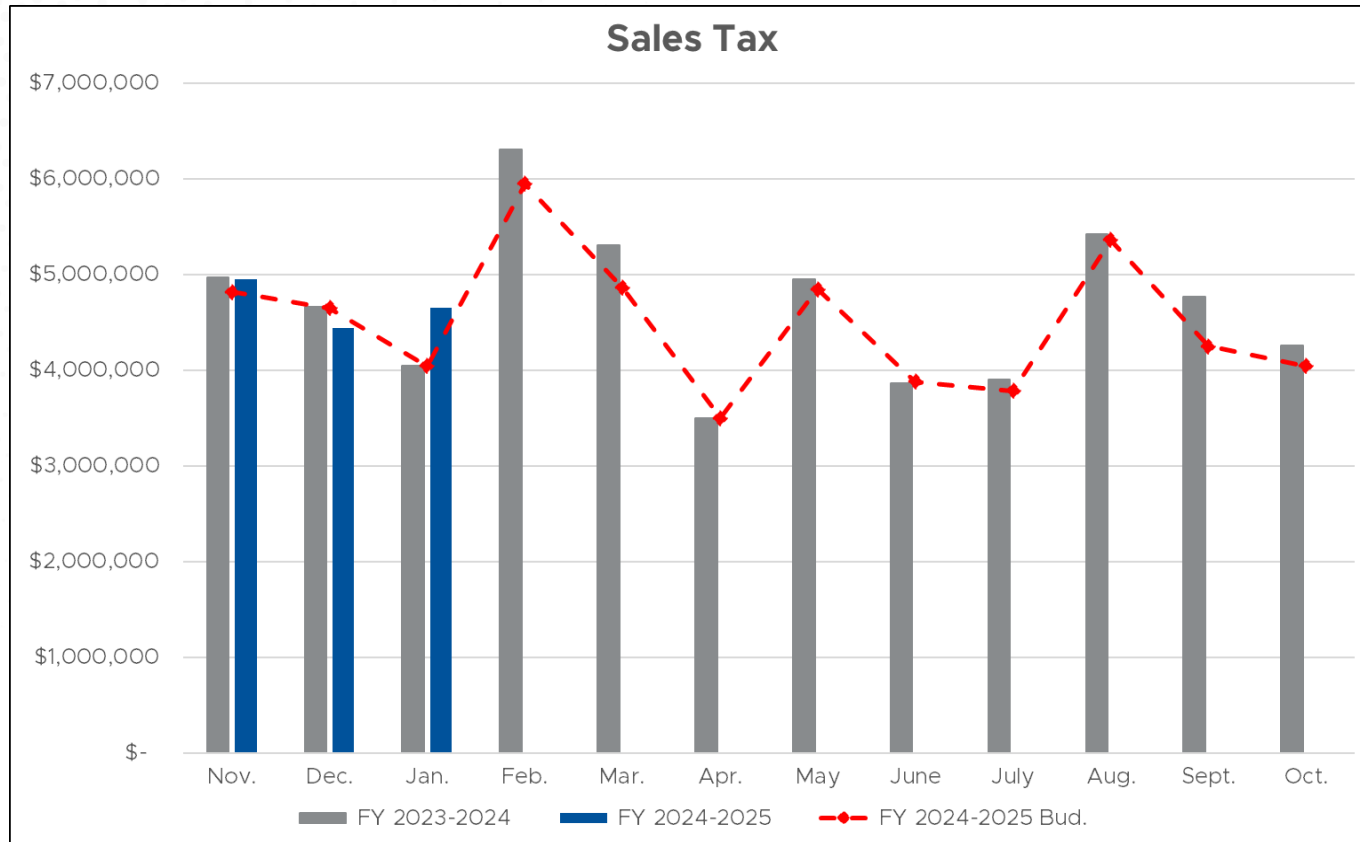
GENERAL FUND

REVENUES – PROPERTY TAXES, FRANCHISE FEES, AND SALES AND OTHER BUSINESS TAXES



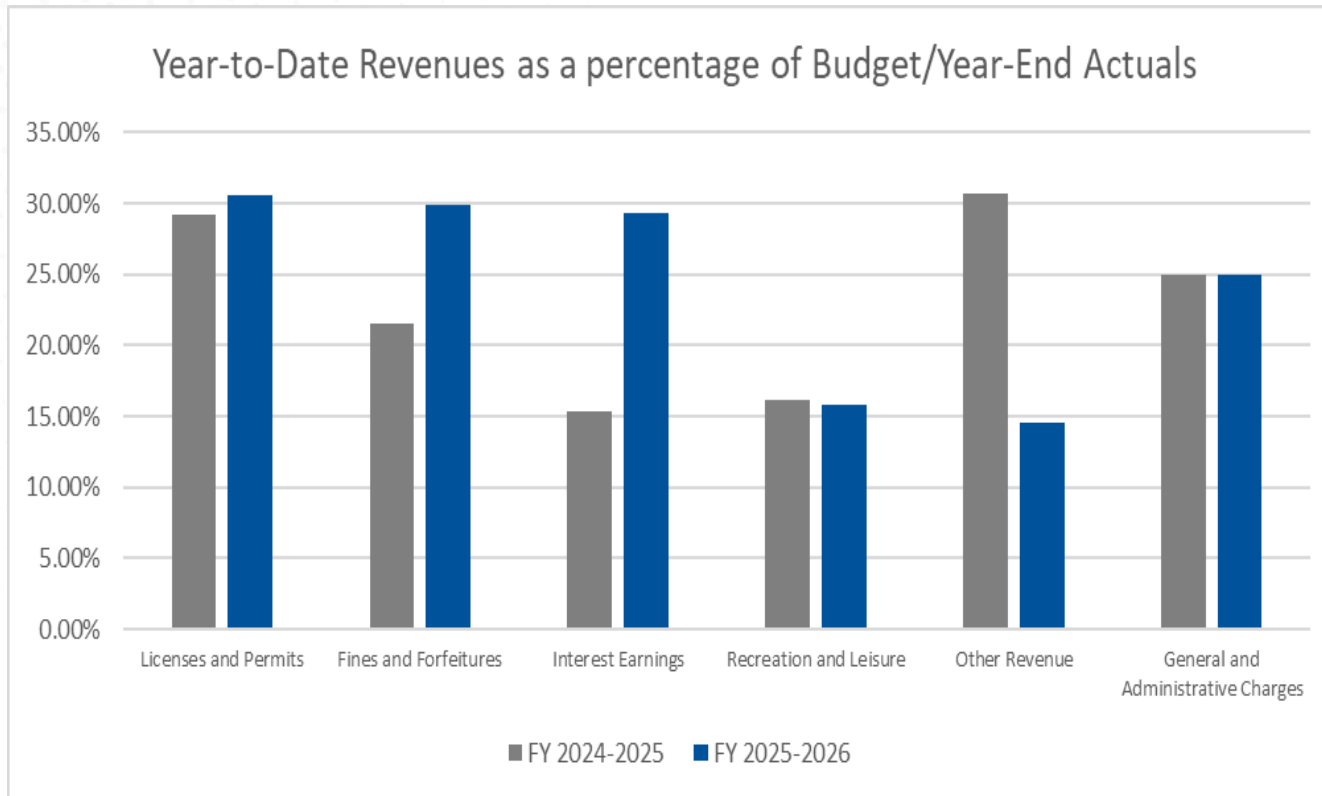
- **Property Tax** collections are trailing behind historical trends, but taxes are not delinquent until February 1
- **Franchise Fees** are being impacted by timing variances
 - Moving forward, the first receipts for Electric, Natural Gas, and Cable Franchises will be recorded in the second quarter of each fiscal year
- **Sales Tax** receipts are (\$85,000) below budget through the 1st Quarter

GENERAL FUND SALES TAX REVENUES



- Since the close of the 1st Quarter, the City has received the January sales tax remittance
- Including the January remittance, **Sales Tax** is exceeding the budget target by \$523,000
- Staff will continue our conservative approach to this volatile revenue source

GENERAL FUND REMAINING REVENUES



- Fines and Forfeitures and Interest Earnings are trending above expectations
- The Other Revenue category was impacted in the 1st Quarter of last year by the Northside economic development repayment agreement
- The remaining categories are performing as anticipated

GENERAL FUND

EXPENDITURES (excluding operating and other transfers)

Expenditures	YEAR-END			ORIGINAL		
	ACTUAL 2024-25	Y-T-D 2024-25	% of ACTUAL 2024-25	BUDGET 2025-26	Y-T-D 2025-26	% of ORG. BUD. 2025-26
Personnel Services	\$ 118,396,952	\$ 25,469,380	21.51%	\$ 122,004,568	\$ 26,003,992	21.31%
Professional Services	15,052,661	4,363,379	28.99%	16,323,377	3,667,296	22.47%
Contracts	3,232,740	755,325	23.36%	3,504,402	1,721,569	49.13%
Maintenance	8,983,029	2,120,596	23.61%	9,307,889	1,647,337	17.70%
Supplies & Miscellaneous	11,757,164	2,476,153	21.06%	13,652,131	1,885,022	13.81%
Capital	58,937	30,920	52.46%	-	-	N/A
Total Operating Expenditures	\$ 157,481,483	\$ 35,215,753	22.36%	\$ 164,792,367	\$ 34,925,216	21.19%

FY26 total operating expenditures (excluding operating and other transfers) of \$34.9M, or 21.19% of the original budget, compared to \$35.2M, or 22.36% of the FY25 year-end actual through the same point last year.

- All categories are tracking within expected levels
- Variances in the categories are the result of timing differences between the two years for various planned and budgeted expenditures

WATER AND SEWER FUND

OVERVIEW

- An enterprise fund and the second largest of the City's five operating funds
- Provides for administration, operation and maintenance of the City's water and wastewater system
- Revenue from water and sewer sales make up **98%** of the fund's total revenues
- Expenses for wholesale water and sewer treatment services make up about **98%** of the fund's total expenses

WATER AND SEWER FUND

REVENUES

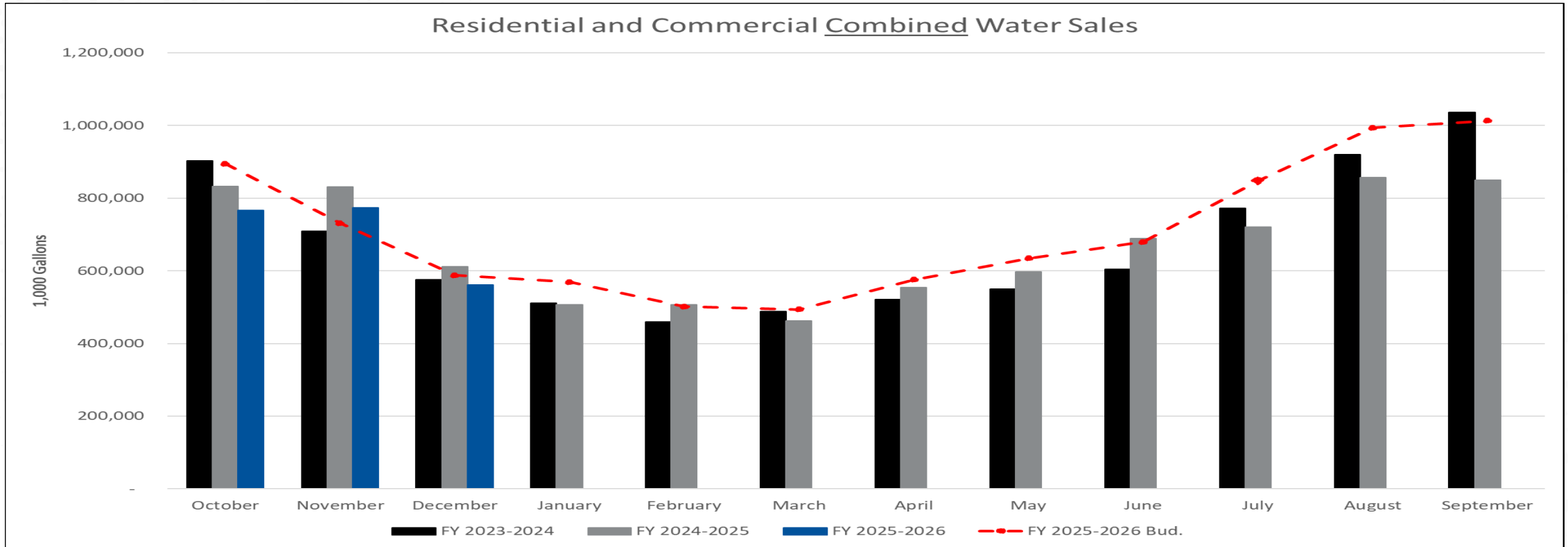
Revenues	YEAR-END			ORIGINAL		
	ACTUAL 2024-25	Y-T-D 2024-25	% of ACTUAL 2024-25	BUDGET 2025-26	Y-T-D 2025-26	% of ORG. BUD. 2025-26
Interest Earnings	\$ 985,544	\$ 329,453	33.43%	\$ 785,959	\$ 260,237	33.11%
Other Revenue	538,924	146,469	27.18%	496,359	22,594	4.55%
Water Sales & Charges	65,087,861	18,699,116	28.73%	72,349,684	17,825,780	24.64%
Sewer Sales & Charges	42,383,510	10,775,009	25.42%	44,612,472	10,933,686	24.51%
Water & Sewer Service Fees	269,984	66,208	24.52%	253,050	69,328	27.40%
Installation Charges	45,240	28,200	62.33%	50,000	7,688	15.38%
Late Charges	1,332,146	361,967	27.17%	1,381,718	321,868	23.29%
Total Revenues	\$ 110,643,208	\$ 30,406,422	27.48%	\$ 119,929,242	\$ 29,441,181	24.55%

FY26 total revenues of \$29.4M, or 24.55% of the original budget, compared to \$30.4M, or 27.48% of the FY25 year-end actual through the same point last year.

- Water revenues are currently trailing expectations due to lower water sales
- Installation charges were impacted in the 1st quarter of last year by the installation of an 8” meter at UTD
- The Other Revenue category is being impacted by the timing of antenna licenses

WATER AND SEWER FUND

RESIDENTIAL AND COMMERCIAL COMBINED WATER SALES



- Excluding growth in the manufacturing sector, water sales are down (8.6%) from last year and (6.8%) from two years ago
- Staff will continue to monitor this trend and will make adjustments as necessary

WATER AND SEWER FUND

EXPENDITURES (excluding operating and other transfers)

Expenditures	YEAR-END			ORIGINAL		
	ACTUAL 2024-25	Y-T-D 2024-25	% of ACTUAL 2024-25	BUDGET 2025-26	Y-T-D 2025-26	% of ORG. BUD. 2025-26
Personnel Services	\$ 7,671,433	\$ 1,649,484	21.50%	\$ 9,207,185	\$ 1,629,025	17.69%
Professional Services	3,499,390	1,012,472	28.93%	4,922,285	1,081,883	21.98%
Contracts	70,962,962	18,346,455	25.85%	78,632,993	17,899,641	22.76%
Maintenance	2,067,319	439,810	21.27%	2,290,002	419,163	18.30%
Supplies & Miscellaneous	2,430,539	381,637	15.70%	2,754,506	458,473	16.64%
Capital	69,074	-	0.00%	678,380	1,308	0.19%
Total Operating Expenditures	\$ 86,700,717	\$ 21,829,859	25.18%	\$ 98,485,351	\$ 21,489,493	21.82%

FY26 total operating expenditures (excluding operating and other transfers) of \$21.5M, or 21.82% of the original budget, compared to \$21.8M, or 25.18% of the FY25 year-end actual through the same point last year.

- Public Services continues to face recruitment challenges, impacting Personnel Services
- All remaining categories are tracking as anticipated, with the variances the result of differences in the timing of payment for various budgeted and planned expenditures

SOLID WASTE SERVICES FUND

OVERVIEW

- An enterprise fund and the third largest of the City's five operating funds
- Provides for residential and commercial solid waste collection services, including recycling and bulky item collection
- Revenue from solid waste collections make up **96%** of the fund's total revenues
- Disposal fees make up roughly **25%** of the fund's total expenses

SOLID WASTER SERVICES FUND

REVENUES

Revenues	YEAR-END			ORIGINAL		
	ACTUAL 2024-25	Y-T-D 2024-25	% of ACTUAL 2024-25	BUDGET 2025-26	Y-T-D 2025-26	% of ORG. BUD. 2025-26
Interest Earnings	\$ 149,284	\$ 39,743	26.62%	\$ 99,889	\$ 39,791	39.84%
Other Revenue	317,135	25,753	8.12%	192,250	34,795	18.10%
Transfers In	-	-	N/A	-	-	N/A
Solid Waste - Residential	8,098,084	1,984,353	24.50%	8,292,140	2,026,680	24.44%
Solid Waste - Commercial	10,697,819	2,588,952	24.20%	11,050,534	2,768,368	25.05%
BABIC Program	575,992	167,045	29.00%	724,445	181,110	25.00%
Total Revenues	\$ 19,838,314	\$ 4,805,846	24.23%	\$ 20,359,258	\$ 5,050,744	24.81%

FY26 total revenues of \$5.1M, or 24.81% of the original budget, compared to \$4.8M, or 24.23% of the FY25 year-end actual through the same point last year.

SOLID WASTE SERVICES FUND

EXPENDITURES (excluding operating and other transfers)

Expenditures	YEAR-END			ORIGINAL		
	ACTUAL 2024-25	Y-T-D 2024-25	% of ACTUAL 2024-25	BUDGET 2025-26	Y-T-D 2025-26	% of ORG. BUD. 2025-26
Personnel Services	\$ 6,863,821	\$ 1,440,328	20.98%	\$ 7,201,611	\$ 1,392,938	19.34%
Professional Services	871,462	387,826	44.50%	1,061,129	374,798	35.32%
Contracts	4,207,017	1,313,053	31.21%	4,225,254	1,356,277	32.10%
Maintenance	132,933	27,602	20.76%	132,000	9,077	6.88%
Supplies & Miscellaneous	598,072	163,075	27.27%	669,659	146,313	21.85%
Capital	-	-	N/A	-	-	N/A
Total Operating Expenditures	\$ 12,673,305	\$ 3,331,884	26.29%	\$ 13,289,653	\$ 3,279,403	24.68%

FY26 total operating expenditures (excluding operating and other transfers) of \$3.3M, or 24.68% of the original budget, compared to \$3.3M, or 26.29% of the FY25 year-end actual through the same point last year.

- All categories tracking within budgeted parameters
- Variances are the result of differences in the timing of payment for various budgeted and planned expenditures

GOLF FUND

OVERVIEW

- Special revenue fund
- Provides for the administration, operations and maintenance of Sherrill Park Golf Course
- Revenue from green fees make up roughly **70%** of the fund's total revenues
- Personal services expenses make up roughly **40%** of the fund's total expenses

GOLF FUND

REVENUES

Revenues	YEAR-END			ORIGINAL		
	ACTUAL 2024-25	Y-T-D 2024-25	% of ACTUAL 2024-25	BUDGET 2025-26	Y-T-D 2025-26	% of ORG. BUD. 2025-26
Interest Earnings	\$ 26,569	\$ 10,639	40.04%	\$ 16,206	\$ 11,966	73.84%
Other Revenue	38,406	2,388	6.22%	9,500	3,834	40.36%
Transfers In	-	-	N/A	-	-	N/A
Golf Course Revenue	3,425,655	490,269	14.31%	3,454,303	993,706	28.77%
Total Revenues	\$ 3,490,630	\$ 503,296	14.42%	\$ 3,480,009	\$ 1,009,506	29.01%

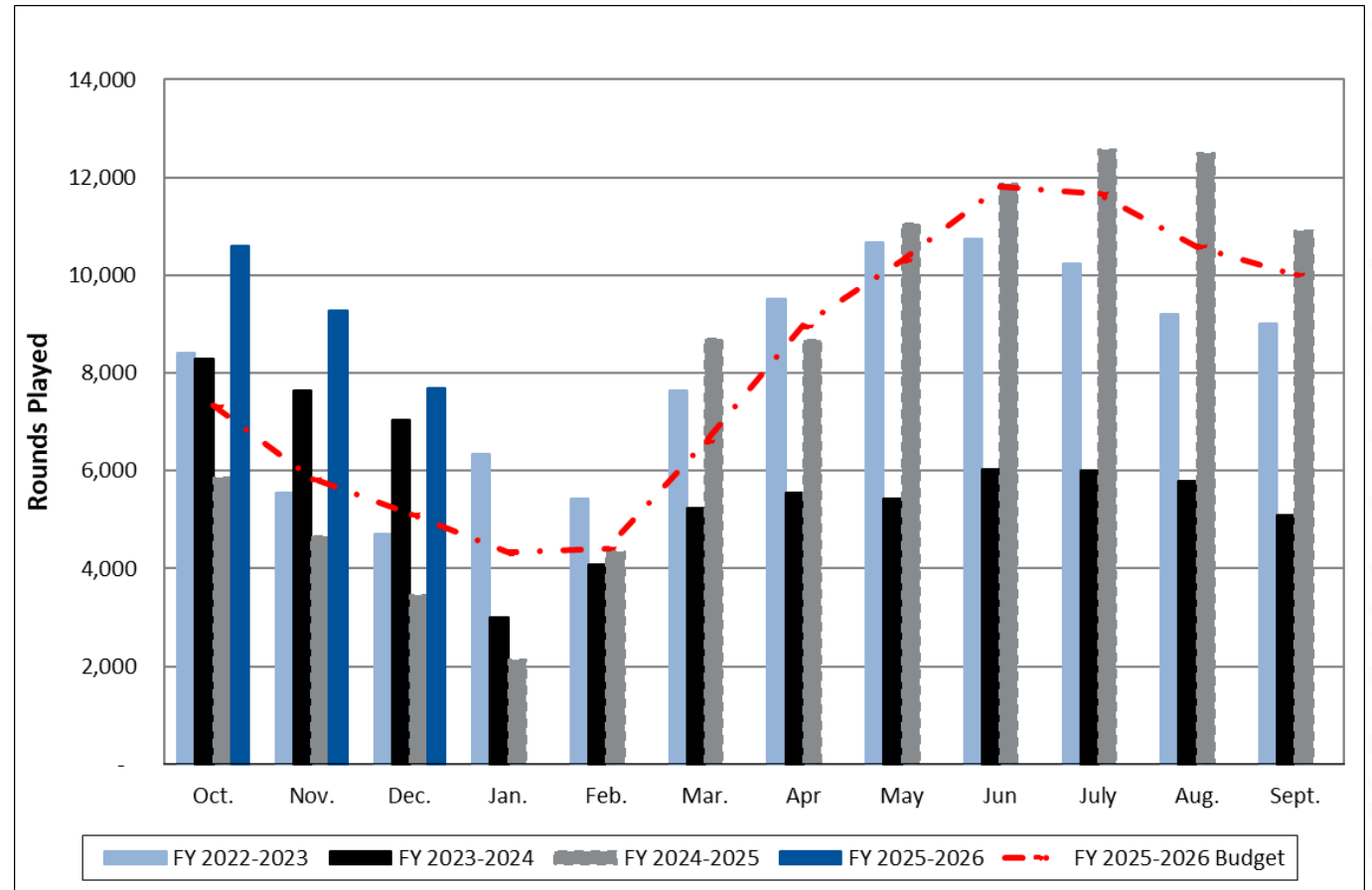
FY26 total revenues of \$1.0M, or 29.01% of the original budget, compared to \$503,000, or 14.42% of the FY25 year-end actual through the same point last year.

- FY26 reflects both Courses being open through the 1st quarter.
 - Last year at this point, Course #2 was still being impacted by renovations
- Rounds played continue to outpace expectations

GOLF FUND

ROUNDS PLAYED

- 27,555 rounds played to date this year are 9,261 rounds above the budget target through December
- This is 4,610 above the rounds played in the 1st quarter of FY24 and 8,898 above the 1st quarter rounds played in FY23, when both courses were fully open



GOLF FUND

EXPENDITURES (excluding operating and other transfers)

Expenditures	YEAR-END			ORIGINAL		
	ACTUAL 2024-25	Y-T-D 2024-25	% of ACTUAL 2024-25	BUDGET 2025-26	Y-T-D 2025-26	% of ORG. BUD. 2025-26
Personnel Services	\$ 1,341,595	\$ 287,828	21.45%	\$ 1,330,678	\$ 286,077	21.50%
Professional Services	365,349	140,796	38.54%	403,708	109,062	27.02%
Contracts	156,503	45,303	28.95%	181,226	48,631	26.83%
Maintenance	122,519	33,960	27.72%	146,000	27,963	19.15%
Supplies & Miscellaneous	744,286	146,085	19.63%	737,578	130,243	17.66%
Capital	59,426	39,167	65.91%	60,000	8,545	14.24%
Total Operating Expenditures	\$ 2,789,679	\$ 693,138	24.85%	\$ 2,859,190	\$ 610,523	21.35%

FY26 total operating expenditures (excluding operating and other transfers) of \$611,000 or 21.35% of the original budget, compared to \$693,000, or 24.85% of the FY25 year-end actual through the same point last year.

- All categories are tracking as anticipated, with any variances from last year the result of timing differences for planned and budgeted expenditures

HOTEL/ MOTEL TAX FUND

OVERVIEW

- Provides for the administration, operations and maintenance of the Charles W. Eisemann Center, parking garage, Convention and Visitors Bureau and annual grants to local arts organizations
- Revenue from hotel/motel occupancy taxes and revenue from the operation of the Charles W. Eisemann Center and Parking garage are the main sources of the fund's total revenues
- Eisemann Center operations make up roughly **85%** of the fund's total expenses

HOTEL/MOTEL TAX FUND

REVENUES

Revenues	YEAR-END			ORIGINAL		
	ACTUAL 2024-25	Y-T-D 2024-25	% of ACTUAL 2024-25	BUDGET 2025-26	Y-T-D 2025-26	% of ORG. BUD. 2025-26
Tax Revenues	\$ 4,947,662	\$ 846,533	17.11%	\$ 5,087,581	\$ 880,608	17.31%
Interest Earnings	228,292	72,364	31.70%	170,545	52,168	30.59%
Other Revenue	95,279	18,910	19.85%	78,500	32,995	42.03%
Transfers In	-	-	N/A	-	-	N/A
Parking Garage	429,897	131,432	30.57%	598,844	180,635	30.16%
Eisemann Center Revenue	2,661,791	970,651	36.47%	2,608,799	960,474	36.82%
Total Revenues	\$ 8,362,921	\$ 2,039,890	24.39%	\$ 8,544,269	\$ 2,106,878	24.66%

FY26 total revenues of \$2.1M, or 24.66% of the original budget, compared to \$2.0M, or 24.39% of the FY25 year-end actual through the same point last year.

HOTEL/MOTEL TAX FUND OCCUPANCY TAX REVENUES



- Hotel occupancy taxes ended the 1st quarter \$34,000 above last year and \$23,000 above the budgeted target

HOTEL/MOTEL TAX FUND

EXPENDITURES (excluding operating and other transfers)

Expenditures	YEAR-END			ORIGINAL		
	ACTUAL 2024-25	Y-T-D 2024-25	% of ACTUAL 2024-25	BUDGET 2025-26	Y-T-D 2025-26	% of ORG. BUD. 2025-26
Personnel Services	\$ 3,019,628	\$ 651,753	21.58%	\$ 3,328,854	\$ 628,456	18.88%
Professional Services	2,751,741	1,069,224	38.86%	2,426,790	765,455	31.54%
Contracts	826,986	11,048	1.34%	810,775	2,378	0.29%
Maintenance	62,912	21,393	34.00%	103,826	42,187	40.63%
Supplies & Miscellaneous	1,169,787	260,446	22.26%	1,282,211	152,959	11.93%
Capital	275,455	84,250	31%	-	-	N/A
Total Expenditures	\$ 8,106,509	\$ 2,098,113	25.88%	\$ 7,952,456	\$ 1,591,434	20.01%

FY26 total operating expenditures (excluding operating and other transfers) of \$1.6M, or 20.01% of the original budget, compared to \$2.1M, or 25.88% of the FY24 year-end actual through the same point last year.

- All categories tracking within budgeted parameters
- Staff will continue to ensure that expenditures are in alignment with revenue expectations as we begin to develop our FY27 budget strategies

FINAL THOUGHTS

- Funds are performing as expected overall
- Staff will continue to monitor economic trends and fund performance, with our next planned update after the completion of the 2nd Quarter
- These trends will help guide not only on the completion of the current fiscal year, but also the development of baseline assumptions for next year's budget.



LIBRARY RENOVATION PROJECT UPDATE

City Council

February 2, 2026



PROJECT BACKGROUND

- Library Renovation
 - Project awarded in February 2024
 - Contractor: Balfour Beatty Construction, LLC
 - Contract amount: \$31.4M
 - Total project budget: \$48.1M
 - Funding from 2021 Bond Program and Certificates of Obligation
- In August 2025, City Council approved Change Order No. 1 to increase project funding by \$1.15M due to construction challenges primarily related to installation of the fire suppression system and tying new structural elements into and through existing concrete building structure.
 - Other necessary changes include a new transformer, a change in glazing material to match City Hall, and security upgrades
- Funding was provided through bond program contingency reserve set aside from FY 23.

LIBRARY STATUS

- Project is approximately 75% complete
 - Site work has progressed, but completion is pending additional waterproofing work
 - New south stair steel installation is ongoing
 - Frit glass is being delivered with installation for third level will start in the upcoming weeks
 - Entry canopy structure is complete, and sheathing is ongoing
 - Building has permanent power and HVAC system is installed and active
 - Interior ceiling grid is mostly complete
 - Interior painting, millwork, and floor finish installation is ongoing
 - Furniture installation planned for the Spring

PROGRESS PHOTOS



Interior Finishes



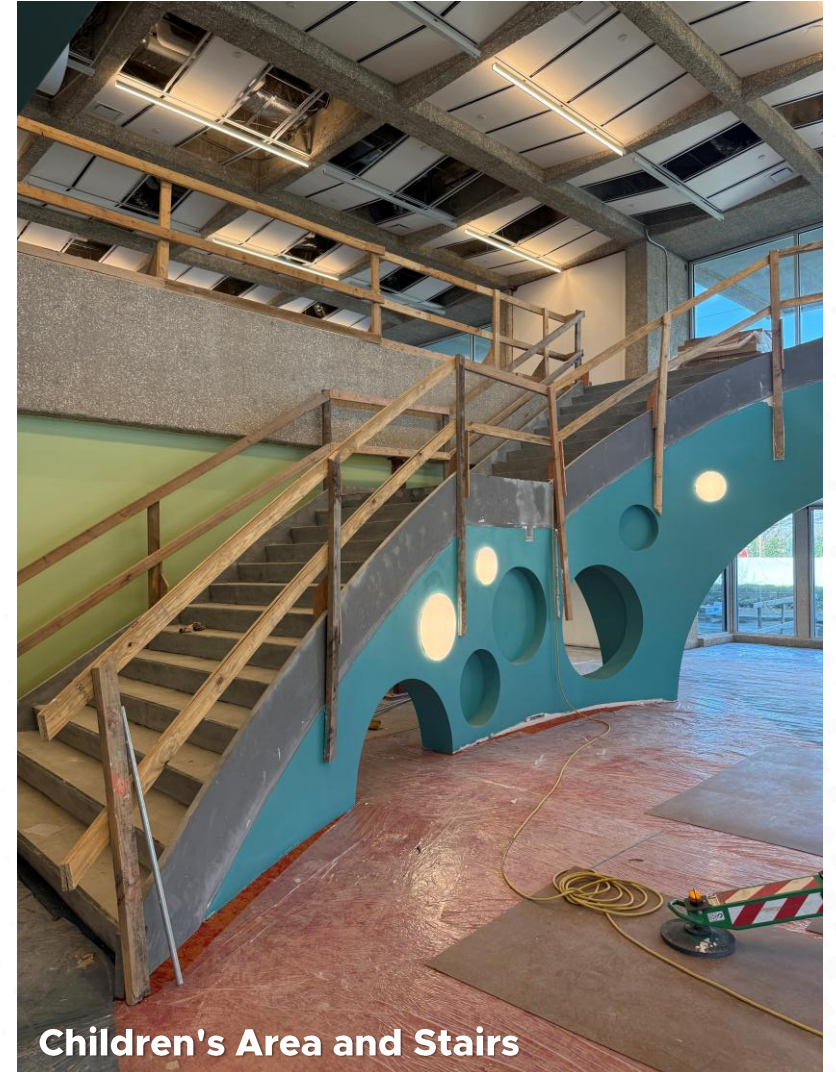
Basement Multi-Purpose Room



New Entry Canopy & Glass Framing



New Exterior Stair



Children's Area and Stairs

WATER INFILTRATION

- Library had history of known water infiltration on east side of the basement. The original project scope included excavation and exterior waterproofing along eastern façade.
 - Since installation, there has been no water observed along the east side of the basement.
 - Bentonite soil injections were included in other areas as a preventative measure.
- During the project, water infiltration was observed in other areas, primarily on the west side of the building and persisted even after bentonite soil injections were completed.
- The design team, including a building envelope consultant, is recommending excavation along the north, south and west facades to apply the same exterior water proofing as was successfully applied to the eastern façade, plus an injectable grout system for two areas where excavation is not practical.



East Excavation and Waterproofing



Water On West Side (11/5/25)

WATER INFILTRATION NEXT STEPS

- Change Order No. 2
 - Consent agenda includes Change Order No. 2 to increase project funding by \$1,176,794
 - Funding will be provided through bond program contingency reserve set aside from FY 23.
- Impact to Project Timeline
 - While much of the work will occur concurrently to remaining renovation scope, additional work will push the completion into May/June timeframe.
 - Once construction is complete, Library needs time to move in furniture and books and for staff to familiarize themselves with the building.
 - Moving into the renovated Library requires a six-week closure when no on-site Library services or programs will be offered.

LIBRARY SUMMER OPERATIONS

- The highest demand for Library programs and usage occurs in the summer.
- Relocating during the June/July timeframe would cause a significant disruption for patrons, Library partners, and staff.
 - Summer is a critical period for family access to free educational and enrichment resources that support continued learning outside of the school year.
 - Library space used by other community organizations such as tutors, summer camps, day care centers, and adult day care services, which depend on the Library's consistent hours
- Determining a firm move date in late summer or early fall supports continuity of operations and reduces disruption for patrons, Library partners, and staff.
- The Library is an accredited public library. Reduced summer access could result in a large decline in reported statistics in the annual state report, potentially diminishing the Library's documented impact.

LIBRARY SUMMER OPERATIONS

Summer 2026

- Planning & Promotion
 - March 1 – Program planning finalized
 - April 1 – Marketing released to public
 - May – School outreach (RISD visits)
- Summer Reading Clubs & Programs
 - May 30 – Aug 1
- Community Partner Programs @ the Library
 - Counseling Place’s Project Positive Program for Youth
 - Richardson Adult Literacy Center’s ESL Conversation Classes

June – July 2025 Statistics

- Programs & Participation
 - 195 programs offered
 - 5,600 program attendees
- In-House Family Engagement
 - 5,545 uses of passive activities (games, puzzles, toys, self-guided activities)
 - 6,657 questions answered
- Overall Library Use
 - 52,488 visitors (875 per day)
 - 142,000 physical items checked out

IMPACT TO LIBRARY REOPENING

- Based on Summer demands, Staff recommends completing the renovation in May/June time frame but remaining in current space through early August after school begins.
- At that time, the temporary Library would close for approximately six weeks
- Reopen in renovated Library in September
 - Staff will share more information on dates and service impacts as we get closer to this time.

QUESTIONS?

CITY COUNCIL

DEVELOPMENT PRIORITIES DISCUSSION

February 2, 2026

CITY COUNCIL TACTICS 2025-2027

RECOMMENDED COUNCIL TACTICS



Improve access, usability, and user experience with policies, processes, and procedures

- 
1. Facilitate Council discussion for alignment of current development priorities
 2. Review Comprehensive Zoning Ordinance and development standards and reconcile with the future land use plan
 3. Review existing design standards and options for enhancements and standardization
 4. Review existing special reinvestment areas and reconcile any outstanding differences in understanding
 5. Evaluate approach and order of studying the special development areas identified in Envision Richardson

BEGIN WITH THE END IN MIND

City Council Considerations:

1. Staff is wanting to understand where there is current alignment (or agreement) amongst City Council regarding development priorities for the City.
2. Is City Council supportive of staff preparing a plan to update the Comprehensive Zoning Ordinance (CZO)?

AGENDA

- Comprehensive Plan vs Zoning Ordinance
- Richardson's Approach to Zoning
 - Comprehensive Zoning Ordinance background
 - Why do certain applications get considered by City Council?
 - Purpose of certain application types
- Facilitated Discussion and Initial Direction
- Next steps



COMPREHENSIVE PLAN

- City’s “**road map**” for the future
- Establishes the community’s **vision and goals for the future** – it’s aspirational
- “High level” planning document, w/ approx. **20-year planning horizon**
- **Policy document** – set of policies primarily related to land use and development, adopted by City Council
- Provides policy direction for future **growth and reinvestment** throughout the community; PlaceType framework provides general guidance
- Includes recommended **action items** for implementing the vision
- **Flexible** to evolve with market realities
- State law – not a zoning map

VS.

ZONING ORDINANCE

- Significant **tool for implementing** the Comprehensive Plan
- Implements the community’s vision by **regulating land use and development consistent with** the adopted vision
- **Regulatory document** – set of regulations (or laws) related to land use and development standards, adopted by City Council
- Tells property owners what they can do with their property and how
- **Not flexible** (since its regulatory) thus may need to amend to address market realities
- State law – zoning regulations **must be adopted in accordance with** a comprehensive plan

WHY DO CERTAIN APPLICATIONS GET CONSIDERED BY COUNCIL?

- Comprehensive Zoning Ordinance (CZO)
 - Older ordinance – adopted 1956 originally
 - Amended/maintained for consistency to address state law changes
 - Not been significantly updated to address uses, development standards
 - Current development standards do not support certain development trends and/or market realities
 - Primarily rely on special permits, planned development districts, special development plans, and/or combination of processes
 - Zoning Activity since 2023:

Special Permits	Planned Developments	Special Development Plans	Other Combinations	Total
25	26	10	8	69

WHY DO CERTAIN APPLICATIONS GET CONSIDERED BY COUNCIL?

- Special Permits

- CZO includes a list of uses that require Special Permits recognizing that use is acceptable in a zoning district, but may not be appropriate for all properties in that zoning district
 - Special permit is site specific
- CZO also uses this process for new and unlisted uses not addressed in the CZO
 - Positive: property owner/developer do not have to go through new/unlisted uses process to amend the CZO
 - Negative: all areas of the city eligible for a new/unlisted use since CZO silent, unless in a Planned Development District
- “Use” based
 - Consistency with Comprehensive Plan
 - May add conditions, more restrictive standards given site specific considerations
- Zoning decision = requires Council approval (state law)

WHY DO CERTAIN APPLICATIONS GET CONSIDERED BY COUNCIL?

- Planned Development Districts
 - Site/area specific zoning designation addressing uses, development standards, infrastructure requirements, and signage (if necessary)
 - Site specific, project specific
 - Twilight zoning case (SWC Custer/Arapaho)
 - Easton Townhomes (NEC Shiloh/Renner)
 - Greenwood Square infill single-family (NEC Westshore/Arapaho)
 - Larger areas – new development, redevelopment initiatives
 - CityLine
 - West Spring Valley
 - Main Street/Central Expressway
 - Collins Arapaho

WHY DO CERTAIN APPLICATIONS GET CONSIDERED BY COUNCIL?

- Planned Development Districts (continued)
 - PD preferred approach of the development community
 - CZO does not provide supportive framework to achieve the desired development goals in certain areas
 - Not had requests to rezone from one CZO zoning district to another
 - PDs generally more current than CZO considering uses, standards, processes
 - Addressed challenges experienced in the CZO
 - Creates inconsistency throughout the city
 - Challenge to administer
 - Zoning decision = requires Council approval (state law)

WHY DO CERTAIN APPLICATIONS GET CONSIDERED BY COUNCIL?

- Special Development Plans (SDPs)
 - Larger-scale PD zoning districts have incorporated this provision
 - Main Street/Central and Collins Arapaho
 - West Spring Valley – major modifications (same concept)
 - PD recognizes not all properties are created equally within the district, and may have difficulty with strict compliance of the district’s development standards due to site constraints or adaptive reuse of existing development
 - Not a question about use – the use is allowed
 - Exception: uses allowed with special permit
 - Opportunity to vary the development standards – “relief valve”

WHY DO CERTAIN APPLICATIONS GET CONSIDERED BY COUNCIL?

- Special Development Plans (SDPs) (continued)
 - Allows for projects that do not meet all development standards, but:
 - Meets majority of development standards
 - Still consistent with the vision for the district
 - Allows for similar or higher quality project; or
 - Property in state of transition, getting closer to compliance, or has not redeveloped yet
 - Council considerations:
 - Is the project in alignment with the spirit and intent of the zoning code
 - Is the project advancing progress towards the community's vision
 - Is the project balancing the community vision with market realities

FACILITATED DISCUSSION AND INITIAL DIRECTION

Q1. DOES COUNCIL AGREE WITH THE ENVISION RICHARDSON VISION STATEMENT?

- *Envision Richardson* Comprehensive Plan
 - Adopted Nov. 2024
 - Establishes vision for the community
 - Based on extensive public engagement
 - Guiding principles, aligned with the community's vision → guide decision making
 - Action items and zoning decisions → vision becoming reality

ENVISION RICHARDSON VISION STATEMENT

Richardson is an increasingly dynamic, diverse, and inclusive community with strong neighborhoods and attractive amenities, where people are connected and engaged, decision-making is guided by collaborative input and innovation, and fiscal, social, and natural resources are managed sustainably. It is a safe and livable place with opportunity for people and businesses to grow.

Q2. HOW DOES COUNCIL FEEL ABOUT THE USES AND PROCESSES LISTED BELOW?

Uses that require Special Permit per CZO

- Childcare centers
- Private schools
- Drive-through restaurants
- Commercial amusement centers
- Smoking establishments
- Auto-related uses

Unlisted uses in CZO; need Special Permit

- Event centers
- Drones

Uses that require a PD due to CZO challenges:

- 25-ft one-story height limitation:
 - Warehouse/distribution and high-tech manufacturing buildings
 - School facilities
- Infill multi-family and missing middle housing:
 - Use
 - Increased densities
 - Development form
 - Reduced setbacks
- Parking and Signage

Q3. HOW DOES THE COUNCIL WEIGH STRICT COMPLIANCE WITH ADOPTED REGULATIONS *VERSUS* PROMOTING ECONOMIC DEVELOPMENT OPPORTUNITIES THAT FURTHER THE VISIONS?

- How is this reflected in the CZO and the City's development review procedures?
- How does this inform the City's economic development strategies?
- Factors that could be affected:
 - Repurposing existing properties through adaptive reuse, redevelopment only, or combination of both
 - Properties being more productive in order to support tax base and general fund growth
 - Projects that are rooted in market realities versus those that are aspirational and may require significant city financial involvement

FEEDBACK REQUESTED

City Council Considerations:

1. Staff is wanting to understand where there is current alignment (or agreement) amongst City Council regarding development priorities for the City.
2. Is City Council supportive of staff preparing a plan to update the Comprehensive Zoning Ordinance (CZO)?

NEXT STEPS

- March 9, 2026:
 - Discuss proposed approach for a new Comprehensive Zoning Ordinance (CZO); and
 - Discuss proposed approach to address the remaining Council tactics, including implementing *Envision Richardson* action items

RECOMMENDED COUNCIL TACTICS

Improve access, usability, and user experience with policies, processes, and procedures

1. Facilitate Council discussion for alignment of current development priorities
2. Review Comprehensive Zoning Ordinance and development standards and reconcile with the future land use plan
3. Review existing design standards and options for enhancements and standardization
4. Review existing special reinvestment areas and reconcile any outstanding differences in understanding
5. Evaluate approach and order of studying the special development areas identified in *Envision Richardson*

DISCUSSION/DIRECTION