

City Council Meeting Presentations

April 27, 2026

1. UPDATE ON CITY COUNCIL TACTICS

2. ZONING FILE 26-03

2025-2027 CITY COUNCIL TACTICS STATUS REPORT

April 27, 2026



2025-2027 City Council

INTRODUCTION

- July 26, 2025 - City Council met to review and discuss its Statement of Goals, which includes:
 - Role of Council
 - Rules of Engagement
 - Vision, Goals and Strategies
- August 25, 2025 - City Council adopted its Statement of Goals via Resolution
- September 15, 2025 - City Council approved the following Tactics



The image shows the cover of the "2025-2027 STATEMENT OF GOALS" document for Richardson, Texas. The cover features the Richardson Texas logo at the top, a group photo of the City Council members, and three key sections: "ROLE OF COUNCIL", "RULES OF ENGAGEMENT", and "Efficiently". Each section includes a brief description of its purpose. The cover also features images of the city's architecture and a crowd of people.

**2025-2027
STATEMENT
OF GOALS**

ROLE OF COUNCIL
The role of the Council is to be responsible, ethical, transparent, and resourceful advocates of the City. We communicate with, seek input from, and provide a voice for residents and all stakeholders. We set policies and develop strategies that will ensure transparency and enable us to achieve our vision.
The Council supports city staff by providing the resources, direction, and guidance that enables the City Manager to implement the operational and tactical aspects of our vision, goals, and strategies.

RULES OF ENGAGEMENT
The Council will work to achieve a result that is in the best interest of our residents and all stakeholders. We will strive to keep our discussions relevant and productive and will be supportive of all Council decisions. While executing our duties, the Council will interact with each other, staff, and stakeholders:

Respectfully
We are willing to listen to and recognize the potential value of differing ideas and opinions in a non-partisan manner.

Professionally
We are punctual, focused, present, and prepared. We are fair, impartial, and unbiased when voting on actions.

Efficiently
We value city resources and the time of others, and we will work to limit interruptions and distractions.
We agree to use these rules to hold each other accountable.

TACTICS DEVELOPMENT STRATEGY & STATUS

- Tactics were designed to balance the priorities of all Councilmembers while ensuring the recommended actions remain practical and achievable
- Some Tactics are designed to help achieve multiple strategies
- Many Tactics are ongoing efforts that span several Council terms due to their significant nature
- Tactics do not represent the complete work plan; many Tactics develop organically or in response to developments throughout the term and are added to the list of planned tactics and tracked as well
- Some Tactics will not require Council action to implement
- Tactics were developed bearing in mind our current budget and staffing constraints



Completed



Underway



Ongoing



Planning Stage



Budget Topic





COUNCIL TACTICS

Attract, develop, and retain high-quality, innovative employees

- Conduct a comprehensive compensation analysis annually to ensure sustained market competitiveness \$
- Develop customized recruitment and retention strategies for hard-to-fill positions and to encourage diverse applicant pools ↻
- Expand cross-training and promotional pathways that reward advanced training and added experience to boost employee recruitment and retention \$
- Explore innovative approaches to recognize and reward employees ↻





COUNCIL TACTICS

Continue to explore unique opportunities to attract and retain residents and all stakeholders

- Explore strategies to maximize the impact and potential of our centers, facilities and events 
- Review existing master plans and prioritize action items for future implementation and funding 
- Evaluate existing programs and services to ensure alignment of scope with strategic priorities and budget allocation 
- Leverage the 2026 World Cup to position Richardson as a premier international destination 




COUNCIL TACTICS

Promote economic development that benefits the whole city

- Advance the Arapaho Station master development 
- Evaluate the effectiveness of economic development incentives 
- Expand support for small and mid-sized businesses 
- Strengthen retail attraction in priority areas 


COUNCIL TACTICS

Ensure systems are safe and secure

- Advance phased replacement and integration of legacy software to improve efficiency, security, and scalability 
- Maintain continuous technology upgrades, system patching, and refresh cycles to ensure vendor support and safeguard against vulnerabilities 
- Further cybersecurity awareness and advance cybersecurity best practices 




COUNCIL TACTICS

Maintain strong fund balance and bond rating

- Maintain a multi-year capital improvement plan \$
- Conduct annual review of property tax exemptions and financial policies
- Review outstanding debt annually for refunding opportunities
- Consider new or enhanced best practices to safeguard our AAA bond rating 






COUNCIL TACTICS

Work to increase public engagement and input

- Review current environmental initiatives and assess opportunities for innovative programs that advance awareness and participation priorities 
- Explore strategies to make it easier for stakeholders to provide input to the City 
- Consider ways to make volunteering opportunities easier to know about and understand how to take part 








COUNCIL TACTICS

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

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





COUNCIL TACTICS

Value, protect, and create a positive return on City, resident, and other stakeholder investments in the City

- Fire Station #5, Animal Shelter, Renovated Heights Aquatic Center 
- Library, City Hall, Sherrill Park Titleist Fitting Center/Maintenance Barn 
- Review and discuss calling a May 2026 Bond Program election 
- Continue work towards achieving silver-level bike-friendly designation while leveraging pedestrian and bike investments 
- Partner with DART to ensure successful launch of the Silver Line 
- Partner with DART on the completion of the Cotton Belt Trail to enhance connectivity and community access 
- Discuss street maintenance programs and repair strategies 





COUNCIL TACTICS

Document and continuously improve business processes

- Review the Council Rules of Order and Procedure 
- Evaluate Boards & Commissions 
- Ensure Council decisions on regulations are informed by a comprehensive understanding of emerging technologies, their impacts, and viable policy approaches 
- Initiate a comprehensive water/wastewater rate analysis study, including evaluating the current rate structure 




COUNCIL TACTICS

Protect and promote innovative integrity and vitality programs to support neighborhood desirability and encourage reinvestment

- Review the City's regional involvement in unhoused initiatives 
- Review minimum property standards to confirm alignment with contemporary regulations and evaluate standard enforcement procedures to ensure consistency with best practices 
- Enhance engagement with neighborhood leadership for insight and best practices 
- Receive and discuss next steps of the Housing Needs Assessment 




COUNCIL TACTICS

Promote an ecosystem of innovation and entrepreneurship where businesses of all sizes can thrive

- Explore opportunities to enhance international business strategies and programs 
- Explore opportunities to expand collaboration in research, innovation, and workforce development with educational partners 
- Continue to assess smart city initiatives for strategic alignment and explore opportunities to implement meaningful use cases that deliver community value 




COUNCIL TACTICS

Leverage our regional leadership position to positively impact County, State and Federal issues

- Explore how Council can engage with our state and federal representatives in a more direct and intentional manner 
- Continue to prioritize and facilitate engagement in regional boards and committees to advance the City's interests and collaboration efforts 
- Examine opportunities for Council to strengthen purposeful engagement with franchisees 




COUNCIL TACTICS

Explore alternative funding opportunities




- Conduct a market scan to identify and evaluate potential funding sources, including grants, public–private partnerships, philanthropic contributions, and state/federal programs 
- Analyze financial, legal, and operational implications of each funding option to determine viability and alignment with strategic priorities 
- Prioritize opportunities and create a roadmap for pursuing high-impact funding streams 

COUNCIL TACTICS

Effectively navigate the regulatory environment

- Assess emerging legislation to identify organizational impacts and strategies that mitigate risk and ensure adherence 
- Partner with NTMWD to secure future water supply and wastewater treatment capacity and align planning with long-term community and economic development needs 
- Partner with DART to support the design of a modernized governance model that reflects regional needs and collaborate on a sustainable, regionally viable funding plan to ensure long-term success 

ADDITIONAL TACTICS

- Explore participation in the Community Development Block Grant Program 
- Seek Opportunity Zone Designation 
- Present options for the creation of a Public Finance Corporation/Housing Finance Corporation 
- Explore strategies to promote middle missing housing 
- Partner with Habitat for Humanity on Vernet project 
- Evaluate creation of a Key to the City Program 
- Create international flag wall policy 
- Create a City Council appointment process for when a vacancy occurs due to resignation 
- Evaluate policy for recognizing religious holiday/events 
- Implement a temporary ban on short term rentals, implement new tracking software, evaluate need for further study 



RICHARDSON

TEXAS

ZF 26-03

SPECIAL PERMIT

CASA LOMA COLLEGE

1202 RICHARDSON DRIVE

APRIL 27, 2026



1202 RICHARDSON DRIVE

- *Request:* Special Permit for a Private University within an existing approximately 79,400-square-foot office building
- *Location:* on the east side of Richardson Drive, the south side of Monte Blaine Lane, and west of North Central Expressway
- Zoned: O-M Office



PROPOSED OPERATIONS

- Casa Loma College offers accelerated, hybrid programs in healthcare and business administration at three (3) existing locations across the country.
- Students can earn accredited degrees in as little as two (2) years in a variety of programs such as nursing, medical imaging, physical therapy, business administration, and healthcare management.
- Students can earn an Associate of Science in Healthcare in 10 months.
- Total enrollment will be 450 students and the estimated daily on-site population will be 150 students and 30 staff members.
- Hours of Operation:
 - Monday – Friday: 7:30 a.m. – 6:00 p.m.
 - Saturday: 7:30 a.m. – 2:00 p.m.
 - Sunday: Closed

PROPOSED CONCEPT PLAN

SITE DATA	
Building Area	79,400 S.F.
Suite Areas	31,065 S.F.
Building Height	Four Stories
Parking Required	173 (Casa Loma) 162 (remaining office space)
Parking Provided	399



SITE PHOTOS



SITE PHOTOS

West Elevation – View from Richardson Drive

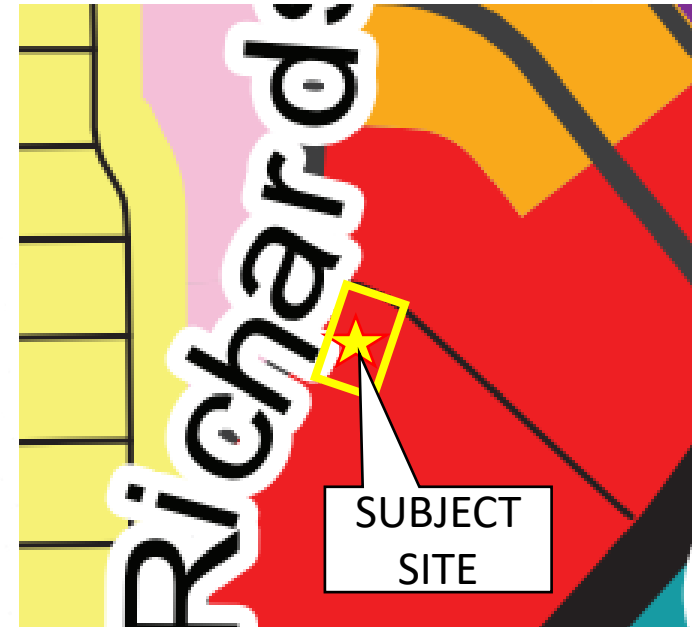


North Elevation – View from Monte Blaine



ENVISION RICHARDSON

- Future Land Use Plan designates this area as part of the **Community Commercial PlaceType**
- The area may attract regional traffic for shopping and retail needs and may also contain mixed-use buildings and public/institutional facilities.
- Public/Institutional Facilities are identified as secondary uses
 - The requested use aligns most closely with an institutional use and is therefore consistent with the secondary uses recommendation.



ZF 26-03 REQUEST SUMMARY

Public Comment

- None received

City Plan Commission (CPC) Action – April 7, 2026

- CPC voted 7-0 to recommend **APPROVAL** of the request as presented with staff's proposed conditions

ZF 26-03 REQUEST SUMMARY

City Council may approve Zoning File 26-03 and Ordinance as presented with the following conditions, amended conditions, or deny the request:

1. The Special Permit shall be limited to the 31,065 square foot lease spaces as shown on the concept plan attached as Exhibit “B” (the “Concept Plan”) and made a part thereof and shall be limited to Casa Loma College. No other person(s), company, business or legal entity may operate a private university on the property other than Casa Loma College. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
2. The Special Permit shall expire and terminate, and this ordinance be of no further effect in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
3. The parking ratio for the Private University shall be 1 (one) parking space per 100 square feet of classroom area.

Special Permit Request

1202 Richardson Drive

Zoning Case 26-03

Mission Ridge Consultants | Casa Loma College

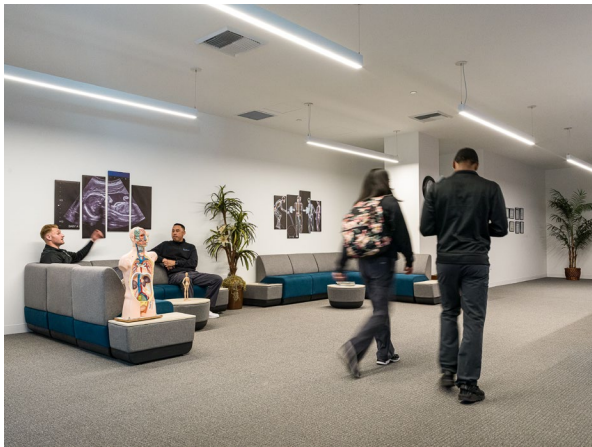


Site Context

- 5.114-acre tract at 1202 Richardson Drive
- Existing 79,400 SF four-story office structure
- Zoned O-M Office
- Surrounding uses:
 - Auto sales & service
 - Religious institution
 - Office



Proposed Use



- Use & Space Allocation
 - Special Permit for Private University
 - Approx. 31,065 SF within existing building
 - Remaining 48,335 SF to remain as office
 - No exterior site modifications
- Operations
 - Indoor-only use
 - Daytime hours (Mon-Sat)
 - Structured class schedules
 - Staggered attendance
 - Approx. 180-person daily population
 - Functions similar to office tenant

About Casa Loma College

- Accredited, non-profit post-secondary institution focused on healthcare education
- Established in 1966, with a long-standing track record in career-focused training
- Offers accelerated, hybrid programs designed to prepare students for in-demand professions
- Combines classroom instruction with hands-on lab and simulation training
- Academic programs include:
 - Nursing
 - Medical imaging/radiography
 - Physical therapy-related fields
 - Healthcare administration and business
- Existing campuses in:
 - California
 - Tennessee
 - Colorado



Current Phasing Plan

- Phased occupancy within existing building (no new construction required)
 - Phase 1 (Initial Operations / June 2026 to March 2027):
 - Occupies currently vacant tenant space
 - Limited classrooms and administrative functions
 - Lower initial student population to establish operations
 - Phase 2 (Program Expansion / March 2027 to June 2027):
 - Additional classrooms and labs added
 - Gradual increase in student enrollment
 - Continued use of existing infrastructure and parking
 - Phase 3 (Full Buildout / July 2027 to June 2028):
 - Full approx. 31,065 SF of university space
 - Program fully operational with classrooms, labs, and support areas
 - Full enrollment (approx. 450 students, staggered attendance)
- Phasing approach ensures:
 - Gradual ramp-up of activity and traffic
 - Parking demand remains within existing supply at each phase
 - Operational flexibility based on enrollment growth

Traffic/Trip Generation

- Traffic Analysis Prepared by Kimley-Horn
 - Evaluates conversion of vacant office space to university use within existing building
- Determined net increase in traffic is minimal relative to existing office use
 - 521 add'l daily trips
 - 50 add'l AM peak hour trips
 - 50 add'l PM peak hour trips
- Peak hour activity remains comparable to typical office traffic patterns
- Traffic distributed throughout the day due to:
 - Staggered class schedules
 - Hybrid/partial attendance model
- Surrounding roadway network
 - Continues to operate within acceptable capacity
 - No off-site improvements required
- Parking demand fully accommodated on-site
 - 399 spaces provided
 - 367 spaces required at full build out (accounts for full structure occupancy)
 - Surplus of approx. 32 spaces

Public Outreach

- Councilmember Communication
- Outreach conducted to surrounding residential and commercial property owners and HOA
- No opposition or concerns received to date

Compatibility w/ Future Land Use Plan

- Property is designated Community Commercial PlaceType, which supports a mix of:
 - Retail and office (primary)
 - Public/institutional uses (secondary)
- Consistent with secondary institutional use envisioned in this PlaceType
- Represents a context-appropriate adaptive reuse of an existing office building
- Maintains the area's commercial character and employment base
- Supports the City's goals for:
 - Workforce development and higher education opportunities
 - Expanding access to career-focused training (healthcare/technical fields)
- Utilizes existing infrastructure efficiently
- Functions as a low-impact, daytime use, consistent with surrounding office and commercial development

Questions from CPC

- Site security is currently being assessed
 - Existing emergency response plan
 - Existing security plan
 - Institutional injury and incident response plan
- Pending lease term
 - 10-year lease with two 5-year options
- Tuition costs
 - Approx. \$40k for a two-year degree
- Other existing tenants
 - 22 other office tenants

CPC Discussion/Recommendation

- Great adaptive use of office space
- Recognized demand for healthcare professionals
- Unanimous approval

Thank You!

Mission Ridge Consultants | Casa Loma College

