RICHARDSON CITY COUNCIL
MONDAY, AUGUST 26, 2024
COUNCIL MEETING AT 6:00 PM
RICHARDSON CITY HALL, 2360 CAMPBELL CREEK BLVD., SUITE 525, RICHARDSON, TX 75082

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

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

Meeting Information

- City Council Rules of Order and Procedure: https://www.cor.net/RulesofOrderandProcedure
- Public Comment Cards for comments on agenda items, the visitors forum, or public hearings can be found at www.cor.net/PublicCommentForm and submitted online by 5 p.m. on the date of the meeting or in person before the meeting begins to be included in the public record.
- City Council meetings are available for viewing via live-stream online and on-demand at www.cor.net/citv.

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

- **CALL TO ORDER**

1. **INVOCATION – CURTIS DORIAN**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – CURTIS DORIAN**
3. **MINUTES OF THE AUGUST 12, 2024 AND AUGUST 19, 2024 MEETINGS**
4. **PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM**

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

- **PUBLIC COMMENTS ON AGENDA ITEMS**

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

- **VISITORS FORUM**

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

5. **PRESENT PROCLAMATION AND REVIEW AND DISCUSS NATIONAL PREPAREDNESS MONTH**
6. **REVIEW AND DISCUSS ECONOMIC DEVELOPMENT: INTERNATIONAL BUSINESS**
7. **REVIEW AND DISCUSS THE CODE OF ETHICS, CHAPTER 2, ARTICLE 1 OF THE CODE OF ORDINANCES**

PUBLIC HEARING ITEMS:

8. PUBLIC HEARING, ZONING FILE 24-17, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A PRIVATE SCHOOL ON AN 8.6-ACRE LOT CURRENTLY ZONED LOCAL RETAIL LR-M(2) LOCATED WITHIN AN EXISTING BUILDING AT 1301 ABRAMS ROAD, ON THE EAST SIDE OF ABRAMS ROAD, NORTH OF WALNUT STREET.

9. PUBLIC HEARING, ZONING FILE 24-18, A REQUEST FOR APPROVAL OF A SPECIAL DEVELOPMENT PLAN TO ALLOW A NON-RESIDENTIAL MIXED-USE HEALTH AND WELLNESS CENTER COMPRISED OF MULTIPLE BUILDINGS IN LIEU OF RESIDENTIAL DEVELOPMENT ON 1.33 ACRES, INCLUDING 0.042 ACRES FOR A TOTAL OF 1.37 ACRES CURRENTLY ZONED MAIN STREET/CENTRAL EXPRESSWAY PD PLANNED DEVELOPMENT DISTRICT (MAIN STREET SUB-DISTRICT) LOCATED AT THE SOUTHEAST CORNER OF E. KAUFMAN STREET AND S. TEXAS STREET.

10. CONSENT AGENDA:

All items listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be removed from the Consent Agenda and discussed separately.

A. CONSIDER ADOPTION OF ORDINANCE NO. 4508, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A CHILDCARE CENTER LOCATED AT 1006 HAMPSHIRE LANE, RICHARDSON, TEXAS, ZONED C-M COMMERCIAL.

B. CONSIDER RESOLUTION NO. 24-11, APPROVING AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT UNDER THE FISCAL YEAR 2023 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #47-24 – WE RECOMMEND THE AWARD TO ROAD SOLUTIONS, LLC FOR TRAFFIC SIGNAL CONSTRUCTION AT WATERVIEW PARKWAY AT FRANK JOHNSON DRIVE IN THE AMOUNT OF $447,765.25.

2. BID #99-24 – WE REQUEST AUTHORIZATION TO ISSUE COOPERATIVE ANNUAL REQUIREMENTS CONTRACTS FOR URBAN FOREST MAINTENANCE TO SAVATREE LLC, SMITH LAWN AND TREE, AND TREENEWAL LLC, THROUGH CITY OF PLANO BID #2022-0128-AC PURSUANT TO UNIT PRICES WITH AN ESTIMATED ANNUAL AMOUNT OF $50,000.

3. BID #102-24 – WE RECOMMEND THE AWARD FOR A COOPERATIVE CONTRACT TO CLIFFORD POWER SYSTEMS, INC. FOR FACILITIES EMERGENCY GENERATOR ANNUAL PREVENTIVE MAINTENANCE ($39,013) AND REPAIRS ($56,996) THROUGH THE INTERLOCAL PURCHASING SYSTEM ("TIPS") CONTRACT #221004 IN THE TOTAL AMOUNT OF $96,009.

11. REPORT ON ITEMS OF COMMUNITY INTEREST

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

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

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE RICHARDSON CITY HALL ON FRIDAY, AUGUST 23, 2024, BY 5:00 P.M.

_____
AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, VIA PHONE AT (972) 744-4168, VIA EMAIL AT ADACOORDINATOR@COR.GOV, OR BY APPOINTMENT AT 2360 CAMPBELL CREEK BLVD., SUITE 550, RICHARDSON, TEXAS 75082.

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

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

**This does not apply to licensed carriers.*

MINUTES
RICHARDSON CITY COUNCIL MEETING/CITY PLAN COMMISSION
AUGUST 12, 2024

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

Bob Dubey	Mayor
Arefin Shamsul	Mayor Pro Tem
Curtis Dorian	Councilmember
Jennifer Justice	Councilmember
Dan Barrios	Councilmember
Joe Corcoran	Councilmember
Ken Hutchenrider	Councilmember

City Plan Commission:
Bryan Marsh, Chair
Ken Southard, Vice Chair
Gary Beach, Commissioner
Sebrena Bohnsack, Commissioner
Joe Costantino, Commissioner
Michael Keller, Commissioner
Rebecca Poynter, Alternate
Byron Purdy, Alternate

Absent:

Nate Roberts, Commissioner

The following staff members were also present:

Don Magner	City Manager
Charles Goff	Assistant City Manager
Aimee Nemer	City Secretary
Sam Chavez	Director of Development Services
Derica Peters	Senior Planner
Keith Krum	Planning Projects Manager
Amber Pollan	Planner, Strategic Planning
Brent Tignor	Building Official

Consultants:

Mark Bowers, Kimley-Horn
Monica Heid, Prologue Planning Services

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

- **CALL TO ORDER**

Chair Marsh called the City Plan Commission to order at 6:00 p.m.

1. REVIEW AND DISCUSS THE ENVISION RICHARDSON COMPREHENSIVE PLAN SUMMIT 3 RESULTS AND PROPOSED PLAN DIRECTION

Mark Bowers, Kimley-Horn, reviewed the results and sought direction on the following items.

- Secondary Land Uses
- Missing Middle Housing
- Visions for Reinvestment Areas – Preliminary Recommendations

2. ADJOURNMENT OF CITY PLAN COMMISSION PORTION OF THE JOINT MEETING

Chair Marsh adjourned the City Plan Commission at 7:48 p.m.

3. RECESS

Mayor Dubey adjourned the joint meeting at 7:48 p.m. and stated that Council would reconvene at 8:00 p.m.

COUNCIL MEETING – IMMEDIATELY FOLLOWING THE JOINT WORK SESSION

- **CALL TO ORDER**

Mayor Dubey called the City Council meeting to order at 8:00 p.m.

4. INVOCATION – AREFIN SHAMSUL

5. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – AREFIN SHAMSUL

6. MINUTES OF THE JULY 22, 2024 MEETING AND AUGUST 5-6, 2024 BUDGET WORKSHOP

Council Action

Councilmember Hutchenrider moved to approve the Minutes as presented. Mayor Pro Tem Shamsul seconded the motion. A vote was taken and passed, 7-0.

7. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

City Manager Don Magner acknowledged a public comment card from Mark Baustian, 700 Scottsdale Drive, Richardson, regarding ZF 24-16 and SCB Case 24-01 with a neutral position.

Other public cards were submitted on various topics, but the speakers were not present to speak.

PUBLIC HEARING ITEMS:

8. PUBLIC HEARING, ZONING FILE 24-15, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A CHILDCARE CENTER WITHIN AN EXISTING 4,784 SQUARE FOOT BUILDING ON A 0.403-ACRE LOT CURRENTLY ZONED C-M COMMERCIAL LOCATED AT 1006 HAMPSHIRE LANE, SOUTH OF ARAPAHO ROAD, ON THE EAST SIDE OF HAMPSHIRE LANE.

Public Hearing

After a briefing from staff and the applicant, Mayor Dubey opened the Public Hearing. With no comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Corcoran and approved unanimously.

Council Action
Councilmember Hutchenrider moved to approve the request as presented. Councilmember Barrios seconded the motion. A vote was taken and passed, 7-0.

9. PUBLIC HEARING, ZONING FILE 24-16, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A MOTOR VEHICLE BODY SHOP ON A 1.4-ACRE LOT, A SPECIAL PERMIT FOR A MOTOR VEHICLE STORAGE LOT ON A 0.04-ACRE LOT, AND A SPECIAL PERMIT FOR A MOTOR VEHICLE REPAIR SHOP, MINOR ON A 1.2-ACRE LOT, CURRENTLY ZONED MAIN STREET/CENTRAL EXPRESSWAY PD PLANNED DEVELOPMENT (INTERURBAN SUB-DISTRICT) AND LOCATED WITHIN EXISTING BUILDINGS LOCATED EAST OF BISHOP AVE, WEST OF N. INTERURBAN STREET, NORTH OF JACKSON STREET AND SOUTH OF DAVIS STREET.

Public Hearing
After a briefing from staff and the applicant, Mayor Dubey opened the Public Hearing. With no public comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Corcoran and approved unanimously.

Council Action
Councilmember Dorian moved to continue the public hearing for case ZF 24-16 to September 23, 2024, at 6 p.m. Councilmember Justice seconded the motion. A vote was taken and passed, 7-0.

ACTION ITEM:

10. SIGN CONTROL BOARD CASE #24-01 TO CONSIDER THE REQUEST OF CLAY COOLEY VOLKSWAGEN FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23)(B)(3)(I); TO ALLOW FOR A 39'7" TALL, POLE SIGN AT THE PROPERTY LOCATED AT 300 N. CENTRAL EXPY; AND TAKE APPROPRIATE ACTION.

Council Action
After a briefing from staff and the applicant, Councilmember Hutchenrider moved to approve the variance with respect to the sign for which the application for variance was made; and if the sign is removed, the variance does not allow a new sign for the same variance height; and a new application and variance request is required for any proposed sign that exceeds the allowable height under the City sign regulations. Councilmember Justice seconded the motion. A vote was taken and passed, 7-0.

CONSENT AGENDA:

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4505, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO AMEND PD PLANNED DEVELOPMENT ORDINANCE NO. 3373, AS AMENDED, BY AMENDING SECTION 2. USES AND AREA REQUIREMENTS, AND BY AMENDING THE CONCEPT PLAN FOR A 25.283-ACRE TRACT OF LAND LOCATED SOUTH OF E. ARAPAHO ROAD AND WEST OF N. JUPITER ROAD, RICHARDSON, TEXAS.

2. ORDINANCE NO. 4506, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A CHILDCARE CENTER LOCATED AT 331 E. POLK STREET ZONED PD PLANNED DEVELOPMENT MAIN STREET/CENTRAL EXPRESSWAY (MAIN STREET SUB-DISTRICT).

3. ORDINANCE NO. 4507, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 5 “ANIMALS”.

B. CONSIDER RESOLUTION NO. 24-10, ESTABLISHING ANIMAL SHELTER FEES.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #81-24 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO EXSERV INCORPORATED FOR MOVING SERVICES PURSUANT TO UNIT PRICES.

2. BID #87-24 – WE RECOMMEND THE AWARD TO RATLIFF HARDSCAPE, LTD. FOR E. PRAIRIE CREEK DRIVE IMPROVEMENTS FROM FALL CREEK DRIVE TO THE END IN THE AMOUNT OF $1,880,788, WHICH INCLUDES ALTERNATES 1 AND 2.

3. BID #101-24 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO DH PACE COMPANY, INC. FOR THE COOPERATIVE PURCHASE OF EISEMANN CENTER EXTERIOR SECURITY DOOR UPGRADES THOUGH THE INTERLOCAL PURCHASING SYSTEM ("TIPS") CONTRACT #240501 IN THE AMOUNT OF $104,963.57.

Council Action
Councilmember Hutchenrider moved to approve the Consent Agenda as presented. Councilmember Justice seconded the motion. A vote was taken and passed, 7-0.

12. REPORT ON ITEMS OF COMMUNITY INTEREST
Council reported on items of community interest.

ADJOURNMENT
With no further business, the meeting was adjourned at 10:14 p.m.

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL WORK SESSION
AUGUST 19, 2024

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

Bob Dubey	Mayor
Arefin Shamsul	Mayor Pro Tem
Curtis Dorian	Councilmember
Jennifer Justice	Councilmember
Dan Barrios	Councilmember
Joe Corcoran	Councilmember
Ken Hutchenrider	Councilmember

The following staff members were also present:

Don Magner	City Manager
Kent Pfeil	Chief Financial Officer
Charles Goff	Assistant City Manager
Michaela Dollar	Assistant City Manager
Dannette Garcia	Assistant City Manager
Aimee Nemer	City Secretary
Bob Clymire	Budget Officer
Cara Copley	Assistant Budget Officer
Anita Cothran	Finance Director

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

A. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

Judie Corder, 2416 Fairway Dr., Richardson, addressed Council with appreciative comments to Council and the City for their work. She also commented on the group Pray Richardson which prays for the city weekly.

B. REVIEW AND DISCUSS THE CITY MANAGER'S PROPOSED BUDGET FOR FISCAL YEAR 2024-2025

City Manager Don Magner presented the proposed fiscal year 2024-2025 budget.

- Economic Factors Impacting Budget Development
- Economic Development Response
- Key Budget Focus Areas
  - Employee Recruitment and Retention
  - Public Safety
  - Infrastructure
  - Economic Development
- General Fund Highlights
  - Tax Rate Discussion
- Other Fund Highlights
- Capital and Debt Planning
- Total Operating Budget

C. REPORT ON ITEMS OF COMMUNITY INTEREST
Council reported on items of Council reported on items of community interest.

ADJOURNMENT
With no further business, the meeting was adjourned at 8:19 p.m.

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

RICHARDSON
TEXAS

CITY COUNCIL MEETING: August 26, 2024

Item
Present proclamation and review and discuss National Preparedness Month

Staff
Alisha Gimbel, Director of Emergency Management

Summary
Review Office of Emergency Management activities to promote preparedness and resilience for the City of Richardson. National Preparedness Month is a coordinated effort led by the Federal Emergency Management Agency to raise awareness about the importance of preparing for disasters and emergencies that could happen at any time.

City Council Strategies
Promote avenues for public engagement and input
Leverage county, state, and federal opportunities

Background
During the month of September, the City of Richardson Office of Emergency Management urges residents to take action to make themselves, their households, and their workplace better prepared by staying informed, creating an emergency kit, developing an emergency plan, and getting involved in volunteer response opportunities in the community.

Throughout the year, Emergency Management staff promote preparedness by maintaining the City of Richardson's Comprehensive Emergency Operations Plan, National Weather Service designation as "StormReady," managing a SKYWARN Storm Spotter Program, and providing public preparedness education.

Proposed Action/Motion
Presentation of the National Preparedness Month Proclamation for September 2024.

RICHARDSON TEXAS

CITY COUNCIL MEETING: August 26, 2024

Item
Review and Discuss Economic Development: International Business

Staff
Chris Shacklett, Director of Economic Development

Summary
Staff will provide a briefing on their recent international business development trip to India. The purpose of the trip included:

- Developing a strategic partnership with Startup Runway, a business specializing in assisting startup companies' expansion to the United States.
- Attending meetings, roundtables, and site visits with government officials, university partners, potential investors, and business leaders with the goal of strengthening international business ties with India.
- Providing a platform to facilitate knowledge exchange.

City Council Strategies

- Promote economic development that benefits the whole city.

Background
The Economic Development Strategic Plan mission is to "Grow Richardson's vibrant economy by providing creative solutions and resources for businesses". The meetings, roundtables, and site visits attended during the 10-day trip were in alignment with the following strategies, goals, and actions outlined in the Economic Development Strategic Plan:

- Strategy A – 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.
- Strategy B – 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.

Proposed Action/Motion
No action is required.

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CITY COUNCIL MEETING: August 26, 2024

Item
Review and discuss the Code of Ethics, Chapter 2, Article 1 of the Code of Ordinances

Staff
Dannette Garcia, Assistant City Manager

Summary
The Code of Ordinances Section 2-10 requires City Council to review the Code of Ethics Chapter 2 "Administration"," Article 1 "Code of Ethics," once every two years. In this briefing, staff will present ordinance amendments for City Council discussion and consideration.

City Council Strategies
Improve access, usability, and user experience with policies, processes, and procedures.

Background
City Council last conducted a review of the Code of Ethics in October 2022. During the review, no amendments were made. Council adopted Resolution No. 22-27 acknowledging the review.

During the November 2, 2020, review, Council approved amendments related to filing of Texas Government Code financial and conflicts disclosure statements, granted the city attorney subpoena power during investigations, and required acknowledgement of the Code of Ethics.

Attachments
1. DRAFT REDLINE Richardson - Ordinance Amending Code of Ethics (Art. I) -2024

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, REGARDING THE REVIEW OF THE CODE OF ETHICS, CHAPTER 2, ARTICLE I OF THE CODE OF ORDINANCES; AMENDING SECTION 2-5(d) AND (e) OF THE CODE OF ORDINANCES TO CORRECT STATE LAW REFERENCE; AMENDING SECTION 2-7(c) OF THE CODE OF ORDINANCES TO AMEND THE TIME PERIOD FOR CITY COUNCIL TO CONSIDER AN ETHICS COMPLAINT, PROVIDING A REPORT TO CITY COUNCIL AND TO AMEND THE PENALTY OF FINE FOR A VIOLATION OF SECTION 2-7 (c) AND (f); AMENDING SECTION 2-7(d) OF THE CODE OF ORDINANCES CLARIFYING THE RIGHTS OF AN AFFECTED OFFICERS IN THE COMPLAINT REVIEW PROCESS; AMENDING SECTION 2-7(f) OF THE CODE OF ORDINANCES AMEND THE PENALTY OF FINE FOR A VIOLATION; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richardson Code of Ordinances Section 2-10 provides that the City Council of the City of Richardson shall review Code of Ethics codified at Chapter 2, Article I of the City of Richardson Code of Ordinances once every two years following the adoption of said article on September 27, 2010; and

WHEREAS, the City Council of the City of Richardson has conducted such review on the 26th of August 2024; and

WHEREAS, following the review the City Council of the City of Richardson, Texas, desires to amend Chapter 2, Article I, of the Code of Ordinances as set forth herein;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Code of Ordinances of the City of Richardson, Texas, be and the same is hereby amended by amending Chapter 2, Article I – Code of Ethics, to read as follows:

"ARTICLE I. – CODE OF ETHICS

Sec. 2-1. – Purpose.

It is hereby declared to be the policy of the city that the proper operation of democratic government requires that public officials be independent, impartial and responsible only to the people of the city; that no officer shall permit any interest, financial or otherwise, direct or indirect, or engagement in any business, transaction or professional activity to conflict with the proper discharge of such person's duties in the public interest; that public office not be used for personal gain; and that the city council at all times shall be maintained as a nonpartisan body. To implement such a policy, the city council deems it advisable to enact a code of ethics for officials, as defined in this article, whether elected or appointed, paid or unpaid, to serve not only as a guide for official

conduct of the city's public servants, but also as a basis for discipline for those who refuse to abide by its terms, the overriding interest being that such officers of the city shall at all times strive to avoid even the appearance of impropriety.

Sec. 2-2. – Title; application.

(a) This section shall be known as the code of ethics.

(b) This code of ethics shall apply to all officials as defined in this article.

(c) This code of ethics does not apply to employees, including those individuals employed on a full-time, part-time or internship basis (including those who may serve on a city board, committee or commission) nor to independent contractors of the city. The standards of conduct for employees are governed by the City of Richardson Personnel Policies and the City Charter.

(d) This code of ethics applies to members of all city boards, committees or commissions as defined in this article, except when such member is an independent contractor of the city, or a city employee, including an individual employed on a full-time, part-time or internship basis.

(e) This code of ethics applies to the conduct or actions of public officers, as defined in this article which occurs in whole or in part after the date of adoption of this article.

(f) This code of ethics applies to officers only while such persons hold such position or office.

Sec. 2-3. – Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Benefit means anything reasonably regarded as pecuniary or economic gain or pecuniary or economic advantage, including benefit to any other person in whose welfare the beneficiary has a direct and substantial interest.

Business entity means any person, entity, corporation (whether for-profit or nonprofit), general or limited partnership, sole proprietorship, joint venture, unincorporated association or firm, institution, trust, foundation, holding company, joint-stock company, receivership, or other entity recognized by law, whether or not organized for profit, which has an economic interest, or seeking such, in conducting business with the city. Business entity also includes any business entity that represents a party conducting or seeking to conduct business with the city.

City means the City of Richardson, Texas.

City council means the governing body of the city.

Confidential information means any information to which an official has access in such person's official capacity which may not be disclosed to the public except pursuant to state and/or federal law and which is not otherwise a matter of public record or public knowledge. Confidential

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information includes the following information, however transmitted: (i) any information from a meeting closed to the public pursuant to the Texas Open Meetings Act or other law regardless of whether disclosure violates the Texas Open Meetings Act or Texas Public Information Act; (ii) any information protected by attorney client, attorney work product, or other applicable legal privilege; and (iii) any information deemed confidential by law.

Contract means any lease, claim, account or demand against or agreement with any entity or person, whether express or implied, executed or executory, oral or written.

Corporation means any corporation that has a board of directors appointed in whole or in part by the city council that is operating under the direct authority of or subject to the direct control of the city council.

Employee means any person employed by the city, including those individuals on a part-time or internship basis, but does not include independent contractors.

Gift means anything of value, regardless of form, offered or given in the absence of adequate and lawful consideration. It does not include the receipt or acceptance of campaign contributions which are regulated by federal, state and/or local laws or ordinances.

Knowingly means a person acts knowingly, or with knowledge, with respect to the nature of the person's conduct or to circumstances surrounding the conduct when the person is aware of the nature of the conduct or that the circumstances exist. A person acts knowingly, or with knowledge, with respect to a result of the person's conduct whether the person is aware that the conduct is reasonably certain to cause the result.

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. Such term includes but is not limited to the members of the city plan commission, the board of adjustment, the building and standards commission, the tax increment reinvestment financing zone boards of directors, the civil service board and appeals board, the library board, the parks and recreation board, the cultural arts commission, animal shelter advisory board, and the sign control board. Such term also includes the members of the boards of directors of corporations, such as the Richardson Improvement Corporation.

Relative means any person related to an officer within the second degree by consanguinity or affinity. This relationship includes the spouse, parents, children, stepchildren, father and mother-in-law, or son and daughter-in-law, grandparents, grandchildren, sisters and brothers of the officer.

Special privileges means a right, advantage or favor of or for a particular person, occasion or purpose not otherwise available to others.

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. It is expressly provided herein that an investment or ownership in a publicly held company, in an amount less than $15,000.00 does not constitute a substantial interest. Substantial interest in real property means the person has an interest in the real property that is

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equitable or legal ownership with a fair market value of $2,500.00 or more; and it is reasonably foreseeable that an action on a matter involving the real property will have a special economic effect on the value of the real property distinguishable from its effect on the public. (Ownership includes any partnership, joint or corporate ownership or any equitable or beneficial interest as a beneficiary of a trust.) An officer is considered to have a substantial interest under this code of ethics if a person related to the officer in the second degree of consanguinity or affinity has a substantial interest under this code of ethics.

Sec. 2-4. – Standards of conduct.

No officer of the city or a relative thereof shall:

(a) Have a financial interest, direct or indirect, in any contract with the city, nor shall such person be financially interested, directly or indirectly, in the sale to the city of any land, or rights or interest in any land, materials, supplies or service. The "financial interest" contemplated under this section and under the City Charter section 18.01 requires that such person receive an actual financial benefit from the transaction with the city. An actual financial benefit from the transaction shall include:

(1) An ownership in the entity transacting business with the city where the ownership interest is more than ten percent.

(2) Compensation as an employee, officer or director of the entity transacting business with the city where such compensation is affected by the entity's transaction with the city.

(b) Participate in a vote or decision on any matter in which the officer has a substantial interest.

(c) Represent or appear in behalf of private interests of others before the city council, or any agency, board, commission, corporation, or committee of the city, nor shall represent any private interests of others in any action or proceeding involving the city, nor voluntarily participate on behalf of others in any litigation to which the city is, or might be, an adverse party. The restrictions of this subsection 2-4(c) do not prohibit an officer, or relative of an officer, who is the president, vice president or officer of a homeowner's association from appearing before the city council, or any agency, board, commission, or committee of the city to represent such homeowner's association, except that no such officer or relative of such officer shall appear before the agency, board, commission or committee of the city of which such officer is a member.

(d) Accept any gift from any person that might reasonably tend to influence such officer in the discharge of such person's official duties. The prohibition against gifts shall not apply to:

(1) A lawful campaign contribution;

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(2) An honorarium in consideration for services unless the officer would not have been asked to provide the services but for the officer's position;

(3) Meals, lodging, transportation in connection with services rendered by the officer at a conference, seminar or similar event that is more than merely perfunctory;

(4) Complimentary copies of trade publications and other related materials;

(5) Attendance at hospitality functions at local, regional, state or national association meetings and/or conferences;

(6) Any gift which would have been offered or given to the person if such person was not an officer or employee of the city;

(7) An occasional item with a value less than $50.00;

(8) Tee shirts, caps and other similar promotional material;

(9) Meals, transportation and lodging in connection with a seminar or conference at which the officer is providing services;

(10) Gifts on account of kinship or a personal, or professional, or business relationship independent of the officer's status;

(11) Complimentary attendance at political or charitable fundraising events; and

(12) Meals, lodging, transportation, or entertainment furnished in connection with public events, appearances or ceremonies related to official city business, if furnished by the sponsor of such public events.

(e) Use such person's official position to secure special privileges or benefits for such person or others.

(f) Grant any special consideration, treatment or advantage to any citizen, individual, business organization or group beyond that which is normally available to every other citizen, individual, business organization or group.

(g) Disclose confidential information.

(h) Engage in any outside activities which will conflict with or will be incompatible with such person's official position or duties as an officer of the city.

(i) Use city supplies, personnel, property, equipment or facilities (whether tangible or intangible) for any purpose other than the conduct of official city business, unless otherwise provided for by law, ordinance or city policy.

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(j) Act as a surety on any official bond required for any officer or employee of the city, or for a business that has a contract, work or business with the city.

Sec. 2-5. – Additional standards.

(a) No member of the city council who is on the board of a nonprofit organization may vote on any funding request by that nonprofit organization, unless the nonprofit organization has a board of directors or trustees appointed in whole or in part by the city council.

(b) With the exception of those proceedings allowed under this article, no member of the city council shall personally appear in such person's own behalf before the city council, or any city board, commission, corporation or committee but may designate and be represented by a person of such person's choice in any such personal matter.

(c) No member of the city council, the city plan commission, or board of adjustment shall participate in, or vote on, any land use matter in which such officer has a substantial interest in any real property within 200 feet of the real property, the subject of the land use matter. For purposes of this subsection 2-5(c) "land use matter" shall mean zoning, plat approval, site plan or other development approvals or permits, variances or exceptions. The term "land use matter" does not include studies or similar matters that are for the benefit of the city and which are not unique to real property within 200 feet of the real property, the subject of the land use matter, in which the officer has a substantial interest.

(d) No member of the city council shall fail or refuse to file a personal financial statement as required by V.T.C.A. Local Government Code ch. 145, as amended.

(e) No member of the city council shall fail or refuse to file a conflicts disclosure statement as required by V.T.C.A. Local Government Code ch. 176, as amended.

Sec. 2-6. – Disclosure of substantial interest.

Any officer, who has a substantial interest in any matter pending before the body, board, commission, corporation or committee of which the officer is a member, before a vote or decision on such matter, shall file an affidavit stating the nature and extent of the substantial interest, and shall abstain from further participation in such matter. The affidavit shall be on a form provided by the city and must be filed with record keeper for such body, board, commission, corporation or committee.

Sec. 2-7. –Complaints against officers.

(a) All complaints or allegations of a violation of this code of ethics against an officer shall be made in writing on a form provided by the city, sworn to before a notary public, and filed of record with the city secretary. Such complaint shall describe in detail the act or acts complained of and the specific section(s) of this code of ethics alleged to have been violated. A general complaint lacking in detail shall not be

sufficient to invoke the investigation procedures contained herein; and anonymous complaints shall not be considered. The city secretary shall provide a copy of the complaint to the affected officer and the city council, and immediately refer the complaint to the city attorney, who shall initially review the complaint to determine if the complaint contains sufficient detail and alleges a violation of the code of ethics. The affected officer may file a written response to the complaint within seven business days after the complaint is filed with the city secretary, who shall forward the response, if any, to the city attorney.

(b) The city attorney shall submit a written report to the city council as soon as possible but not later than 15 business days after the receipt of the complaint, unless an extension is granted by a majority of the non-implicated city council members. The city attorney may contact the complainant, interview witnesses and examine any documents necessary for the report. Such report shall be comprehensive and explain in detail all facts, findings, and conclusions in support of the city attorney's opinion as to whether or not a violation of this code of ethics occurred. When the city attorney receives a vague complaint or one lacking in detail, the city attorney shall contact the complainant to request a written clarification. If the complainant fails to provide the city attorney with written clarification, or if after written clarification is provided, it is the opinion of the city attorney that the complaint is insufficient in detail and/or fails to allege a prima facie violation of the code of ethics, a written report to that effect shall be submitted to the city council. If the city attorney determines that a criminal violation may exist, the city attorney shall refer the matter to the appropriate law enforcement agency.

(c) 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 business days after being so notified by the city attorney to further consider said complaint in executive session with mayor or any three members of the city council (excluding the mayor) causing such a meeting to be convened. In any event, the city attorney shall immediately proceed to fully investigate the alleged improprieties. For purposes of this investigation, the city attorney shall have all of the powers of investigation as are given to the city council by reason of the City Charter and shall report back to the city council as soon as possible but in no event more than ~~15~~ 30 business days from the date of notification of the city council unless an extension is granted by the city council. Said report shall be comprehensive and explain in detail all facts, findings and conclusions in support of the city attorney's opinion as to whether a violation of this code of ethics occurred. The city attorney has the same power to subpoena witnesses and the production of documents, books, records and other evidence as are given the city council under the City Charter when acting pursuant to this subsection. 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

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shall constitute a misdemeanor and shall be punishable by fine not to exceed $500.00 ~~$200.00.~~

(d) The city council shall consider the complaint and the city attorney's report at an executive session of the city council. The affected officer may request that the complaint be considered in a public meeting. At such meeting, the city attorney shall present a written report to the city council describing in detail the nature of the complaint and the city attorney's findings and conclusions as to a possible violation of this code of ethics. 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. The non-implicated city council members in attendance shall conduct a hearing and review the complaint. The city council may reject the complaint or take action authorized under section 2-8, Violations.

(e) No action or decision with regard to the complaint shall be made except in a meeting which is open to the public.

(f) The city council may appoint outside legal counsel or may direct the city attorney to appoint outside legal counsel, or the city attorney in the city attorney's discretion, may appoint outside legal counsel, to perform the duties and responsibilities of the city attorney under subsections (b), (c) and (d) of this section. The outside legal counsel shall have the same power to subpoena witnesses and the production of documents, books, records and other evidence as the city attorney under section (c) when acting pursuant to this subsection. It shall be unlawful and an offense for any person to failure 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~~500.00.

(g) A complaint or allegation of a violation of this article may only be made against an officer while such person holds such position or office. A complaint made against an officer pursuant to this section shall be processed and resolved even if such person resigns from, or ceases to hold such position or office, prior to resolution of the complaint.

Sec. 2-8. –Violations.

The city council may take any one or more of the following actions in an open meeting concerning a complaint:

(a) Issue a statement finding the complaint is totally without merit, brought for the purpose of harassment, or brought in bad faith.

(b) Issue a letter of notification when the violation is unintentional. A letter of notification shall advise the officer of any steps to be taken to avoid future violations.

(c) Issue a letter of admonition when the violation is minor or may have been unintentional but calls for a more substantial response than a letter of notification.

(d) Issue a reprimand when a violation has been committed knowingly or intentionally.

(e) Remove from office an officer, other than a city council member, for a serious or repeated violation of this code of ethics. Removal shall be, to the extent by and allowed, in compliance with the Charter and state law.

(f) Pass a resolution of censure or a recommendation of recall when the city council finds that a serious or repeated violation of this code of ethics has been committed intentionally by a member of the city council.

Sec. 2-9. –Interpretation of content.

Any officer may request, and the city attorney shall issue, a verbal or written opinion (as deemed appropriate) concerning the meaning or effect of any section, word, or requirement of this code of ethics as it affects such person.

Sec. 2-10. –Review.

The city council shall review this article once every two years following its adoption on September 27, 2010.

Sec. 2-11. –Acknowledgement of code of ethics.

The city secretary will provide each officer a copy of the code of ethics at the time such person is initially elected or appointed, and when such person is re-elected or appointed. Each officer shall within 90 days after such person is initially elected or appointed, and when re-elected or appointed, file with the city secretary an acknowledgement, in a form provided by the city secretary, that such person has received a copy of, and has read the code of ethics. The city secretary shall provide a copy of the code of ethics to all officers each time the code of ethics is amended.

Secs. 2-12—2-25. Reserved."

SECTION 2. That all provisions of the ordinances of the City of Richardson, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson, Texas, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part

so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. That this Ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 23rd day of September 2024.

APPROVED:

_____

MAYOR

CORRECTLY ENROLLED:

_____

CITY SECRETARY

APPROVED AS TO FORM:

_____

CITY ATTORNEY

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RICHARDSON, TX
DEVELOPMENT SERVICES

MEMO

DATE: **August 26, 2024**

TO: **Honorable Mayor and City Council**

FROM: **Sam Chavez, AICP, Director of Development Services** *SDC*

SUBJECT: **Zoning File 24-17: Special Permit - Coram Deo Academy**

REQUEST

Dr. Reverand Jon Jordan, representing Coram Deo Academy, is requesting approval of a Special Permit for a private school on an 8.603-acre lot currently zoned LR-M(2) Local Retail within an existing 70,830 square foot building located at 1301 Abrams Road, on the east side of Abrams Road, north of Walnut Street.

Coram Deo Academy, a non-profit private school, is not associated with a religious institution; therefore, approval of a special permit is required. Coram Deo Academy currently operates in Flower Mound and Plano and a Dallas location which will be relocated to the proposed Richardson campus.

The school offers a university-model schedule; each student is only on campus two or three (2-3) days a week for instruction and completes the remainder of their studies at home. The applicant expects a maximum enrollment of 748 students of which approximately 374 students will be on campus daily. The expected buildout grade levels are Pre-K through 12th grade.

The subject property has one (1) driveway entrance on Abrams Road which will serve as the only entry point to the school, and two (2) driveways located on a shared access easement, known as Richardson College Drive, which serve as additional exit points. The site provides 201 parking spaces on site with sufficient queuing length on the campus to accommodate the buildout student enrollment without queuing into Abrams Road (*See Exhibits "D-1" and "D-2"*).

The applicant intends to make the following building and site improvements to accommodate the private school:

- Renovated building entrances with vestibules, canopy covers and concrete walks,
- Three (3) additional outdoor playgrounds totaling 8,960 square feet,
- A 4,000 square foot building addition to accommodate the required storm shelter at the northeast corner of the building,
- Screening of all mechanical equipment with pre-finished metal screening walls,
- A perimeter 8-foot-tall tubular steel fence with vehicular gates at driveways, and
- Installation of directional traffic signs at the main driveway on Abrams Road and at the intersection of Richardson College Drive and Abrams Road that indicate "No Left-Turn from 8AM-4PM Monday-Friday" for vehicles exiting during drop off and pick up times.

As of this date, 201 letters in support of the request have been received.

BACKGROUND

The site was developed in 1996 with a two-story, 70,830 square foot church. The entire property is an 8.603-acre lot, however the property spans both Richardson and Dallas city limits, with approximately 5.058 acres in Richardson and 3.545 acres in Dallas.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a 7-0 vote, recommends approval of the request as presented, subject to the attached conditions.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
Draft City Plan Commission Minutes 2024-08-07
Staff Report
Zoning/Aerial Map
Zoning Concept Plan (Exhibit "B")
Building Elevations (Exhibit "C")
Traffic Management Plan (Exhibits "D-1" and "D-2")
Proposed Floor Plans
Applicant's Statement
Site Photos
CPC Notice of Public Hearing
Notification List
Correspondence

Special Conditions: Zoning File 24-17: Special Permit - Coram Deo Academy

1) A Special Permit shall be granted for a Private School subject to the following special conditions:

    a. Development and use of the Property for a private school shall be in substantial compliance with the Concept Plan, marked as Exhibit "B" and Building Elevations, marked as Exhibit "C".

    b. No other person, company, business, or legal entity may operate a Private School use on the property other than Coram Deo Academy. 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.

    c. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

    d. "No Left-Turn from 8AM-4PM Monday-Friday" signs for vehicles exiting during drop off and pick up times shall be installed at the main driveway on Abrams Road and at the intersection of Richardson College Drive and Abrams Road as shown on the concept plan.

    e. An updated Onsite Queuing Analysis shall be submitted to Development Services by Coram Deo Academy once the school year enrollment meets the projected student enrollment of 748 students by December 1st for review and re-assessment.

    f. The maximum number of students attending per day shall be limited to 400.

    g. A minimum of two-hundred and one (201) parking spaces shall be provided.

    h. A maximum eight (8) foot tall tubular metal fence may be constructed between the building's west elevation and Abrams Road as shown on the Concept Plan.

    i. Pre-finished metal fencing shall be utilized to screen pre-existing and proposed mechanical equipment areas as located on the Concept Plan.

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Order Confirmation / Invoice

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Ad Order #:	0001875046	**PO Number:**	CPN 9414
Sales Rep:	David Ferster	**Order Taker:**	David Ferster

Net Amount:	$303.16	**Tax Amount:**	$0.00	**Total Amount:**	$303.16
Payment Method:	Check/Money Order	**Payment Amount:**	$0.00	**Amount Due:**	**$303.16**

Ad Order #: 0001875046

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Ad Size: 2 X 42.00 Li

Ad Content

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 6:00 p.m. on Monday, August 26, 2024, at Richardson City Hall, 2360 Campbell Creek Blvd, Ste. 525 Richardson, TX., to consider the following requests.

ZF 24-17
A request for approval of a Special Permit for a private school on an 8.6-acre lot currently zoned Local Retail LR-M(2) located within an existing building at 1301 Abrams Road, on the east side of Abrams Road, north of Walnut Street. Owner: Don Kim, Binnerri Presbyterian Church.

ZF 24-18
A request for approval of a Special Development Plan to allow a non-residential mixed-use health and wellness center comprised of multiple buildings in lieu of residential development on 1.33 acres, including 0.042 acres for a total of 1.37 acres currently zoned Main Street/Central Expressway PD Planned Development District (Main Street Sub-District) located at the southeast corner of E. Kaufman Street and S. Texas Street. Owner: Scott Sanders and the City of Richardson.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

The City of Richardson
/s/ Aimee Nemer, City Secretary

APPROVED
By Aimee Nemer at 12:08 pm, Aug 07, 2024

Run Dates				Product	Placement/Classification - Position
Publish Date:	08/09/2024	Stop Date:	08/09/2024	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date:	08/09/2024	Stop Date:	08/15/2024	DallasNews.com	Legals Bids Notices - LN Legal Notices

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CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – AUGUST 7, 2024

1. **Zoning File 24-17 Special Permit – Coram Deo Academy:** Consider and act on a request for approval of a Special Permit for a private school on an 8.6-acre lot currently zoned Local Retail LR-M(2) located within an existing building at 1301 Abrams Road, on the east side of Abrams Road, north of Walnut Street. Owner: Don Kim, Binnerri Presbyterian Church. Staff: Derica Peters.

Ms. Derica Peters began by stating the subject site is located at 1301 Abrams Road, northeast of the intersection of Abrams Road and Walnut Street and is zoned LR-M(2) and is developed with a 70,000 square foot church. Properties to the north and east have also been developed with churches, to the south is the city of Dallas and a convenience station, and to the west is an undeveloped tract of land owned by Richardson ISD.

Ms. Peters advised that the church currently occupies the building but intends to vacate the building, with Coram Deo Academy requesting Special Permit for a private school. They intend to relocate their current school in Dallas to this site and repurpose the building to accommodate school for grades PreK through 12th grade. The building is a two (2) story forty-five (45) foot tall building at the highest point of the structure and the site is 8.6 acres that includes five (5) acres that are inside the City of Richardson and the remaining three (3) acres are in the City of Dallas.

Ms. Peters stated ZF 24-02 was last heard earlier this year before the CPC and was approved, however the case was denied at City Council; therefore, this is a reapplication for case ZF 24-02. The applicant, Coram Deo Academy provides a unique university model style instruction where students are on campus for only two-three (2-3) days out of the week while the remainder of the week they finish their instruction at home. They intend to relocate 442 students from their current location in Dallas to this site with a total of 748 students and with an alternating schedule, a maximum of 400 students would be on campus per day.

Ms. Peters commented the applicant intends to make enhancements to the entrance of the building to maintain traffic control from the east and west; they will add two additional playground areas to the north of the site to meet the state and city requirements for indoor and outdoor play areas. A fence has been proposed in the front yard setback to be eight (8) feet tall constructed with tubular metal to enclose and secure the campus. Additional HVAC units will be added and screened along with the existing units with a pre-finished metal screening wall which will be in the northeast of the property adjacent to the required storm shelter.

Ms. Peters stated the applicant will provide a total of 367 parking spaces on site which includes 200 parking spaces for students, staff, and teachers and 82 parking spaces for visitors. The applicant has provided traffic and queuing exhibits for our Transportation and Mobility Department which demonstrates all the necessary queuing. A maximum of 79 vehicles will be onsite and will not spill into the right-of-way for stacking with staggered drop-off and pick-up times and cars will be directed to enter the site from the main driveway on Abrams Road. The applicant stated that during arrival and dismissal times, cars will be asked to exit through one of the two (2) driveways on Abrams Road or Richardson College Drive where a no left turn sign will be added.

Ms. Peters stated a summary of applicant's request is in the staff report along with the additional conditions which include a maximum of 400 students on campus per day, and as of today, 199 letters in support of the proposal have been received and no correspondence in opposition. The applicant is here to present their project and she stated she is available to answer any questions.

Commissioner Beach asked what the occupant capacity was for the storm shelter.

Mr. Chavez stated he was not sure of the capacity, but the size would have to meet the requirement based on the Building Code.

Chairman Marsh asked to confirm that a Traffic Impact Analysis was not requested or required by staff for this request.

Mr. Chavez replied that he was correct.

Chairman Marsh asked if he was correct in stating that the exhibits the applicant provided met the onsite queuing so that there is no anticipated backup onto Abrams Road.

Mr. Chavez advised that the proposed queuing exceeded what the city considers to be appropriate for the site including some surplus. In addition, as the school reaches capacity or December 1st of every year after reaching their capacity, they will need to review their queuing analysis and submit it to the City of Richardson.

Chairman Marsh stated they have a land to the south to potentially modify the queuing if necessary.

Mr. Chavez replied yes.

Chairman Marsh asked if there is currently a left-hand turn lane southbound on Abrams Road.

Mr. Chavez said yes.

Chairman Marsh asked if during drop-off and pick-up time are the vehicles allowed to make the left hand turn into the main entry.

Mr. Chavez said yes.

Chairman Marsh asked staff if Richardson College Drive currently has a left-hand turn.

Mr. Chavez advised that there is a southbound left hand turn bay for Richardson College Drive.

Chairman Marsh asked if there were any other questions for staff, seeing none the public hearing was opened and the applicant was asked to come forward.

Mr. Brittan Church, 516 Westshore Drive, Richardson 75080 stated that he is a member of the Board of Trustees for Coram Deo Academy and serves as a volunteer for the school. He further advised that he has been in commercial retail development for 25 years working in Richardson with the CityLine multi-family mixed development.

Jon Jordan, headmaster of Coram Deo Academy, Dallas campus, 814 Westwood Drive, Richardson, TX stated their Dallas campus is seeking to move from its current location at Temple Shalom to this facility and clarified their mission is to train ethical servant leaders and wise thinkers who will shape culture through the glory of God by partnering with Christian families and their churches. Along with pushing their students and families towards excellence in academics, fine arts, and athletics they are training them in wisdom and virtue so that all the knowledge and excellence is pointed in the right and noble direction.

Mr. Jordan stated they are a fully accredited classical Christian university model school with three (3) campuses across north Texas with faculty who are experts in their fields, some holding advanced degrees and are all required to work towards the ACCS master teacher certification. As a private Christian religious school, they are 100% privately funded and the daily enrollment for this upcoming school year is 240 students on any given day and 480 total with the maximum daily enrollment not to exceed 400 on campus per day which covers the occupancy for the storm shelter.

Mr. Church stated that on April 24, 2024, City Council denied the original application (ZF 24-02), however, they did provide comments on issues that needed to be addressed. There were discussions about the viability of this being a potential redevelopment site instead of the use of an existing structure, traffic movements on Abrams Road, any impacts as it relates to future developments on the Richardson ISD land to the West, financial impacts to Richardson ISD and the impact to the Richland Neighborhood Association.

Mr. Church addressed the redevelopment tract and stated the building was built in 1995 by Binnerri Presbyterian Church and has been well maintained and is a space that Coram Deo Academy can step into with slight modifications, the transaction is based on building per square foot pricing not redevelopment pricing, and Binnerri desires to sell to an institution that is going to continue their mission.

Mr. Church stated City Council had concerns regarding traffic movement onto Abrams; they will be placing restricted left turns onto Abrams during pick up and drop off times. They will continue to work with the City of Richardson police for traffic control requirements included in the Concept Plan and Traffic Study. Coram Deo Academy does not take any money from the State so there would be no competition with RISD who were not opposed to their initial application. The applicant addressed impacts to neighborhood and surrounding property owners by answering all concerns and have received neighborhood letters of support and no opposition.

Commissioner Purdy asked if Richardson ISD was concerned with state funding or were they concerned that students would be drawn away.

Mr. Church replied that Richardson ISD was concerned because they thought Coram Deo Academy was a charter school.

Vice Chairman Southard asked what some of the elements of opposition were that came from the neighborhood associations.

Mr. Church stated neighbors were concerned about cars lining up along Abrams Road, however, we were able to reassure that there is plenty of queuing space, they also wanted to make sure there was enough parking for the students, and there are 201 parking spaces on the Richardson side of the property that meets the requirement.

Vice Chairman Southard asked if Binnerri Presbyterian Church was affiliated with Coram Deo Academy.

Mr. Church answered no.

Chairman Marsh asked if there was anyone who would like to speak in support or opposition of the request.

Mr. Jerry Walker, 511 Goodman Drive, Richardson, TX 75081, representing the Richland Park neighborhood directly next to the subject site where he has lived for thirteen (13) years and has served as the Richland Neighborhood Association Treasurer. Their Association has no objections or opposition to Coram Deo, they look forward to having them in the community.

Mr. Donald Kim, 1301 Abrams Road, Richardson, TX 75081, Chair of the Session at Binnerri Presbyterian Church and on behalf of the congregation support Coram Deo Academy moving into the neighborhood. They were able to enter a contact with them last fall and feel the faith-based Christian School will benefit the City of Richardson.

Seeing no more speakers, Chairman Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion and motion passed 7-0.

Vice Chairman Southern commented that the crowd was the largest that has attended a CPC meeting in his time as a member.

Motion: Commissioner Costantino made a motion to recommend approval of the request as presented. Commissioner Beach seconded the motion. Motion passed 7-0.

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Council

THROUGH: Sam Chavez, AICP, Director of Development Services *SDC*

FROM: Derica Peters, AICP, Senior Planner-Planning *DP*

DATE: August 26, 2024

RE: **Zoning File 24-17: Special Permit, Coram Deo Academy**

REQUEST

Approval of a Special Permit for a private school on an approximate 8.6-acre lot currently zoned LR-M(2) Local Retail located within an existing building at 1301 Abrams Road, on the east side of Abrams Road, north of Walnut Street.

APPLICANT/ PROPERTY OWNER

Jon Jordan, Coram Deo Academy/ Don Kim, Binnerri Presbyterian Church

EXISTING DEVELOPMENT

The property is developed with a 70,830-square foot two-story church building.

ADJACENT ROADWAYS

Abrams Road: Six-Lane divided major collector; 10,300 vehicles per day on all lanes, northbound and southbound, south of Tiffany Trail (2022).

SURROUNDING LAND USE AND ZONING

North: Institutional; Local Retail LR-M(2)
South: City of Dallas
East: Retail/Commercial/Office; Local Retail LR-M(2)
West: Institutional; PD Planned Development

FUTURE LAND USE PLAN

Neighborhood Service
Neighborhood Service includes service-related uses such as retail sales; personal services such as cleaners, barbers, and beauty shops; entertainment; recreation; and office uses oriented to the immediate area. Retail centers often contain a major or junior anchor but may not. Office uses in this category are usually integrated into retail centers but may include

small freestanding office buildings that provide services for the surrounding neighborhood. Some Neighborhood Service districts may include senior housing.

Future Land Uses of Surrounding Area:

North: Neighborhood Service
South: City of Dallas
East: Neighborhood Service
West: Neighborhood Residential

EXISTING ZONING

Local Retail LR-M(2) (Ordinance 722).

TRAFFIC/INFRASTRUCTURE IMPACTS

The applicant provided a traffic study and circulation plan as part of this application. Queueing data was collected in November 2022 at the Coram Deo Academy current location. The requested Special Permit will not have any significant impacts on the existing utilities or traffic in the area; therefore, a Traffic Impact Analysis was not required.

An updated Onsite Queuing Analysis will be provided by the applicant once the school year enrollment matches the projected student enrollment by December 1st for review and re-assessment.

STAFF COMMENTS

Background
The site was developed in 1996 with a two-story, 45,916 square foot (70,830 gross square feet) church with a height of 45-foot-tall at the highest parapet. The entire property is an 8.603-acre lot, however the property spans both Richardson and Dallas city limits, with approximately 5.058 acres in Richardson and 3.545 acres in Dallas. All improvements related to this project fall within the City of Richardson. The building has been occupied by Binneri Presbyterian Church which will continue to hold services at this location until the private school is in operation.

Request
The applicant's intent is to repurpose the 70,830 square foot building to accommodate a private school. As proposed, the building meets the City's required minimum thirty (30) square feet of indoor building space per child.

Coram Deo Academy is an accredited classical Christian school for grades Pre-K through 12. The City requires a Special Permit for a private school in all zoning districts unless it is associated with a religious institution. Coram Deo Academy is a non-profit private school that is not associated with a religious institution and is not a charter school. A private school is defined in the Comprehensive Zoning Ordinance below:

> *Private School* means a school under the sponsorship of a private agency or corporation other than a public or religious agency, having curriculum generally equivalent to public elementary or secondary schools.

Coram Deo Academy currently operates in Flower Mound and Plano and has a Dallas location which will be relocated to the proposed Richardson campus. The current enrollment at their Dallas campus is 442 students.

The school offers a university-model schedule; each student is only on campus two or three (2-3) days a week for instruction and completes the remainder of their studies at home. This unique schedule means the total traffic impact is half of what a school with 748 students would be expected to have when compared to a traditional 5-day school. Half of the students would attend class on Monday and Wednesday, while the other half would attend on Tuesday and Thursdays, and a third (3rd) would attend on Fridays for electives.

The applicant expects to grow the initial enrollment of 442 students to a maximum enrollment of 748 students over time. At full enrollment there will be a maximum of 374 students per day present at the subject property. The expected buildout grade levels are Pre-K through 12th grade with a total of 374 students attending on Monday/Wednesday and a total of 374 students on Tuesday/Thursday. The 374 students in attendance per day, with the exception of Fridays, are comprised of the following:

- Pre-K - 4th : 150 students
- 5th – 8th : 112 students
- 9th – 12th : 112 students

Site Access and Circulation – The subject property has one (1) driveway entrance on Abrams Road and two (2) driveways located on a shared access easement, known as Richardson College Drive.

All vehicles will enter through the main gate at Abrams Road and proceed counterclockwise in a designated path to either the east or west building entrance, depending on grade levels. The vehicle will exit counterclockwise in a designated path to either return to exit through the main gate on Abrams Road or will exit through a designated driveway to the north to make a left onto Richardson College Drive to head westbound towards Abrams Road.

The applicant has provided sufficient queuing length on the campus, based on the submitted and attached Traffic Management/Onsite Queuing Plans to accommodate the buildout student enrollment without queuing into Abrams Road. A total of 1,643 linear feet of queuing is provided for PreK - 4th grades that can accommodate a total of 65 vehicles while 36 vehicles are estimated during AM drop off and 57 vehicles are estimated during PD pick up periods at buildout. A total of 1,155 linear feet of queuing is provided for 5th – 12th grades that can accommodate a total of 46 vehicles while 43 vehicles are estimated during AM drop off and PM pick up periods at buildout.

The applicant will continually monitor the length of the various queues and will adjust the circulation plan as needed to ensure that no queuing occurs on Abrams Road. The applicant will install directional traffic signs at the main driveway on Abrams Road and at the intersection of Richardson College Drive and Abrams Road that indicate "No Left-Turn from 8AM-4PM Monday-Friday" for vehicles exiting during drop off and pick up times (see Exhibit "B").
The drop off and pick up times are staggered so as not to create excessive queues. The proposed hours of operation and pick-up/drop-off times for the facility are as follows:

- Hours of operation - 7:30 a.m. to 4:00 p.m. (Monday-Friday)

- Drop-Off Time - between 8:00 a.m. and 8:30 a.m.
- Pick-Up Time - between 2:45 p.m. and 4:00 p.m.

Drop off/Pick up: Staff and volunteers will be located at entrances to assist young children. Staff, directional signage, and plastic barricades will be stationed along the travel paths to ensure vehicles follow the appropriate paths, and a security guard will be stationed at the building entrances.

Parking – The City does not have a required parking ratio for schools. Although the majority of their student enrollment (Pre-K – 8th grades) will be dropped off by parents, it is estimated they have 36 student drivers per day at their current Dallas location. Based on the number of student drivers at their Dallas location, staff estimates the number of student drivers may reach 72 at full enrollment. The student to teacher ratio is 14:1 which equates to 27 teachers plus there will be an additional 20 personnel on site per day.

The site provides 201 parking spaces for the private school to accommodate their expected peak parking demands per day based on the following:

Total Parking Spaces Provided	201 spaces
Total Parking Spaces Required for Staff (teachers and personnel)	47 spaces/day (27/20)
Total Parking Spaces Required for Student Drivers	72 spaces/day
Remaining Parking Spaces (Occasional Visitor/Parent)	**82 spaces/day**

In addition to the 201 parking spaces provided on the City of Richardson side of the property, there is also an additional 166 parking spaces in the parking lot on the City of Dallas side of the property that were not accounted for in the parking study.

Site Improvements - The following site changes are proposed to accommodate the private school campus (see Exhibit "B"):

Building Entrances – Building entrances on the east and west side of building will be modified to accommodate vehicle drop-off traffic with the addition of canopy covers and concrete walks.

Playgrounds – Two (2) playgrounds totaling 6,720 square feet will be provided on the north side of the property between the building and the shared access easement (Richland College Drive) which may be fenced with a 3'-6"-tall fence in the future. An additional 2,240-square-foot playground will be located in the courtyard between the existing building and new building addition (Building 2) located at the northeast corner of the building.

Additionally, there are three (3) indoor areas for a total of 12,000 square feet designated as play areas with the approximate sizes below:

1. Gymnasium: 8,400 square feet
2. Auditorium: 2,100 square feet
3. Multi-Purpose Room: 1,500 square feet

As proposed, the site meets the City's required minimum of eighty (80) square feet of fenced outdoor space per child.

Building Addition – A new 4,016-square foot, 15-foot-tall building (Building 2) made of either brick masonry or CMU blocks will be constructed at the northeast corner of the existing building, as shown on Exhibit "C". The addition will be utilized as an indoor play area and the required storm shelter.

Ground-mounted mechanical equipment such as HVAC units will be installed adjacent to the building and will be screened by a pre-finished metal screening wall.

Two (2) existing HVAC equipment areas are located on the north and west sides of the building that are not screened but are secured with existing chain-link fences and will also be screened with the same material as proposed for the new HVAC equipment area adjacent to Building 2.

Fence and Gate – The applicant intends to construct an 8-foot-tall tubular metal fence located on the property line along the perimeter of the property, and three (3) driveway gates, one (1) at the driveway on Abrams Road and the other two (2) at the driveways along the shared easement (Richland College Drive). The gates will be open for drop-off and pick-up times and will be closed and locked during school hours and after school hours.

Although fences are not allowed within the area between Abrams Road and the west building elevation, the proposed fence provides a secured, fenced area for the playground areas and campus.

Correspondence: To date, staff has received 201 letters in support of the applicant's request.

Motion: On August 7, 2024, the City Plan Commission recommended approval of the applicant's request by a vote of 7-0, subject to the following conditions

1) A Special Permit shall be granted for a Private School subject to the following special conditions:

   a. Development and use of the Property for a private school shall be in substantial compliance with the Concept Plan, marked as Exhibit "B" and Building Elevations, marked as Exhibit "C".

   b. No other person, company, business, or legal entity may operate a Private School use on the property other than Coram Deo Academy. 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.

   c. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

d. "No Left-Turn from 8AM-4PM Monday-Friday" signs for vehicles exiting during drop off and pick up times shall be installed at the main driveway on Abrams Road and at the intersection of Richardson College Drive and Abrams Road as shown on the concept plan.

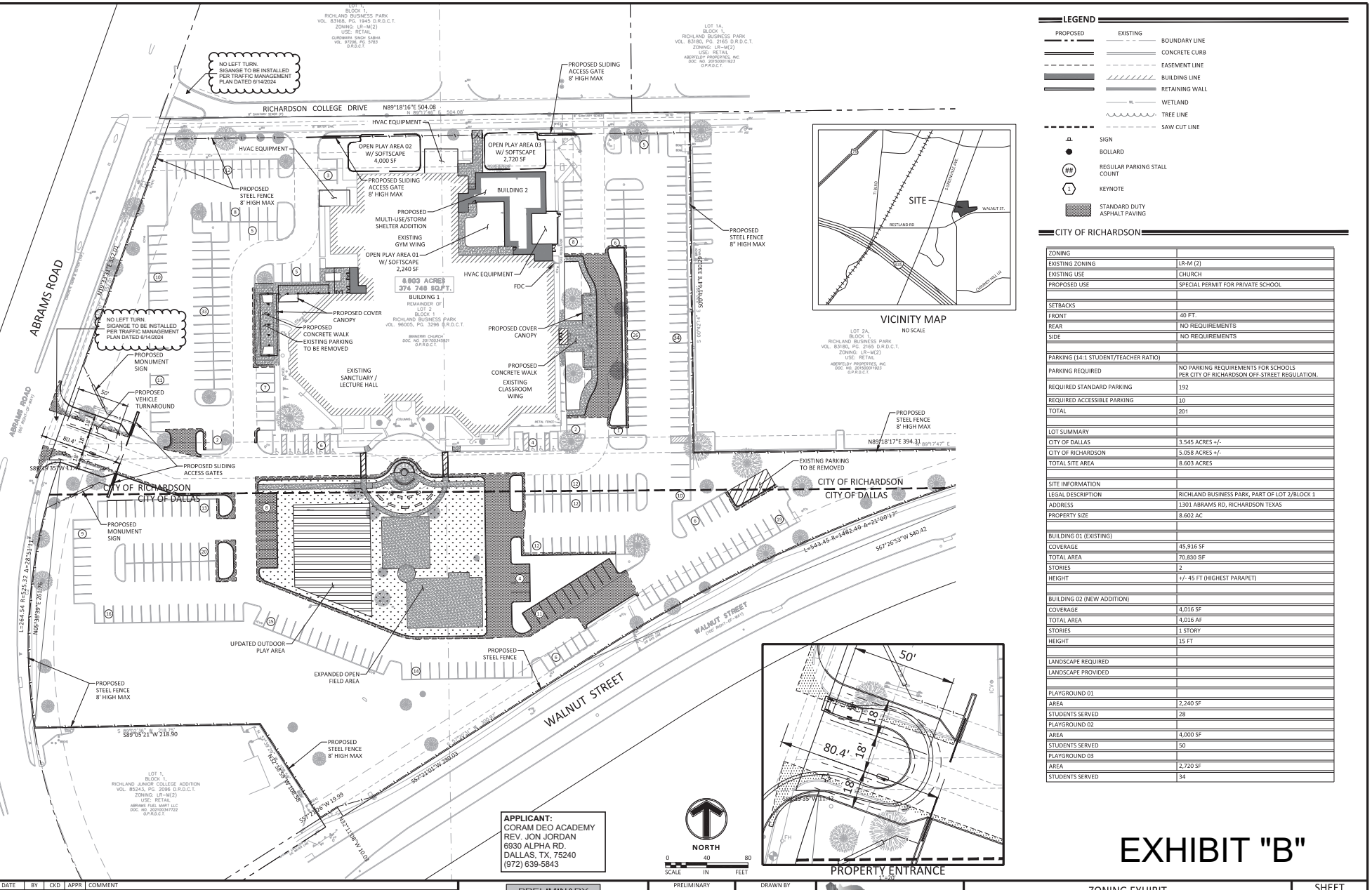
e. An updated Onsite Queuing Analysis shall be submitted to Development Services by Coram Deo Academy once the school year enrollment meets the projected student enrollment of 748 students by December 1st for review and re-assessment.

f. The maximum number of students attending per day shall be limited to 400.

g. A minimum of two-hundred and one (201) parking spaces shall be provided.

h. A maximum eight (8) foot tall tubular metal fence may be constructed between the building's west elevation and Abrams Road as shown on the Concept Plan.

i. Pre-finished metal fencing shall be utilized to screen pre-existing and proposed mechanical equipment areas as located on the Concept Plan.



VICINITY MAP
NO SCALE

LEGEND

PROPOSED	EXISTING
	BOUNDARY LINE
	CONCRETE CURB
	EASEMENT LINE
	BUILDING LINE
	RETAINING WALL
	WETLAND
	TREE LINE
	SAW CUT LINE
	SIGN
	BOLLARD
##	REGULAR PARKING STALL COUNT
1	KEYNOTE
	STANDARD DUTY ASPHALT PAVING

CITY OF RICHARDSON

ZONING	
EXISTING ZONING	LR-M (2)
EXISTING USE	CHURCH
PROPOSED USE	SPECIAL PERMIT FOR PRIVATE SCHOOL
SETBACKS	
FRONT	40 FT.
REAR	NO REQUIREMENTS
SIDE	NO REQUIREMENTS
PARKING (14:1 STUDENT/TEACHER RATIO)	
PARKING REQUIRED	NO PARKING REQUIREMENTS FOR SCHOOLS PER CITY OF RICHARDSON OFF-STREET REGULATION.
REQUIRED STANDARD PARKING	192
REQUIRED ACCESSIBLE PARKING	10
TOTAL	201
LOT SUMMARY	
CITY OF DALLAS	3.545 ACRES +/-
CITY OF RICHARDSON	5.058 ACRES +/-
TOTAL SITE AREA	8.603 ACRES
SITE INFORMATION	
LEGAL DESCRIPTION	RICHLAND BUSINESS PARK, PART OF LOT 2/BLOCK 1
ADDRESS	1301 ABRAMS RD, RICHARDSON TEXAS
PROPERTY SIZE	8.602 AC
BUILDING 01 (EXISTING)	
COVERAGE	45,916 SF
TOTAL AREA	70,830 SF
STORIES	2
HEIGHT	+/- 45 FT (HIGHEST PARAPET)
BUILDING 02 (NEW ADDITION)	
COVERAGE	4,016 SF
TOTAL AREA	4,016 AF
STORIES	1 STORY
HEIGHT	15 FT
LANDSCAPE REQUIRED	
LANDSCAPE PROVIDED	
PLAYGROUND 01	
AREA	2,240 SF
STUDENTS SERVED	28
PLAYGROUND 02	
AREA	4,000 SF
STUDENTS SERVED	50
PLAYGROUND 03	
AREA	2,720 SF
STUDENTS SERVED	34

APPLICANT:
CORAM DEO ACADEMY
REV. JON JORDAN
6930 ALPHA RD.
DALLAS, TX, 75240
(972) 639-5843

NORTH
0 40 80
SCALE IN FEET

EXHIBIT "B"

CITY PERMIT NO. _____

CORAM DEO ACADEMY

NO	DATE	BY	CKD	APPR	COMMENT

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Sambatek
Engineer CONNOR MURRELL, P.E.
P.E. No. 143486 Date 02/15/2024

PRELIMINARY	02/15/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	MRG
DESIGNED BY	CM
CHECKED BY	CM
PROJECT NO.	52447

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental
TEXAS BPELS REG. F-19014 | SURVEY REG. 10194780

ZONING EXHIBIT

ENTOS DESIGN
CORAM DEO ACADEMY

(LOT 2, BLOCK 1, RICHLAND BUSINESS PARK SITUATED IN THE J.D. HAMILTON SURVEY ABSTRACT NO. 647, THE B.F. HALL SURVEY, ABSTRACT NO. 580, THE ROBERT D. BANKS SURVEY, ABSTRACT NO. 359 AND THE J.R. REID SURVEY, ABSTRACT NO. 1196

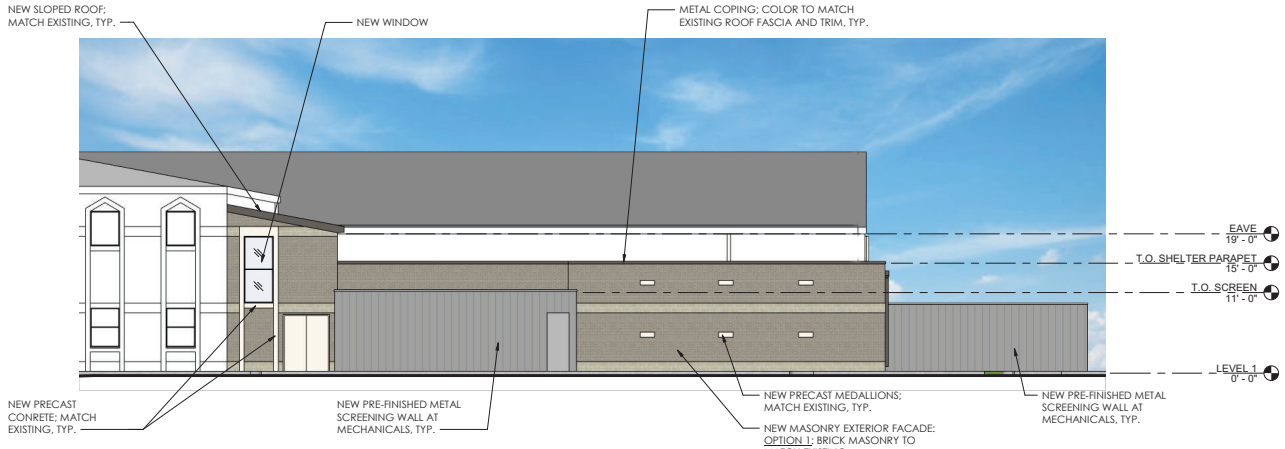
RICHARDSON, DALLAS COUNTY, TEXAS

SHEET
CON.1

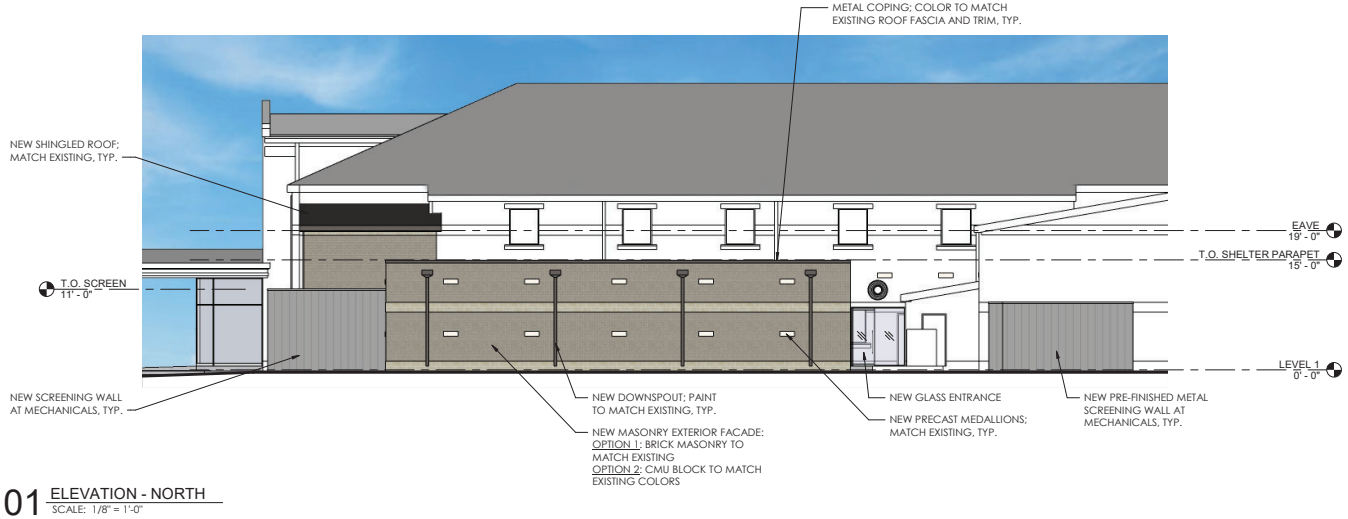
© 2023 Sambatek

24.15 (LMS TECH) | JORGE BARILLAS | 3/4/2024 6:10:42 PM
\\SAMBATEK-FS1\PROJECTS\PROJECTS\52447\CAD\CONCEPTUAL\52447-CONCEPT SITE DWG\SUP SITE PLAN

CAUTION: IF THIS PRINT IS NOT 24" X 36" THEN IT IS A REDUCED PRINT



02 ELEVATION - EAST
SCALE: 1/8" = 1'-0"



01 ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

MATERIAL TABULATIONS:

EAST ELEVATION

MASONRY:	970 SF	60%
GLASS:	38 SF	2%
PRE-FINISHED METAL PANEL:	614 SF	38%
TOTAL:	1,622 SF	100%

NORTH ELEVATION

MASONRY:	1,036 SF	71%
GLASS:	60 SF	4%
PRE-FINISHED METAL PANEL:	364 SF	25%
TOTAL:	1,460 SF	100%

EXHIBIT "C"

PREPARED BY: Author PM: Approver CHECKED BY: Checker

entos design
5400 LBJ Freeway, Suite 125, Dallas, Texas 75240
P. 972.770.2222 | www.entosdesign.com

No.	Revision	Date

Issue Status: SPECIAL PERMIT
Issue Date: 2/16/2024

Coram Deo Academy Dallas

Interior + Storm Shelter

1301 ABRAMS ROAD RICHARDSON, TX

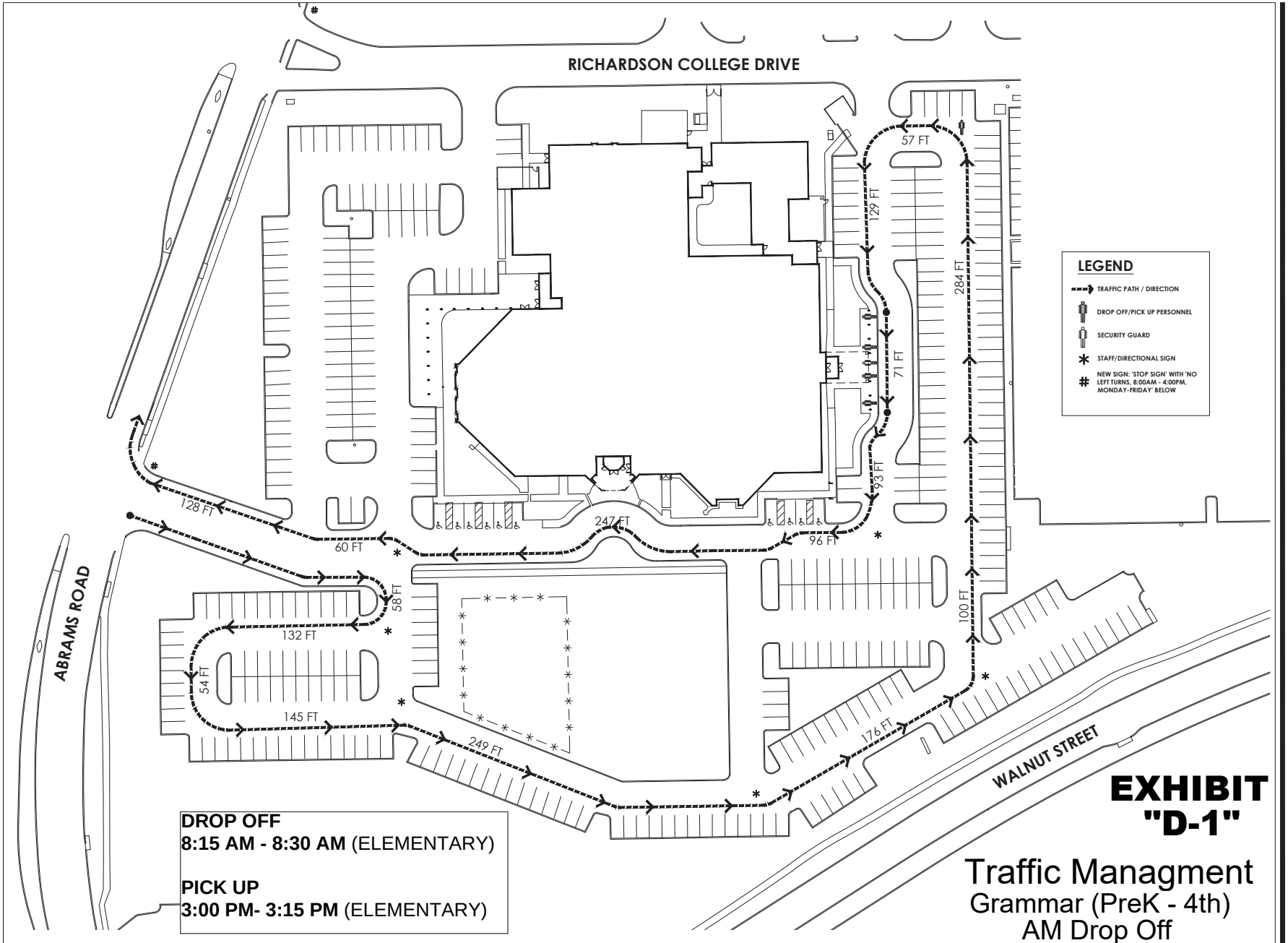
Project #: 23-1114-L001

Sheet Title
ELEVATIONS - STORM SHELTER

Sheet Number
3.1

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Coram Deo Academy Traffice Management Plan: Grammar AM Drop Off/PM Pick Up
Scale: 1" = 30'-0"

PREPARED BY: AJT CHECKED BY: AJT/RD

entos design
5400 LBJ Freeway, Suite 125 Dallas, Texas 75240
P. 972.770.2222 | www.entosdesign.com

ND Engineering, PC
6807 Leameadow Dr. Dallas, Texas 75258
P. 972.239.8995 | ruth@ndengpc.com

No.	Issued	Date
	Review	06/17/2024

Coram Deo Academy Richardson

Traffic Management

1301 Abrams Road
Richardson, Texas 75081

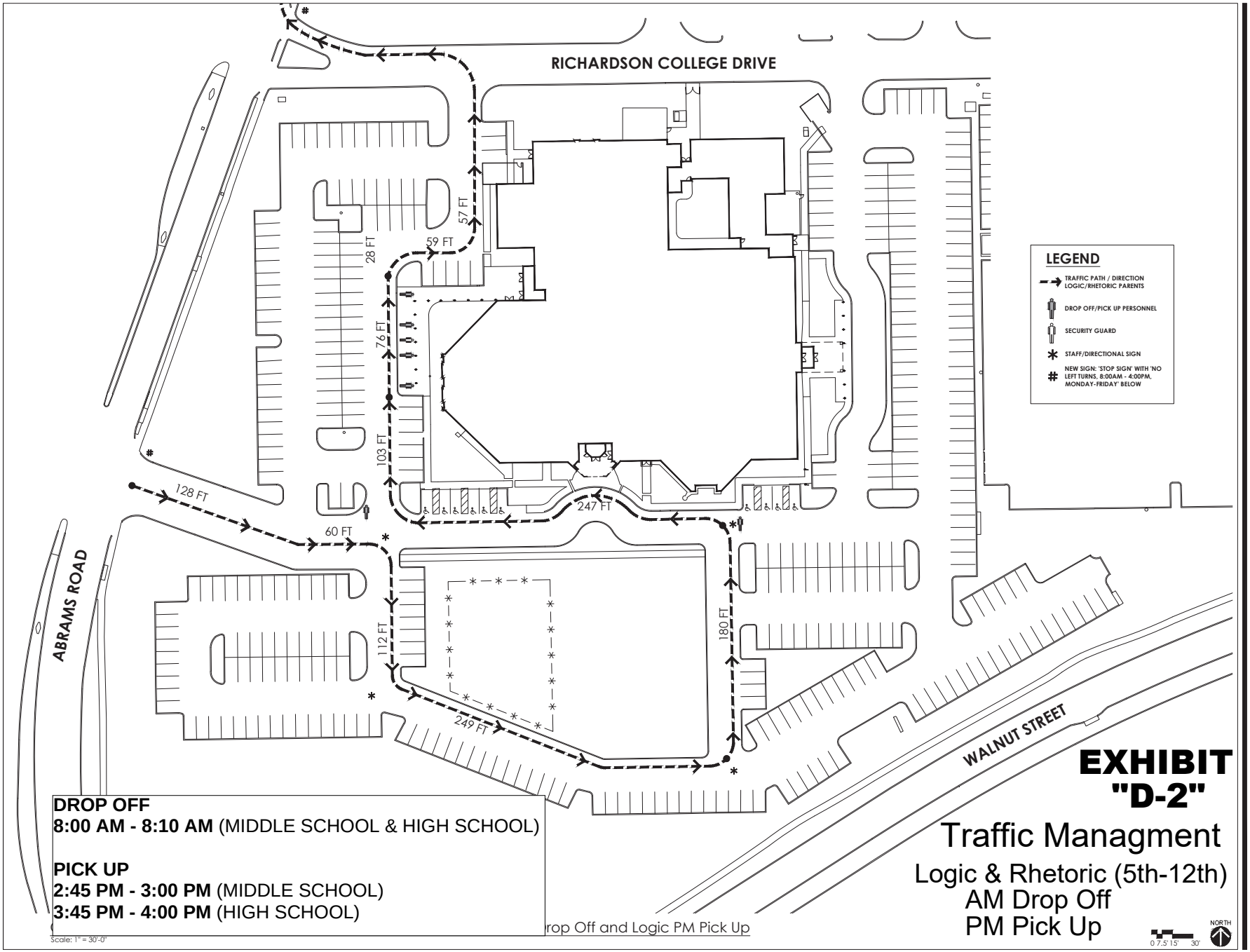
Project ID: 23-1114-L002

Sheet Title
Traffic Management Plan

Sheet Number
TIA.03

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DROP OFF
8:00 AM - 8:10 AM (MIDDLE SCHOOL & HIGH SCHOOL)

PICK UP
2:45 PM - 3:00 PM (MIDDLE SCHOOL)
3:45 PM - 4:00 PM (HIGH SCHOOL)

rop Off and Logic PM Pick Up

Scale: 1" = 30'-0"

EXHIBIT "D-2"

Traffic Managment

Logic & Rhetoric (5th-12th)
AM Drop Off
PM Pick Up

0 7.5' 15' 30'

NORTH

PREPARED BY: AJT CHECKED BY: AJT/RD

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5400 LBJ Freeway, Suite 125 Dallas, Texas 75240
P. 972.770.2222 | www.entosdesign.com

ND Engineering, PC
6807 Leameadow Dr. Dallas, Texas 75258
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No.	Issued	Date
	Review	06/17/2024

Coram Deo Academy Richardson

Traffic Management

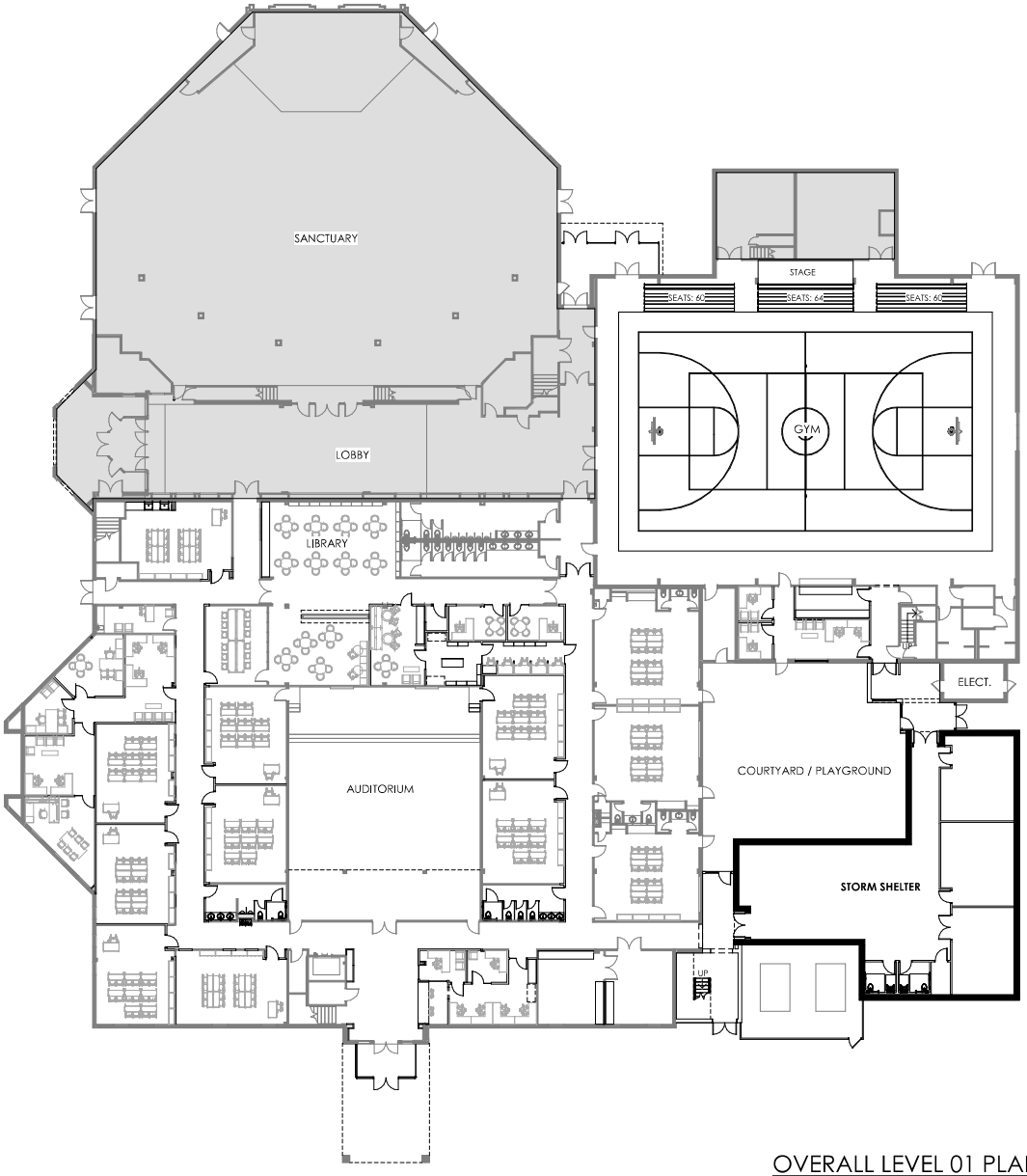
1301 Abrams Road
Richardson, Texas 75081

Project ID: 23-1114-L002

Sheet Title
Traffic Management Plan

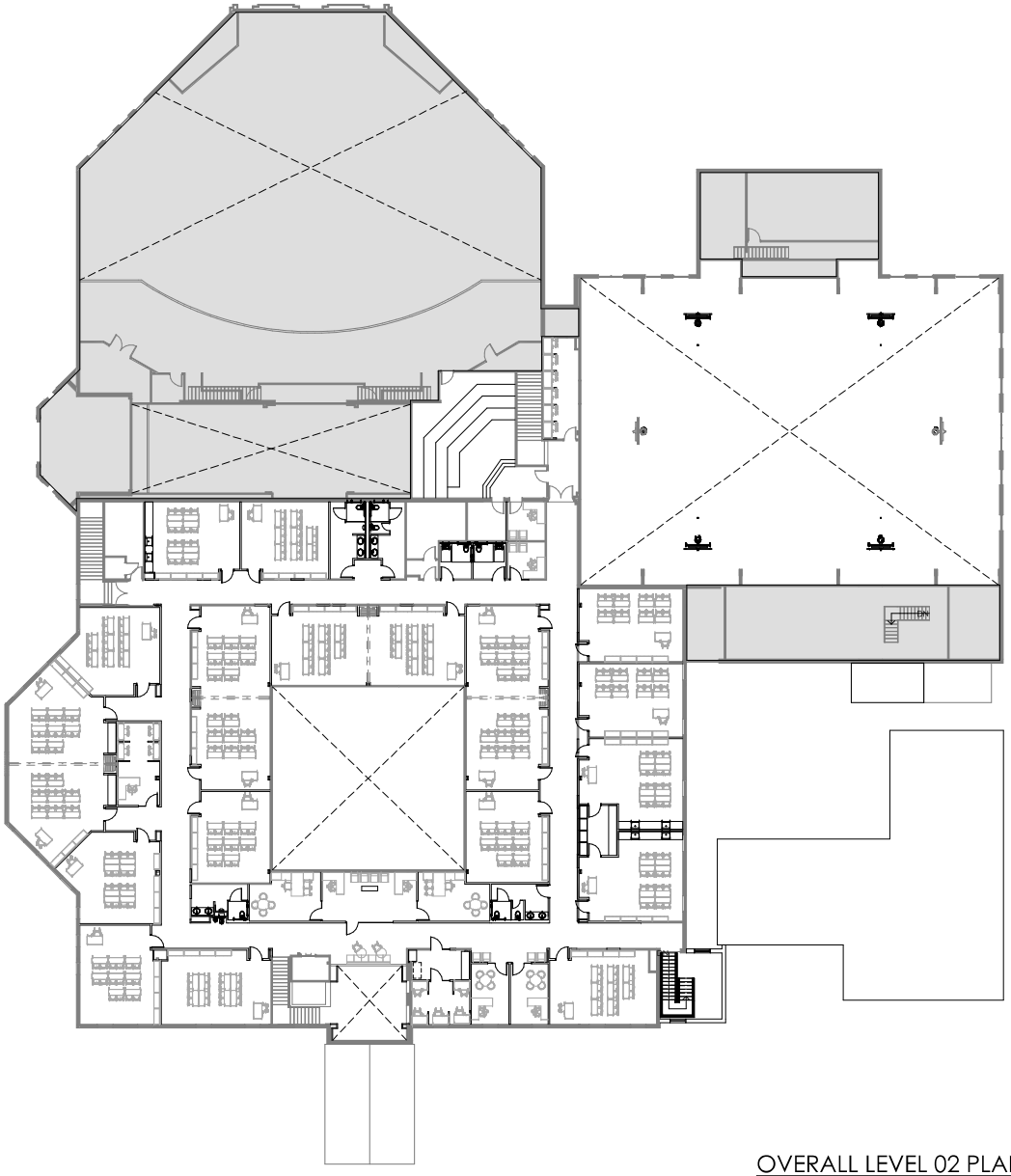
Sheet Number
TIA.04

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OVERALL LEVEL 01 PLAN
JANUARY 4, 2024

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5400 LBJ FREEWAY, SUITE 125
DALLAS, TEXAS 75240
PHONE: 972.770.2222



OVERALL LEVEL 02 PLAN

JANUARY 4, 2024

ENTOS DESIGN
5400 LBJ FREEWAY, SUITE 125
DALLAS, TEXAS 75240
PHONE: 972.770.2222

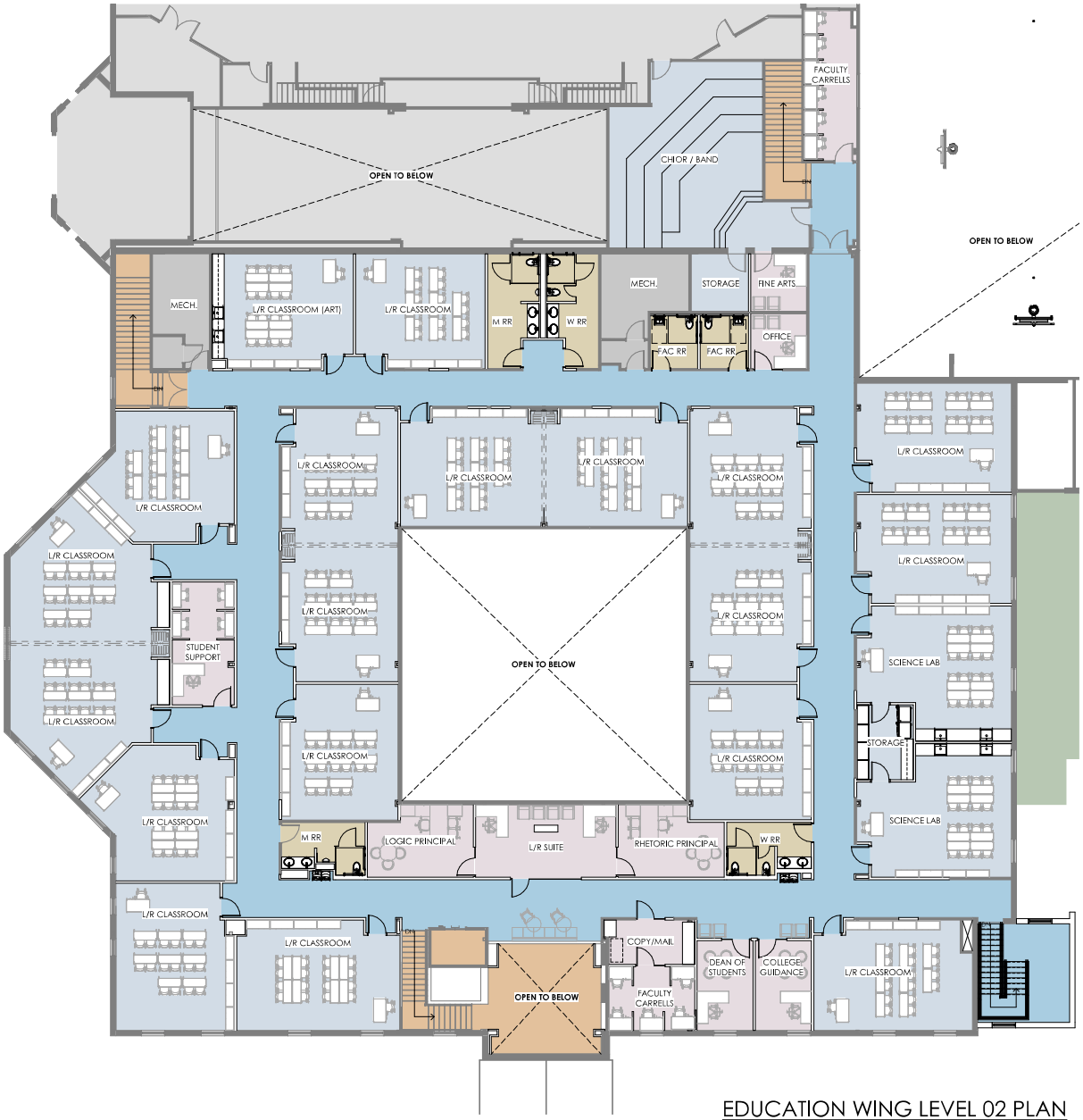


CLASSROOMS
OFFICE/ADMIN.
PUBLIC/AUDITORIUM
CIRCULATION
RESTROOMS
STAIRS/ELEVATORS
MECHANICAL/ELECTRICAL

EDUCATION WING LEVEL 01 PLAN

JANUARY 4, 2024

ENTOS DESIGN
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DALLAS, TEXAS 75240
PHONE: 972.770.2222

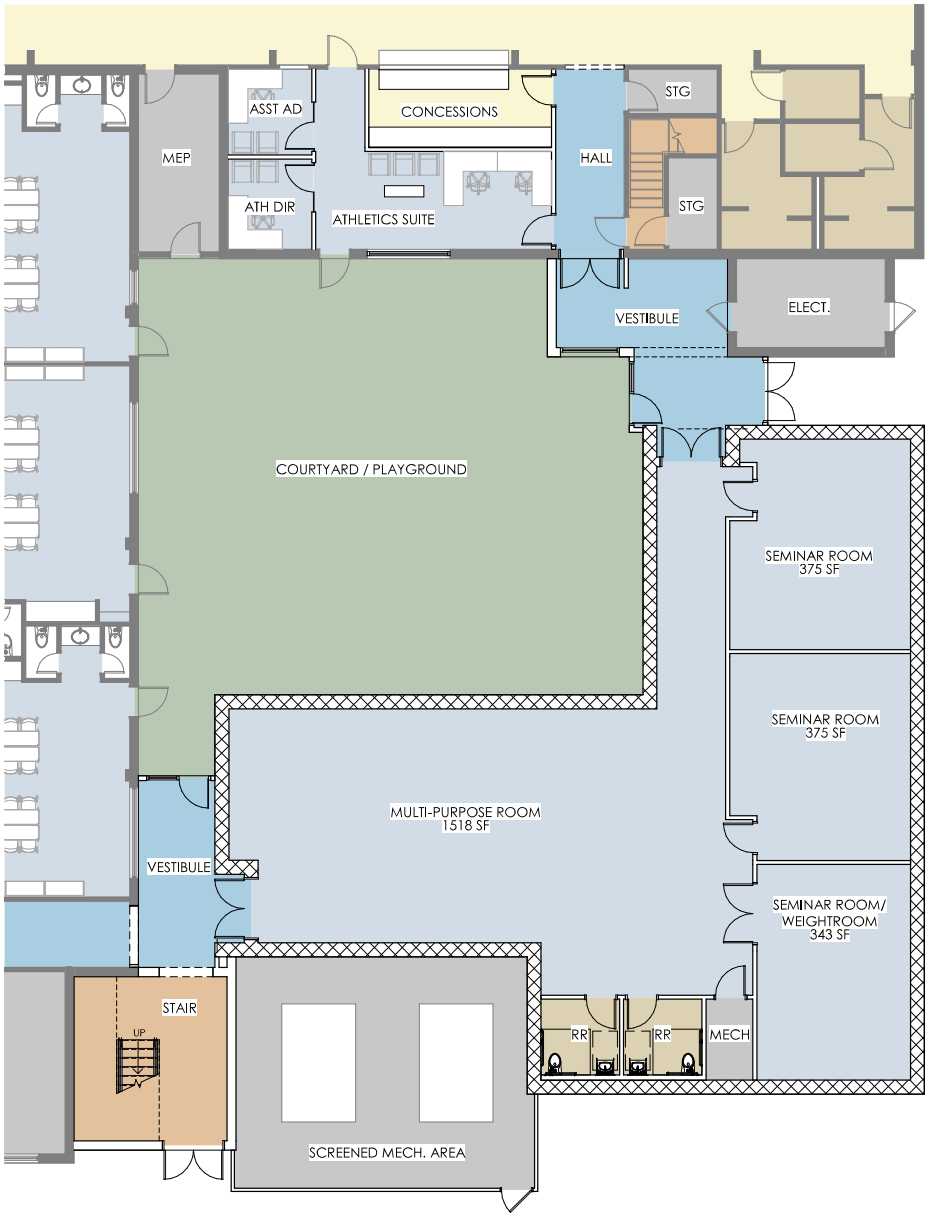


CLASSROOMS
OFFICE/ADMIN.
PUBLIC/AUDITORIUM
CIRCULATION
RESTROOMS
STAIRS/ELEVATORS
MECHANICAL/ELECTRICAL

EDUCATION WING LEVEL 02 PLAN

JANUARY 4, 2024

ENTOS DESIGN
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DALLAS, TEXAS 75240
PHONE: 972.770.2222



CLASSROOMS
OFFICE/ADMIN.
PUBLIC/AUDITORIUM
CIRCULATION
RESTROOMS
STAIRS/ELEVATORS
MECHANICAL/ELECTRICAL

STORM SHELTER PLAN

JANUARY 4, 2024

ENTOS DESIGN
5400 LBJ FREEWAY, SUITE 125
DALLAS, TEXAS 75240
PHONE: 972.770.2222

To the City of Richardson,

Coram Deo Academy is an accredited Classical Christian school offering a University-Model schedule for students in grades Pre-K through 12. After a long search for a permanent location for our current Dallas Campus, it became clear that 1301 Abrams Rd is the ideal location for our school to put down permanent roots.

Our School at a Glance

- With our University-model schedule, our students are on-campus two days a week for instruction by professional educators, completing the remainder of their rigorous studies at home.
- Our Campus will grow by roughly 40 students per year over the next eight years until we reach our cap of 748 students total, with only 374 of those attending on a given day. Our traffic plan and storm shelter requirements are designed to fully support this gradual growth in student population.
- We have an excellent reputation with our current Landlords, area Neighborhood Associations, and the City of Dallas for (1) our adherence to all traffic requirements, (2) our engagement with neighborhoods, and (3) our collaborative efforts aimed at improving the properties we inhabit.

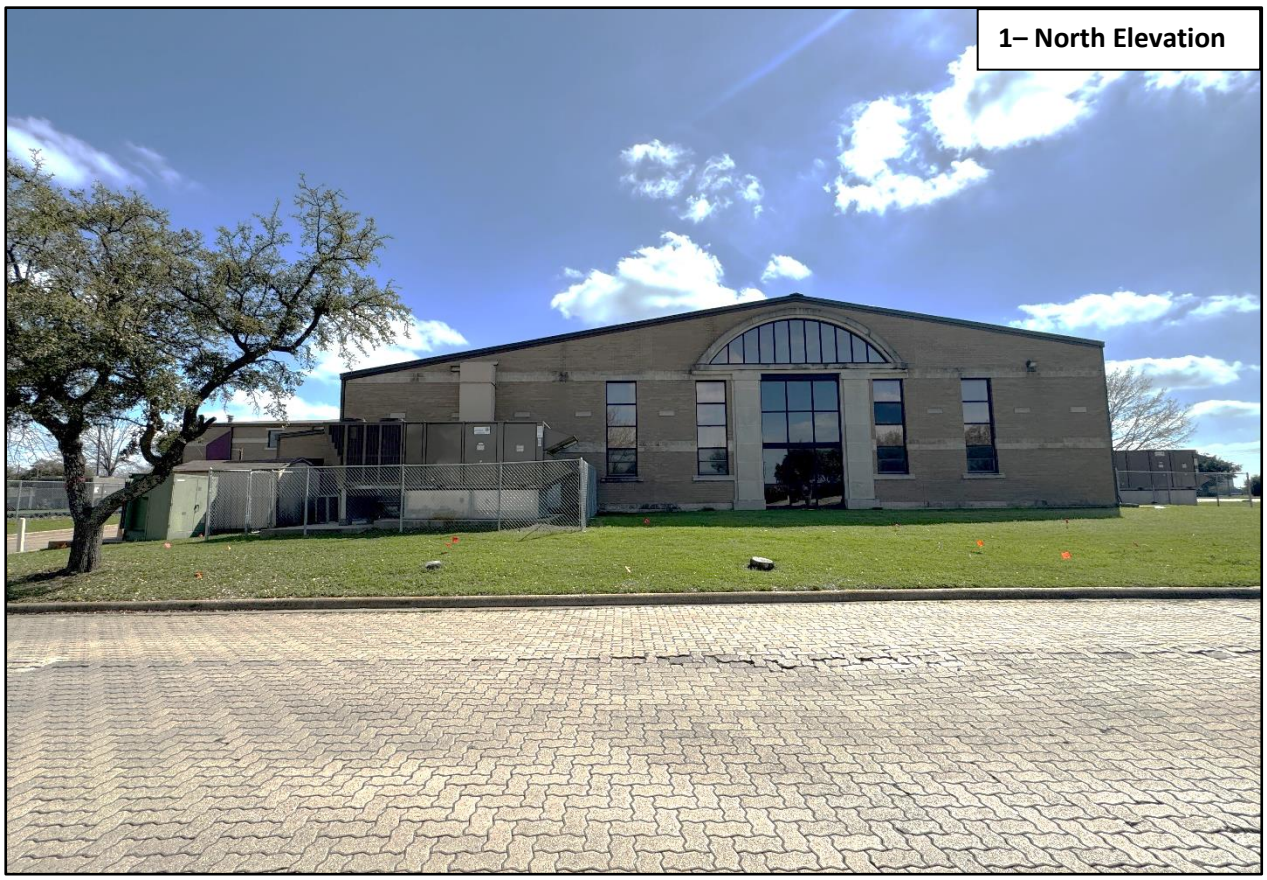
In response to comments shared at our last City Council Meeting, we have engaged in the following outreach:

- **We have sought to fully understand and address the comments raised at the Council Meeting**. As of this letter, we are not aware of any concerns that have been left unaddressed on our end.
- **We met with Mrs. Tabitha Branum, Superintendent of Richardson ISD, who confirmed three things:**
    - Richardson ISD was not opposed to our previous permit application.
    - Richardson ISD remains officially neutral to our new application.
    - Richardson ISD looks forward to working with Coram Deo Academy as both a faith partner and a private school partner whose shared aim is to provide quality education to Richardson residents.
- **We have engaged in neighborhood outreach, and have the full support of the President of the Richland Park Neighborhood Association.** She has provided a letter of support, as have the current and previous Presidents of our *existing* Neighborhood Associations.
- **We have confirmed that the continued use of 1301 Abrams as a Church or School will not prevent future commercial development**, including alcohol sales, for any neighboring properties.
- **We have confirmed that the current owners of 1301 Abrams wish to sell only to another Church or Christian School.** The existing building is beautiful inside and out, and has a generation of church or school use left in it. In other words, the property at 1301 Abrams is not positioned for redevelopment at this time.
- **We have also clarified that as a Private Religious Institution—and per our own By Laws—we do not take any state funds or tax dollars**. Our school is entirety privately funded.

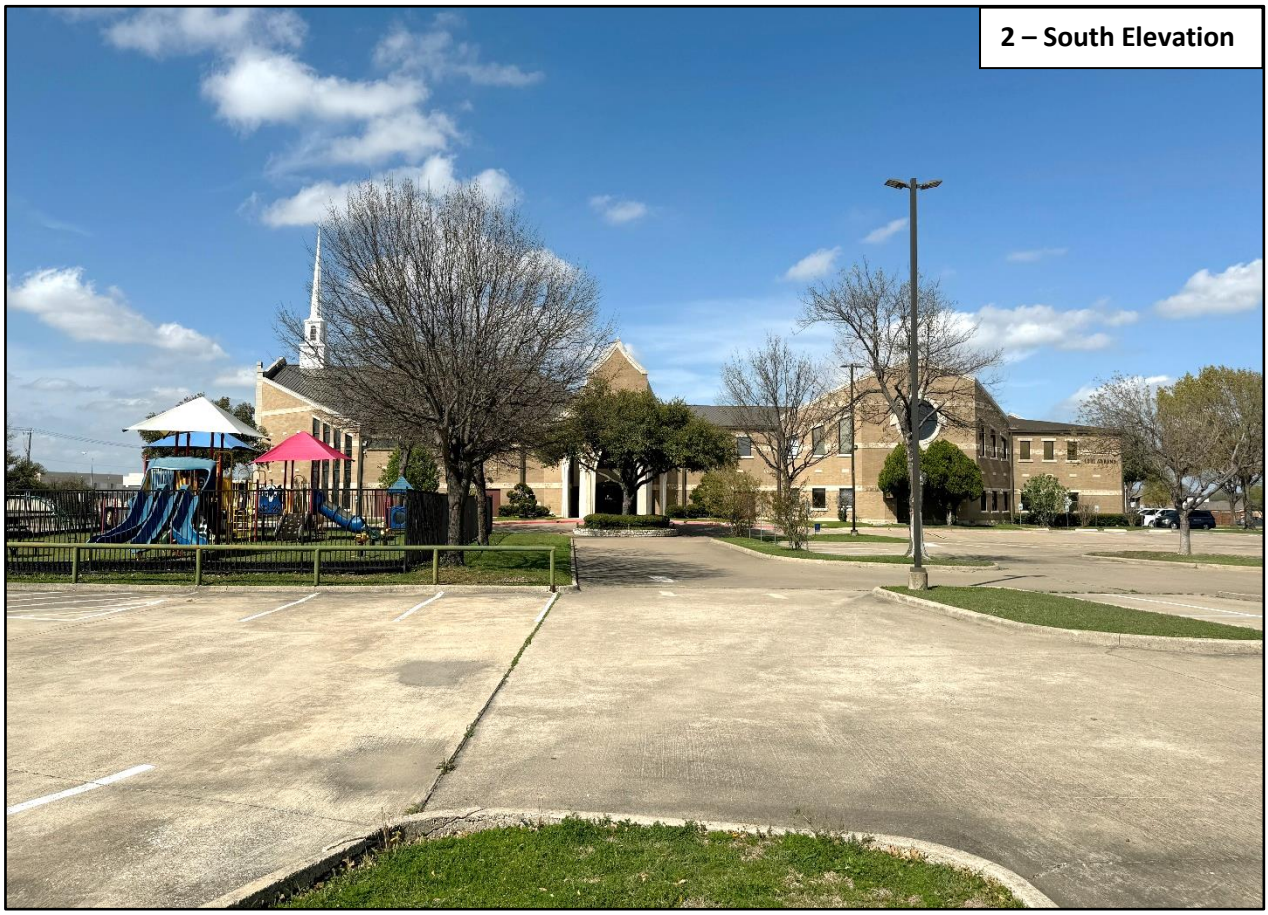
We take our Christian calling to be Good Neighbors seriously, and we look forward to working with the City of Richardson and our immediate neighbors to join in the good work already being done in East Richardson. If I can help answer any questions about our school or our impact on our neighbors, please do not hesitate to reach out via email or cell phone.

The Rev. Jon Jordan,
Dallas Campus Headmaster
jon.jordan@cdalions.org | 214-808-4905 c

SITE PHOTOS – ZF 24-02

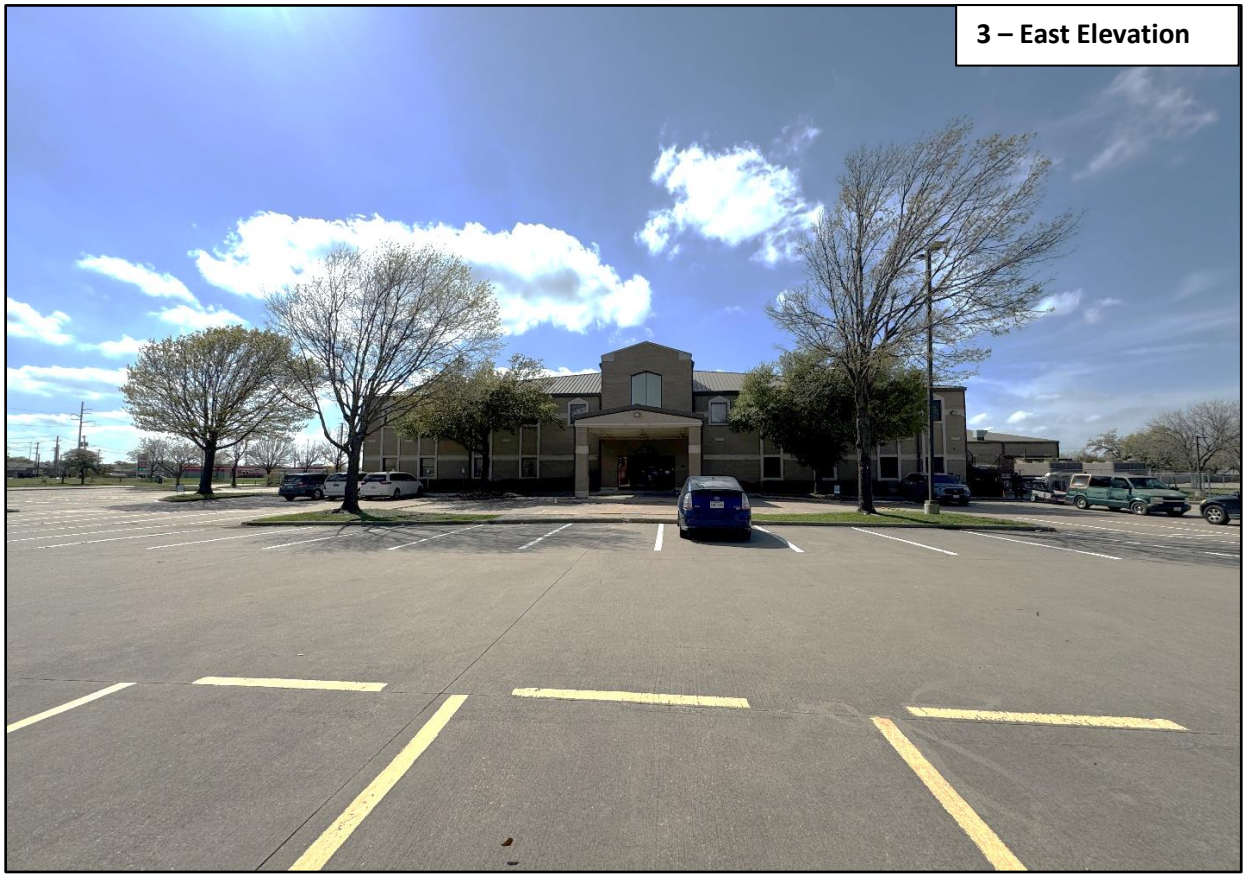


1– North Elevation

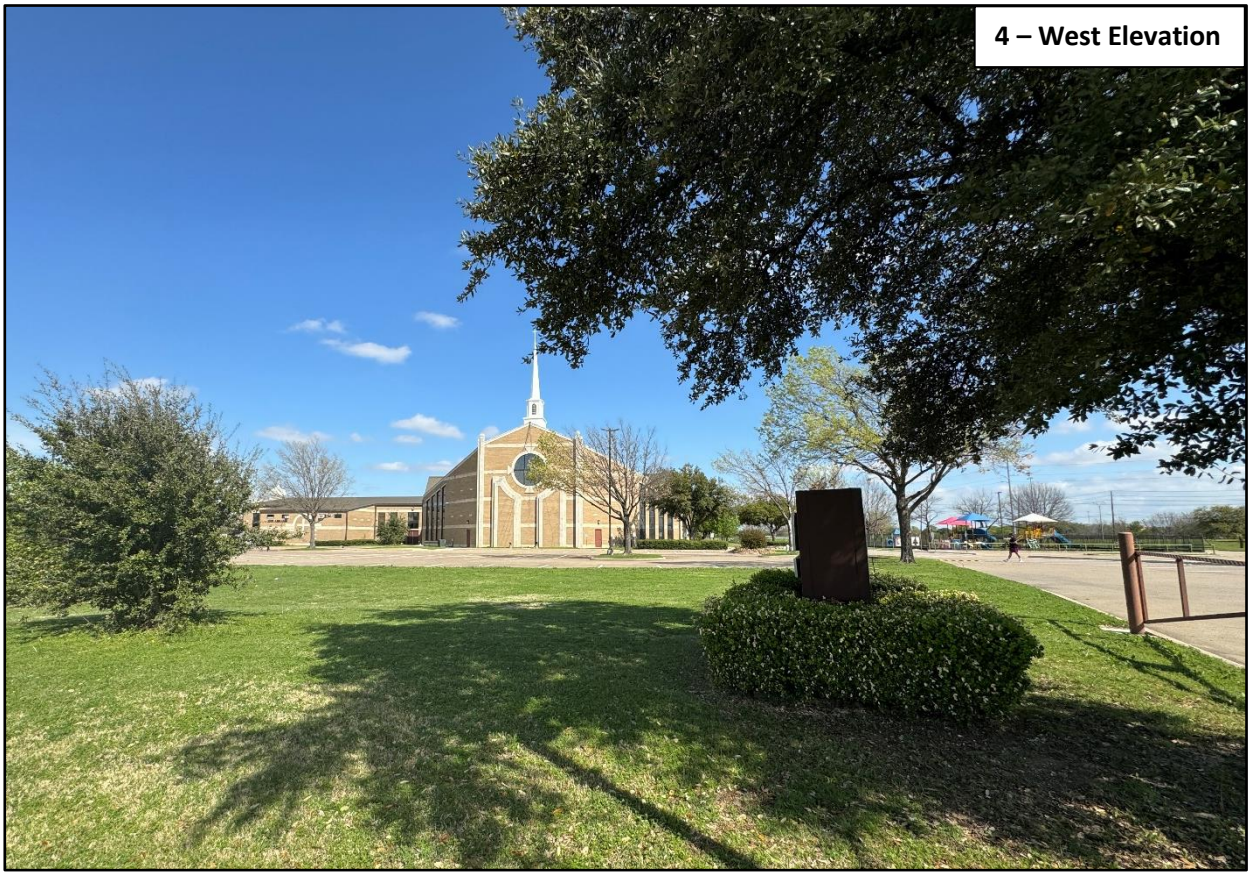


2 – South Elevation

SITE PHOTOS – ZF 24-02



3 – East Elevation



4 – West Elevation

Notice of Public Hearing
City Plan Commission

An application has been received by the City of Richardson for a:

SPECIAL PERMIT

File No.:	**ZF 24-17 Coram Deo Academy**
Applicant:	Jon Jordan, Coram Deo Academy
Location:	(See map on reverse side)
Request:	Consider and act on a request for approval of a Special Permit for a private school on an 8.6-acre lot currently zoned Local Retail LR-M(2) located within an existing building at 1301 Abrams Road, on the east side of Abrams Road, north of Walnut Street. Owner: Don Kim, Binnerri Presbyterian Church. Staff: Derica Peters.

The City Plan Commission will consider this request at a public hearing on:

WEDNESDAY AUGUST 7, 2024
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose the request.

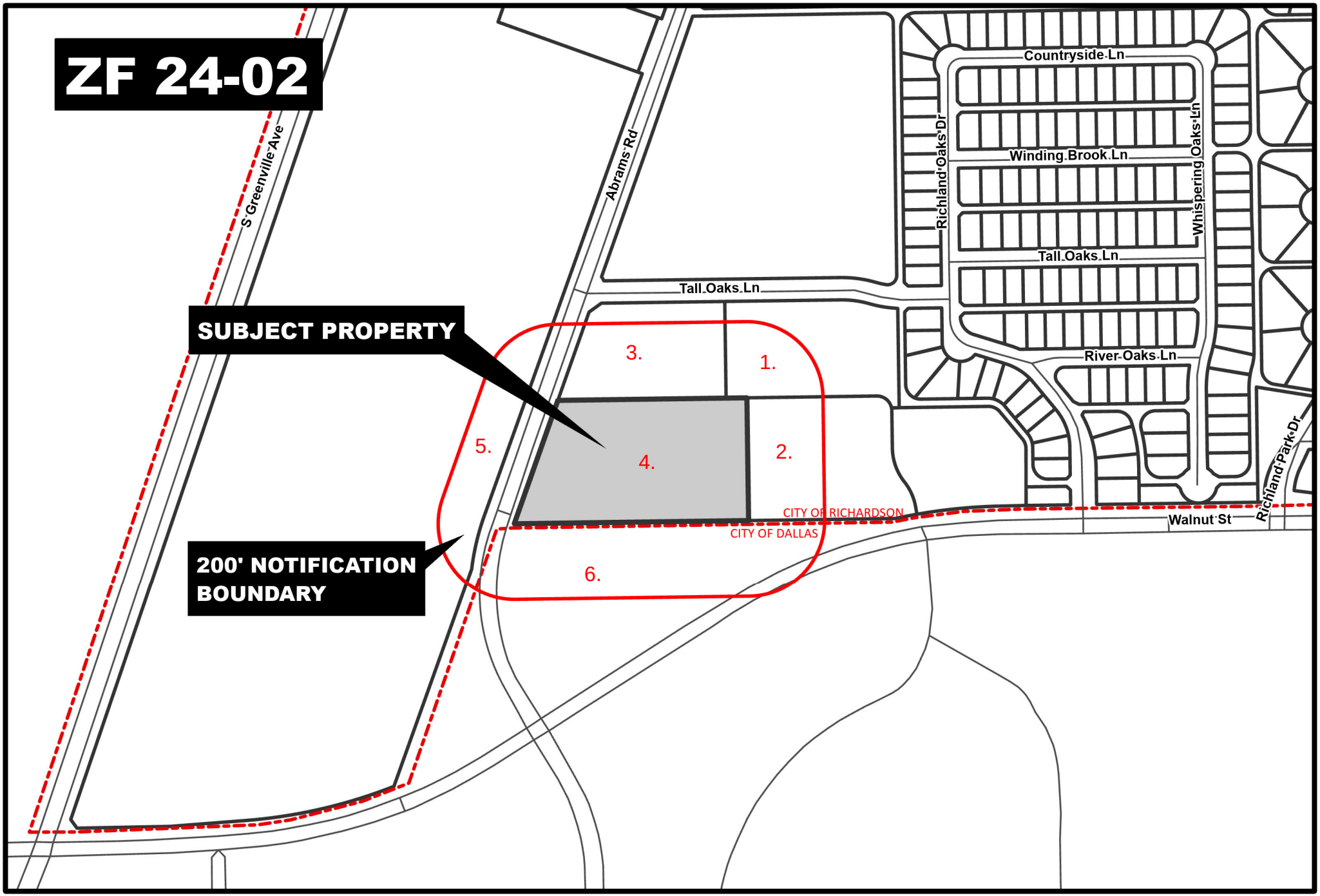
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions, or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: http://www.cor.net/index.aspx?page=1331.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-17.

Date Posted and Mailed: July 26, 2024



ZF 24-02 Notification Map

Coram Deo Academy - Special Permit

1301 Abrams Rd.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

RICHARDSON TEXAS

1. ABERFELDY PROPERTIES INC
PO BOX 1287
NORTHBROOK, IL 60065

2. ABERFELDY PROPERTIES INC
PO BOX 1287
NORTHBROOK, IL 60065

3. GURDWARA SINGH SABHA
401 S SHERMAN ST STE 219
RICHARDSON, TX 75081

4. BINNERRI CHURCH
1301 ABRAMS RD
RICHARDSON, TX 75081

5. RICHARDSON ISD
TAX OFFICE
420 S GREENVILLE AVE
RICHARDSON, TX 75081

6. CITY OF DALLAS
PLANNING & URBAN DESIGN
1500 MARILLA, 1FN
DALLAS, TX 75201

JON JORDAN
CORAM DEO ACADEMY
6930 ALPHA RD
DALLAS, TX 75240

DON KIM
BINNERRI PRESBYTERIAN CHURCH
1301 ABRAMS RD
RICHARDSON, TX 75081

ZF 24-02 CORAM DEO

The following 165 letters of support represent the following key demographics:

- 129 are CDA families
- 78 are Richardson Residents
- 79 are Richardson ISD Tax Payers
- 9 are Richland Park Neighborhood Association residents
- 19 are Richardson Business owners
- 39 work in the City of Richardson
- 1 is an adjacent business
- 1 is from the property owner
- 2 are from other interested party's

July 8th, 2024

Richardson Mayor, Bob Dubey
Richardson Mayor Pro Tem, Arefin Shamsul
Richardson City Council

Re: ZONING FILE 24-02, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A PRIVATE ON AN 8.6-ACRE CURRENTLY ZONED LOCAL LOCATED WITHIN EXISTING BUILDING AT 1301 ABRAMS ROAD, ON THE EAST SIDE OF ROAD, NORTH OF WALNUT STREET.

Dear Mayor Dubey, Mayor Pro Tem Shamsul and Richardson City Council Members,

My name is Amber Harrison. I reside at 6973 Hillwood Ln. in Dallas. I am a RISD tax payer and Coram Deo Academy parent. I am reaching out to you today as a concerned parent to clear up a few misconceptions about our school and advocate for the approval of our zoning request.

I listened to the entire council discussion on April 22, 2024 when the application to rezone was denied. One of the major objections raised involved RISD. More specifically, the concern was the potential negative impact approving this rezoning request might have on RISD. I would like to address that issue specifically and put your minds at ease. Coram Deo Academy is not a 5 day a week private school alternative to public school. Our school is a 2 day a week (university model) private school that caters to a small group of families that value homeschooling and on campus learning environments, and a classical literature-based education with Christ at the center of all that we do. Simply put, most families would not opt in to the CDA model. Families with dual working parents often do not have the resources or desire to support the home education required on the days the children are not "in class". Most families are frankly hesitant to tackle the homeschool component, especially educating multiple children at various grade levels on a home day. If we were a 5 day a week option, then yes you would be right to be concerned that approving our request could take away from the enrollment at RISD. Families that attend CDA often come from a homeschool background, other classical schools, or other full-time private-schools. If our current families did not attend CDA, most would homeschool or find other classical and/or private options. The families at CDA have a deep commitment to this specific style of learning because we have seen the fruit of our labors.

CDA isn't your average private school. In fact, I think we should be re-branded as a "transformative" school, and I will tell you why. When my son was in the 3rd grade, he read a piece of classical literature and participated in a class book club. When his teacher asked a question about the book and a classmate gave a response, each classmate had three ways to respectfully respond: 1) "I agree", 2) "I am confused about…" 3) "In the text it reads…".

This book club discussion is just one example of how CDA teaches our children to agree, ask further insightful questions, and respectfully disagree with peers and educators. It paves the way for future respectful, engaging and thoughtful conversations with various members of our society who will have their own experiences and perspectives to consider. If you desire a culture that promotes that kind of civility, then know that you as Richardson community leaders have the opportunity to give our school a

permanent home in your city. By approving this rezoning request, you are saying yes to a transformative school and improving our culture.

I hope you will thoughtfully consider these few points that I have raised when you re-evaluate the zoning request and give CDA the approvals needed to move forward with the rezoning.

All my best,

Amber Harrison

Good day, I hope this letter finds you well.

My family lives in Richardson and owns a small business the operates out of Richardson. We moved to Richardson more than 11 years ago not only for the great location (proximity to my office and our family church) but in part because of the academic reputation of RISD at the time. Over the years we have put down deep roots, grown beautiful community in our neighborhood, and love living here.

Fast forward to our oldest child approaching kindergarten and we struggled with the idea of such a long school day at such a young age. As children, we both participated in “AM / PM kindergarten”, so we began searching for an alternative option for our kids. Little did we know this was the beginning of many conversations around what God had for our family, what we wanted our family rhythm to look like, and what school would best honor our commitment to disciple our kids in the Lord and our desire to spend more time with them.

We are so grateful for Coram Deo Academy and the opportunity it has given us to actively participate in the education of our children and to spend more time with them as they grow. The classical approach of Coram Deo Academy not only affords our kids a beautiful education, but the school also supports our closely held religious beliefs, which was key in our ultimate decision to apply.

The building location will not alter our choice to educate our children at Coram Deo Academy, as we are willing to make the sacrifice to drive to where the Lord has us, but there is something special about having a space that is truly yours and I hope you will open-mindedly consider the application to make our school home at 1301 Abrams.

This small community of families is one our city would benefit from tremendously. They are fun, kind, generous, hardworking, dedicated, and thoughtful. When considering what would benefit the city, consider what it would mean to bring such quality staff, families and students into your community. A call of Christians is to love our neighbors and indeed CDA faculty, students and families do just that – we would love Richardson to be that neighbor for the coming years.

Thank you for your time. We are praying for you all as you evaluate the opportunity in front of you, not only for the benefit of Coram Deo Academy, but also for Binnerri Presbyterian Church and the city of Richardson.

Braden and Carli

Hello,

We're writing to voice our support for the purchase of Binnerri Presbyterian Church by Coram Deo Academy. Our two sons currently attend CDA, and we've found great value in having the school close to our home in Richardson. We love our community in Richardson, and it's been a joy to have so many CDA families close by.

During a previous city council meeting, much concern was expressed over the idea of our school taking school away from RISD. CDA is a university model school which allows for a mix of homeschool and in-school class time. It's quite different from what is offered through RISD, and it's most often an option for parents who've already chosen an alternative to public education for their children (like us). In addition, we do hope you'll take a closer look at how our school already complies with safety regulations and any events as well. As parents, we've adapted many times to make sure we honor the neighbors in our current location - whether it's following certain traffic patterns, changing the times/dates we meet or even changing our uniform so it's different from a neighbor school.

Students at CDA learn to value the arts, value their neighbors and contribute to the community. They are stellar leaders who value integrity and knowledge. Our hope is that you'll approve the purchase of this property, so our parents and students can continue to support and enrich the community around us in Richardson.

Sincerely,
Dawn & Tyler Dady
735 Dumont Dr.
Richardson, TX 75080

To: City of Richardson, Texas

From: Ellen Parker Allen, Ph.D.
1811 Park Meadow Lane
Richardson, TX 75081

Date: July 15, 2024

Re: Coram Deo Academy relocation

I am writing to support the plan to relocate the Coram Deo Academy (CDA) Dallas campus to a location in Richardson. I am a Richardson resident and the grandmother of four current and future CDA students.

My understanding is that there is some concern that this change may attract students away from Richardson ISD. I don't see much merit in that concern. CDA draws on a very specific population. The vast majority of Richardson ISD families would not be interested to the CDA model.

As you are likely aware, CDA offers education which focuses on three key features: It is "Christian, Classical, and Collaborative". While there may be a significant pool of families who value a Classical model, it seems to me that the Christian and Collaborative aspects would not draw a significant number of Richardson families. One of the benefits of living in Richardson is the diversity in the community. Families of various beliefs (and with no faith traditions) populate our city. I seriously doubt that families who adhere to Jewish or Muslim or other belief systems would have any interest in moving their children from the fine schools in Richardson ISD to the CDA curriculum. And for the Collaborative model to succeed, there is really a requirement that one of the adults in the home be dedicated to spending a couple of days each week focusing full-time on their children's education. The majority of Richardson families would not embrace this model.

It seems to me that there is room for good public education and good private education in a city like Richardson. Moving the Dallas campus of CDA a few miles down the road, into Richardson, seems very unlikely to affect the Richardson ISD. I fail to see what all the fuss is about.

Thank you for considering my opinion on this issue.

Dear City of Richardson Council Members,

I am writing to request your support for the permit case for Coram Deo Academy (CDA) in Richardson.

Although I work in Richardson and pay taxes for RISD public schools, we chose CDA for our children's education. Our son and daughter, entering 4th and 2nd grade this year, are thriving at CDA. Over the past three years, we have come to deeply love CDA and its community.

CDA has a great track record with city requirements and is highly respected by local churches, associations, and communities like Richardson YMCA, of which we are proud members. Approving the permit would give CDA a permanent home, crucial for its stability and growth, benefiting the entire Richardson community. Currently, CDA is leasing space from Temple Shalom, but having a campus at Abrams and Walnut would revitalize and strengthen the area and community.

The supportive environment at CDA has fostered our children's academic and personal growth. Supporting this permit would show that Richardson values educational choices for parents and enriches the lives of many children. We ask for your support of the CDA permit case to help provide a permanent home for CDA and continue its mission of educational excellence.

Thank you for considering our request.

Sincerely,
Jeff Price
[redacted]
JeffPriceTX@gmail.com

July 11, 2024

To whom it may concern:

We are writing in support of permitting Coram Deo Academy to occupy the former Binnerri Presbyterian Church at 1301 Abrams Road and operate it as a school.

Our family is beginning its fourth year at CDA this fall. We have young elementary age children and intend to stay with CDA through each of our children's high school graduations, due to the quality of the curriculum, the faculty, and the overall educational experience. The CDA Dallas campus is part of a three-campus system that has been operating successfully in the metroplex since 1999. While the campus is branded as the "Dallas" campus, it historically has operated very close to the Richardson city line and been embedded in the Richardson community. Moving officially into Richardson will only further strengthen this relationship. CDA families look for sports, dining, and entertainment opportunities within a convenient drive from the school, and adding a campus in the Abrams & Walnut area will bring those families and their extracurricular needs to a new area of town.

CDA offers a unique educational experience not only in its Christian and classical approach, but through the university model of education, which combines on-campus learning with home assignments such that on any given weekday, only approximately half of the students are present on campus. This model, along with the large number of children in many CDA families, means that the number of vehicles operating around the school at the beginning and end of each school day will be much lower than the school's headcount.

CDA has a track record of fully adhering to permit and traffic requirements and has built a solid reputation with nearby neighborhood associations, and commits to maintaining this track record and reputation in its anticipated new location.

We appreciate your time and consideration.

Glen & Jennifer Davis
Dallas, Texas

July 11, 2024

Richardson Mayor, Bob Dubey
Richardson Mayor Pro Tem, Arefin Shamsul
Richardson City Council

Re: ZONING FILE 24-02, A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A PRIVATE ON AN 8.6-ACRE CURRENTLY ZONED LOCAL LOCATED WITHIN EXISTING BUILDING AT 1301 ABRAMS ROAD, ON THEEAST SIDE OF ROAD, NORTH OF WALNUT STREET.

Dear Mayor Dubey, Mayor Pro Tem Shamsul and Richardson City Council Members,

My name is Kathryn Lanig. I reside at 6005 Timber Creek Ln in Dallas. I am a RISD tax payer and Coram Deo Academy parent. I am reaching out to you today as a concerned parent to clear up a few misconceptions about our school and advocate for the approval of our zoning request.

I listened to the entire council discussion on April 22, 2024 when the application to rezone was denied. One of the major objections raised involved RISD. More specifically, the concern was the potential negative impact approving this rezoning request might have on RISD. I would like to address that issue specifically and put your minds at ease. Coram Deo Academy is not a 5 day a week private school alternative to public school. Our school is a 2 day a week (university model) private school that caters to a small group of families that value homeschooling and on campus learning environments, and a classical literature-based education with Christ at the center of all that we do. Simply put, most families would not opt in to the CDA model. Families with dual working parents often do not have the resources or desire to support the home education required on the days the children are not “in class”. Most families are frankly hesitant to tackle the homeschool component, especially educating multiple children at various grade levels on a home day. If we were a 5 day a week option, then yes you would be right to be concerned that approving our request could take away from the enrollment at RISD. Families that attend CDA often come from a homeschool background, other classical schools, or other full-time private-schools. If our current families did not attend CDA, most would homeschool or

find other classical and/or private options. The families at CDA have a deep commitment to this specific style of learning because we have seen the fruit of our labors.

My family has been at CDA for over 3 years now and this community has been invaluable to the growth of my children. Our own campus space will allow our school to flourish. CDA is a proven educational offering that City of Richardson residents should be proud to have in their city. Also, CDA has an excellent track record of adhering to permit and traffic requirements and maintains a wonderful reputation with their local neighborhood associations. A CDA campus at Abrams and Walnut brings new life to that corner of the city. Thank you for your consideration!

Sincerely,

Kathryn Lanig

Krystal Hurst

7823 Roundrock Road

Dallas, TX 75248

Krystal.Hurst@gmail.com

[redacted]

June 13, 2024

Richardson City Council

411 W Arapaho Rd

Richardson, TX 75080

Dear Members of the Richardson City Council,

I am writing to express my enthusiastic support for **Coram Deo Academy**'s purchase of the Abrams Rd. Binari Presbyterian Church building to serve as its new Dallas campus.

As a member of the CDA community, I have witnessed firsthand the impact of Coram Deo Academy on its students and their families.

The school's commitment to academic excellence, moral integrity, and civic responsibility equips students with the values necessary to become thoughtful and engaged citizens. A new campus will provide the necessary environment to accommodate growing enrollment, enhance educational programs, and offer more extracurricular activities vital for a well-rounded Classical, University-model education.

The establishment of a new campus will benefit the broader Richardson community in multiple ways.

It will attract diverse families needing alternative educational options, contributing to the local economy as families move into the surrounding area, and increasing property values surrounding CDA's beautiful future campus.

The presence of Coram Deo Academy will foster a spirit of growth and development in a stagnant area within the city, encouraging further investments in local businesses and infrastructure. Additionally, the school's track record of community involvement and volunteerism will be enhanced, offering more opportunities for partnerships with local organizations and increased community engagement.

Your support of this incredible hybrid-school in the South Richardson area would not only positively impact the community, but would show your support for families who benefit by having additional educational options that could meet their families' unique needs.

As a 30+ year resident in the City of Richardson, I respectfully urge the Richardson City Council to approve the purchase and support this important investment in our community's educational and economic future.

Thank you for your consideration.

Sincerely,

Krystal Hurst

CDA Dallas Parent

ARTIST UPRISING™

204 E Main Street
Richardson, TX 75081

[redacted]com

Dear City Council,

I am writing to you with sincerity, humility, and a sense of urgency on behalf of Coram Deo Academy (CDA) in Richardson. As a resident of Canyon Creek for six years and a proud member of the Richardson business community, I feel deeply connected to the future of our city.

My journey in Richardson began with the opening of Artist Uprising Studios on Floyd Rd in 2020. Following this, I relocated our agency headquarters from Dallas to Main Street, Richardson, in 2021, thanks to a city grant. These experiences have solidified my commitment to Richardson, prompting my family to transition from a Dallas private school to a Richardson private school for our children.

After evaluating several options, including Covenant and TCA (my alma mater), we found an ideal fit in CDA. My husband, seeking a homeschool-style curriculum that offered both community and school structure, discovered CDA's Classical learning model. This innovative approach, which involves parents in the educational process alongside teachers, has greatly benefited our children. They have thrived academically and personally in this environment, allowing us to actively participate in their education while growing our businesses.

The community at CDA is another significant advantage. We have formed meaningful relationships with many families, including several who also live and work in Richardson. We have witnessed the positive impact CDA has on its students and their families, fostering a thriving community within our city.

As a strong advocate for Richardson, I firmly believe that retaining CDA within our city is crucial. The school not only attracts families to move here but also contributes to the local economy and our city's growth. CDA helps nurture future generations who will be dedicated to their community.

I earnestly urge you to approve CDA's request to move to a permanent address in Richardson. This decision will benefit our city by attracting more families committed to raising their children in a supportive and engaged community.

Thank you for your time and consideration.

Sincerely,

Merrick Porchéddu
CEO & Founder - Artist Uprising™ and Artist Uprising Studios
Richardson Resident

merrick@artisturpsing.com

RACHEL HAMILTON

July 10, 2024

Richardson City Council
2360 Campbell Creek Blvd.
Suite 525
Richardson TX 75082

Dear City Council Members,

My name is Rachel Hamilton and I, alongside my family have been a part of the Coram Deo Academy community for 5 years. My son and daughter attend CDA and I am one of the Musical Theater teachers and the assistant varsity volleyball coach. We are deeply rooted in Coram Deo and are thrilled about the opportunity for Coram Deo Academy to own the building at 1301 Abrams Road in Richardson.

We believe this spot in Richardson will not only benefit our families, but be a beneficial place that brings more families to live in the Richardson area. Thie businesses in that area would be richly affected for good. Richardson already has wonderful schools, parks and communities and we are excited to partner alongside you to bring CDA into this wonderful community of people.

Please consider approving this permit for our school so we can further develop our programs and bring life to 1301 Abrams Road in Richardson.

Thank you for your time,

Rachel Hamilton

Rachel Hamilton

1234 MAIN STREET ANYTOWN, STATE ZIP [redacted]

To Whom It May Concern:

Coram Deo Dallas has had an incredible and exceptional impact for me and our family. We have 4 kids (current ages ranging from 14-22). All 4 of our children have attended CDA Dallas at some point in their education. Our oldest two girls attended CDA Dallas from PreK thru 8th grade (2007 thru 2016). At that point in time, CDA did not have a high school so these two girls transitioned to Lake Highlands High School. The time we had with them through the university-model at CDA as parents as well as with their younger siblings was so valuable as they transitioned into RISD for high school. They were able to step into LHHS as leaders in various realms including academics, swim team as both a member and then a captain, Highlandettes drill team also as a member and then officer, along with choir as well as other organizations within LHHS. We cherish the time we had with our older two and the academics and influence CDA Dallas had on them and our family in those years.

Our third daughter started at CDA in 2012 in Kindergarten and is a Senior this year. She will be a part of the 2nd graduating class from CDA Dallas. Through her 13 years at CDA, she has grown into a mature, academic, responsible, kind, loving teenage girl. The staff and teachers have encouraged her, loved her, stretched her and allowed her to learn so much! She is the captain of our inaugural Varsity volleyball team at CDA Dallas. The coaching she has received from the CDA Athletic Director and coaching staff (specifically Coach Corrie Norfleet) has been exceptional – winning with humility and losing with dignity. She has also enjoyed growing her abilities in Musical Theater as our Fine Arts program was established and continues to grow each year. The abilities and what these kids are able to do with small numbers and a small budget is amazing!

Our son also enjoyed his time at CDA Dallas and again CDA's staff, teachers and coaches established and contributed to the foundation for setting a young boy on a path to becoming a mature, kind, responsible young man.

Our family (as well as individuals) would not be where we are today without the years that we have had and years to come at CDA Dallas! In 2019, I returned to work (after having been a stay-at-home mom from 2002-2019) and I have had the joy and honor to serve as the Admissions Coordinator for CDA Dallas. I am starting my 6th year as the Admissions Coordinator and I love meeting prospective families and sharing with them the vision and value of CDA! I have been so blessed by the current CDA families and the intentionality of which they parent their kids as well as the many prospective families that I meet as a part of my Admissions role.

It would be a true blessing for CDA Dallas to have a permanent facility and home at 1301 Abrams Road. CDA has a proven track record since 2007 for educational opportunities as well as the students they are sending out into the community. CDA has a wonderful reputation within Richardson and the surrounding areas (as noted from the many conversations I have with prospective families – some that enroll with us and others that choose a different educational option for their children). I believe the CDA staff, students and families will bring positive change to the surrounding area of 1301 Abrams Road. All that CDA Dallas has done so far has been in rented facilities which has been challenging and a permanent home would help us solidify our educational and athletic offerings and impact to our surrounding community.

Dear Richardson City Council Members:

My name is Nathan Russell and I am a Richardson resident writing on behalf of the Coram Deo Academy families in support of the Dallas area campus that is hoping to be a part of the East Richardson community. My wife and I moved to Richardson 11 years ago when we bought our first home and started our family. We have had the wonderful opportunity to set deep roots here, establishing many wonderful relationships with other families in town, and we have grown to truly love living in Richardson. We have always had a strong civic mindset and sought to invest in and improve our neighborhood and community through serving and caring for our fellow Richardson neighbors. We plan to be here for the long haul with no plans of leaving.

When our oldest child was approaching school age, we were faced with the decision of how we wanted to enter that new phase of our family. My wife and I both grew up as public-school kids and had great experiences in our schooling. However, we felt that we wanted to have a more hands-on approach with our children and decided that the University model provided by CDA really fit what we were looking for. While we were confident that the school would be a great choice for our children, I can honestly say that we have been blown away by the impact it has had on not only our children but our family as a whole. The support system of families at CDA has been a huge blessing to us and has really opened our eyes as to what is possibly when you get a group of like-minded families together who are on mission for a common goal.

The mission of Coram Deo is to “train ethical servant-leaders and wise thinkers who will shape culture for the glory of God”. From what I have seen so far, the results of this mission have been phenomenal and are only continuing to expand as the school grows. Regardless of where each of you may stand on the last part of that mission statement regarding the faith-based foundation of our school, I think we can all agree that our communities, and specifically Richardson, need more people who are striving to be ethical, servant-hearted, wise, and provide leadership for the betterment of the community around them. Furthermore, not only would our community be impacted by the students, but also the strong involvement of numerous family units who are the backbone of this school.

I know and understand that there are concerns among some as to whether a school would be the best use for this particular piece of land. I would humbly submit that based on the people involved and the intentions of so many families to invest in the City of Richardson, I can think of no better use. I would urge the Council to consider the immediate economic impact of several hundred students and families spending their time and money each day in the Richland Park area that are not there now. Furthermore, the possible influx of new residents and increased property demand from families seeking to live close to the school also cannot be ignored. I truly believe that a CDA campus can be an economic engine in the Richland Park area that is not currently present. From my perspective, to hold out this property from the immediate economic gains available for some ambiguous and unlikely future development is a short-sighted gamble. I would urge the Council to consider what effects the Collin County and Flower Mound campuses of CDA have had on their surroundings areas as evidence of the economic impact that can be provided by inviting the Coram Deo Academy community into Richardson.

In summary, I am wholeheartedly in favor of establishing a Coram Deo Academy campus in the Richland Park area at the Binneri Presbyterian Church site. I believe this school will be a great benefit to the City of Richardson for years and years to come if allowed to proceed. CDA is full of families that are inclined to serve faithfully, give generously, and care for those around them. I believe that inviting a community such as that can only be a benefit to our City.

Respectfully,

Nathan & Andrea Russell
Richardson Residents since 2013

RWG

3345 Tree House Lane
Plano, Texas 75023

Greetings,

I am writing to support the rezoning of 1301 Abrams Road, Richardson, Texas for use as a Pre-K through grade 12 school, Coram Deo Academy. I have a unique perspective in writing this letter as I am the mother of a CDA teacher and grandmother of three current CDA students. I've served as my grandchildren's home school educator for the last three years and will continue to do so. I know well the curriculum, the CDA mission, the administrators, and the faculty and staff. I highly recommend that the City of Richardson grant permission for Coram Deo Academy to purchase the property.

I enjoy another connection to 1301 Abrams Road and look forward to Coram Deo Academy serving students and the community at this location. I recently retired from a forty-five-year career as a chemistry professor at the Dallas College Richland Campus. Their robust dual credit program enabled many home school students to attend my lecture/laboratory classes. I learned from these students and have witnessed it now at CDA that students who are challenged to "do hard things" rise to the challenge. Like many of the dual credit students I came to know, CDA students take full responsibility for their learning and display intrinsic motivation and ethical behaviors that can be difficult to engender in young learners. The adjacent Richland Campus provides opportunities for learning and enrichment for CDA students and families. I'm certain that CDA students who utilize Richland resources will be vital members of the Richland community of learners.

It's unimaginable to me that the beautiful building at 1301 Abrams Road could be torn down or redesigned for commercial purposes. What better use for the property, the neighborhood, and the city than to showcase learning at Coram Deo Academy. It's a place that will foster learning and cultivate virtue through the training of whole persons: mind, body, and spirit.

Kind regards,

Rebecca Williams

Rebecca Williams
beckiswilliams@gmail.com
[redacted]

City of Richardson

Sam Chavez

Director of Development Services

Re: CDA request for zoning

July 22, 2024

Mr. Chavez,

I am writing as a resident of the City of Richarson as well as a parent of students attending 5th and 8th grade at Coram Deo Academy this fall. This will be our 3rd year at the school, and I would like to extend my support for the consideration of our school to be approved for zoning at the proposed Abrams/Walnut location.

My children have thrived at this school and the benefits of having this school in our city would be a great addition to all around the area. At CDA my children have been challenged and grown both academically as well as emotionally. The education they are receiving would bring a bright light to our city, and not take away from any of the academic accomplishments of the other Richardson public schools, but rather would complement our city's reputation.

Our school prides itself on working to serve and help those in the community around us, and in the past have done several service projects to help beautify the current location we are at. We enjoy being able to help the community around us. Adherence to traffic flows and other city requirements are something we take seriously and would uphold upon moving to the new proposed location. It is a part of orientation that the leaders of our school emphasize greatly so that we can continue to maintain a good relationship with those around us. This could be a chance to bring some revitalization to that area of Richardson if we are approved for zoning.

I appreciate the members of City Council taking the time to meet with our school and its leaders and your willingness to listen to our school and its plans.

Sincerely,

Sarah Rice

1307 Cherokee Drive

Dear Council members,

Thank you for the opportunity to share our experience with Coram Deo Academy. Our oldest daughter began attending Coram Deo last year for kindergarten after meeting several other families whose children have been attending for years. We were impressed with their sweet dispositions, their ability to communicate clearly with adults, and their respect for the authority figures around them. But ultimately we know that these character traits can be developed in any school environment. For our family the biggest appeal in Coram Deo's education model was to have our daughter taught by professional teachers half of the week but to get to spend the other days at home pursuing learning together which has proved to be a pure joy. Throughout our first year at the school and through my more recent insight after joining the parent teacher fellowship leadership team (PTF, equivalent of RISD's PTA) we have been really excited to see the motives behind our school's leadership. With each suggestion brought to them by the PTF or by parents they are careful to weigh the results and effects on the community around them. We have seen this with deliberations on what the effect our actions/decorations/activities will have on the members of the synagogue where we currently rent space, in their very detailed communications (and enforcement!) to parents on our carpool pick up procedures so that the surrounding neighbors aren't inconvenienced by our school schedule, and in many other smaller circumstances throughout the year. We know that this model of education isn't a good fit for everyone but for our family it is. We believe in this school and we believe that it is a blessing to our community. In purchasing the building near Abrams and Walnut we hope that we bring additional life and business to our neighborhood stores, businesses, parks, and neighborhoods for generations to come.

Thank you for your consideration.

Sincerely,

Jairo & Stephanie Olivares

Stephen & Valerie Koszewski
July 12, 2024

Mayor Bob Dubey
Mayor Pro Tem, Arefin Shamsul
Richardson City Council

Dear Mayor Dubey, Mayor Pro Tem Shamsul, and Members of the Richardson City Council,

Re: Zoning File 24-02 - Request for Approval of a Special Permit for a Private Use on an 8.6-Acre Property at 1301 Abrams Road

I am writing to you as a concerned and invested member of the Richardson community. Our family, the Koszewski's, are current Richardson ISD taxpayers and have a senior attending JJ Pearce High School. We were disappointed to learn of the recent decision to deny the zoning request for Coram Deo Academy (CDA) and are urging you to reconsider and approve the permit request for this institution.

Coram Deo Academy offers a unique and proven educational experience that Richardson residents should be proud to have within our city. The homeschooling portion of CDA provides families with a classical education model that emphasizes academic excellence, character development, and a supportive community. This approach is not only beneficial for the students who attend but also enhances the educational landscape of Richardson. For our family, the CDA model has been an excellent option for our younger children, allowing us to tailor their education to their specific needs. This is a prime example of how families can benefit from having multiple educational options available, enabling us to provide the best possible learning environments for our children. While our senior is thriving in the environment at JJ Pearce High School, the CDA model has been equally beneficial for our younger children.

CDA has consistently demonstrated its commitment to adhering to permit and traffic requirements, ensuring minimal disruption to the surrounding areas. Furthermore, CDA has maintained an excellent reputation with local neighborhood associations, fostering positive relationships and contributing to community cohesion.

A CDA campus at Abrams and Walnut would bring new life to that corner of our city, transforming it into a vibrant hub of educational activity. The presence of CDA can revitalize the area, providing a boost to local businesses and creating a positive ripple effect throughout the community.

Our family has personally witnessed the positive impact that CDA families and students have on the broader community. The academy's emphasis on a well-rounded education, incorporating both academic and moral instruction, prepares students to be conscientious, responsible, and engaged citizens. These qualities are essential for the future leaders of our city and nation.

We understand there may be concerns regarding the potential impact on Richardson ISD. However, our family's commitment to RISD remains unwavering. The addition of CDA as an educational option should not be seen as a threat but rather as an opportunity to enhance the overall educational offerings available to Richardson families.

In conclusion, we strongly urge you to approve the special permit request for Coram Deo Academy. The benefits to our community are substantial, and the positive impact on students and families cannot be overstated. Thank you for considering our perspective and for your dedication to the betterment of Richardson.

Sincerely,

Stephen & Valerie Koszewski

Valerie Koszewski
July 22, 2024

Mayor Bob Dubey
Mayor Pro Tem, Arefin Shamsul
Richardson City Council

Dear Mayor Dubey, Mayor Pro Tem Shamsul, and Members of the Richardson City Council,

Re: Zoning File 24-02 - Request for Approval of a Special Permit for a Private Use on an 8.6-Acre Property at 1301 Abrams Road

I am writing to you as a concerned and invested member of the Richardson community. Our family, the Koszewski's, are current Richardson ISD taxpayers and have a senior attending JJ Pearce High School. We were disappointed to learn of the recent decision to deny the zoning request for Coram Deo Academy (CDA) and are urging you to reconsider and approve the permit request for this institution.

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In conclusion, we strongly urge you to approve the special permit request for Coram Deo Academy. The benefits to our community are substantial, and the positive impact on students and families cannot be overstated. Thank you for considering our perspective and for your dedication to the betterment of Richardson.

Sincerely,

Valerie Koszewski

I am writing today on behalf of Coram Deo Academy as the school seeks to purchase property for a permanent school home. My husband and I live in Dallas (RISD tax payers) with our seven children. I am entering my 18th year as a Coram Deo teacher and five of our seven children attend the school with the next two not far behind. There is so much we could say about the school and its impact on our family. The community at CDA is wonderfully unique and involved, encouraging and engaged. The administration is wise and has a beautiful vision for a school that teaches and models both wisdom and virtue. We respectfully ask that you approve the SUP and welcome Coram Deo to Richardson. We confidently believe that the school will be a gift to its neighbors and are excited about what this next phase of the school's life will be. Thank you! Winsor Vanderhill

Kel and Kelly Wilpitz
9928 Knoll Krest Drive, Dallas, TX 75238

Dear City of Richardson Officials-

We live in Lake Highlands and have four sons who attend Coram Deo Academy. CDA has been an incredible blessing to our family and we have watched our boys develop spiritually, academically, and relationally at this school.

CDA has been renting various facilities for many years and a permanent location owned by the school would help to further the mission of the CDA which is, "to train ethical servant-leaders and wise thinkers who will shape culture for the glory of God."

The faculty and staff at CDA partner with us as we train our boys to be Godly leaders who exhibit selflessness, courage, and integrity. The academics are rigorous but well worth the effort and investment. The relationships they develop with their instructors and classmates make the CDA community a special place.

We would ask that you support CDA's purchase of Binnerri Presbyterian Church located at 1301 Abrams Road. You will not find a finer school and better neighbor than CDA. Thank you for your consideration.

-The Wilpitz Family

Rachel Donnell McGinnis
1411 Chickasaw Dr. Richardson Tx 75080

Rachel McGinnis

Pre K Teacher CDA Dallas & Richardson Resident

1411 Chickasaw Drive Richardson TX 75080

City of Richardson

City Council Members/

Dear City of Richardson Council Members,

My name is Rachel McGinnis, and I am a Pre-K teacher at Coram Deo Academy-Dallas. I am writing this letter in support of Coram Deo Academy-Dallas application for approval of a city permit to purchase the property and operate a non-profit private school. I have been with Coram Deo Academy for 18 years in which my children attended and I currently serve.

Coram Deo Academy is an excellent choice for this location. I believe that the leaders of this school will strive to meet all of the requirements for a permit based upon past history and integrity of the those in leadership.

Thank you for your consideration and your time.

Sincerely,

Rachel McGinnis

Richardson Resident & Coram Deo Academy Staff Member

Kora Lehmann
109 Shadywood Lane Richardson, TX 75080

Dear City of Richardson City Council,

We are a family of 5 (John, Kora, Alex, Caleb and Claire) who have resided in Richardson for 15 years. John grew up in Richardson and attended Canyon Creek, North and graduated from Pearce. Our oldest son Alex attended Mohawk, North and graduated from Pearce in 2018. Our two youngest attended Mohawk until 2020.

It was during the pandemic, that we discovered our two youngest children needed a different kind of education than our oldest received in RISD. This kind of education is called a "University Model" and it allows the children to have more time at home working on executive functioning skills one-on-one with a parent. It includes small class sizes and no technology use during the school day. We discovered that this kind of education exists in Dallas at Coram Deo Academy and it has been such a gift to our kids and to our family! I now teach part time there and am so thankful for the opportunity to teach in such a wonderful environment.

As you know, our campus needs a permanent home and as long time Richardson residents, we would love for this home to be in Richardson! Please reconsider allowing a school with a unique model for different learning styles to find a place to thrive in Richardson.

Thank you for your consideration.

Kristin Moret
1315 Chickasaw Drive, Richardson TX 75080

Hello! We are the Moret family and have lived in Richardson for the past 7 years. We would love to see 1301 Abrams to become the new CDA Dallas campus and believe it would be a huge gift to Richardson!

Blake McJunkin
400 Lawndale Dr Richardson TX 7508

We are wholeheartedly in support of CDA being here in Richardson. The families and community there would be a tremendous addition to the Richardson community. These families will surely prove to be the type of neighbors and organizational leaders a city should be quick to attract. They will be great stewards of the land, building, relationships and children that will be in their care. Please approve!

Meredith Schultz
5931 Anita Street Dallas, Texas 75206

July 3, 2024

To Whom it May Concern:

We are writing on behalf of Coram Deo Academy's desire to acquire Binnerri Presbyterian Church to utilize as our future school sight. We have been a Coram Deo family for eleven years (since 2013) when our eldest daughter started Kindergarten. She will be a junior this fall. Our other two children also started school at CDA in Kindergarten and are now a 5th grader and 9th grader. We have faithfully followed the school to three different campuses in a search of a permanent home. The prospect of acquiring this property for the future of our school is an exciting opportunity and the answer to many prayers.

We have been blessed by CDA, the administration, teachers, parents and students. The university model (we attend on Tues/Thurs) has afforded us the unique opportunity to spend precious time with our children and come alongside them as they grow academically, spiritually, and emotionally.

Thank you for your consideration in this matter. Acquiring the Binnerri Church as our CDA home would be an amazing and long-awaited opportunity for our school. Our sincere hope would be that this move would also positively impact the Richardson community we would be a part of.

Gratefully,
Andrew and Meredith Schultz

Jared Pelley
1122 Pueblo Drive, Richardson, TX 75080

Dear Richardson City Leaders,

I am writing in support of the permit for Coram Deo Academy at 1301 Abrams. I've benefitted from Coram Deo's education model as both a student and a parent. I'd like to share my experience as an example of the school's positive impact to families in our Richardson community.

My high school, Grace Preparatory Academy in Arlington, TX was the first NAUMS University Model school. After graduation I attended the University of Texas at Austin where I received a 4.0 GPA my freshman year, was admitted to the McCombs School of Business, graduated Cum Laude, and was offered my first job offer at PricewaterhouseCoopers Advisory. That was the start of my career in Management Consulting, a path I'm still on today.

My 3 children are age 7, 5, and 3. My oldest starts 2nd grade this fall and has attended Coram Deo since Kindergarten. The past 2 school years she has thrived in the small classroom environment, made new friends, and played softball, basketball, and danced ballet with classmates. She read Harry Potter and the Sorcerer's Stone by herself this summer. And I've aligned my "work from home" days with hers so that we can have family lunch together on weekdays during the school year. The school has helped my daughter thrive academically and socially and brought us closer together as a family.

My parents made many sacrifices to be able to send me to a University Model high school. I was the first in my family to land any sort of Corporate or "white collar" job thanks in part to that education model. Today it is a privilege to be able to pass on to my children the same educational model that worked so well for me.

I am thrilled that there is a school like Coram Deo in Dallas County and would love to see a permanent location in my city of Richardson. I ask you to please approve Coram Deo's permit.

Thank you,
Jared Pelley

Pam Pelley
1400 Eastbrook Dr.

We wholeheartedly support CDA receiving a building permit.

Brad and Katie Gaultney
13388 Meadowside Dr, Dallas, TX 75240

Dear City of Richardson and Richardson ISD, We love Richardson and the people in our city. Our family, like many who attend Coram Deo, is looking for a completely different educational product than homeschool, public school or even other types of private schools offer. It is the unique classical and collaborative offering, Christ-centered education and close-knit community that draws us to this model. But regardless of how our kids are educated, providing excellent educational experiences, preparing young people to lead and contribute to the community and be productive adults should be our common goal in Richardson. I believe CDA is a piece of achieving that goal. Our families are already largely in Richardson, and many will move closer to the new campus (as some already have). We want to be (and continue to be) a good neighbor. We have shown that we are a good neighbor over the years, and hope that we will bring more goodness and beauty to Richardson. We are asking for you to approve our permit so we can move to our new home, and continue to provide excellent education to our community. We want to work together towards that common goal. Thank you for your consideration!

Michelle West
525 Wentworth Dr

As a Richland resident I'm in favor of CDA occupying 1301 Abrams. That corner has sat dormant far too long and seeing weekly activity will be enticing to businesses and better for the community. I've seen first hand, as a CDA parent, how drop off and pick up operate and there will be less effect on that corner than Richland Elementary has on our neighborhood. This is an exciting move and I'm praying the city sees the benefits to approving this purchase of 1301 Abrams by CDA.

Emily Morgenstern
2511 Little Creek Dr, Richardson, Texas 75080

Dear Members of Richardson City Council,

I am writing to express my strong support for the proposal regarding Coram Deo Academy's acquisition of Binnerri Presbyterian Church's building within our city limits. As a resident of Richardson and a parent deeply invested in education, I believe this initiative will bring numerous benefits to our city.

Coram Deo Academy has a long-standing reputation for training ethical servant leaders, offering rigorous academic programs and fostering a collaborative learning environment. By expanding into this new facility, they will not only accommodate their growing student body but also contribute positively to the City of Richardson.

Furthermore, having a reputable private school within our city enhances our overall educational landscape. It provides families with more choices and helps attract new residents who prioritize education options for their children. This, in turn, can lead to increased property values and a stronger sense of community pride.

I am confident that CDA will be a responsible steward of the new property, adhering to all zoning regulations and making efforts to integrate seamlessly into the surrounding neighborhood. Their commitment to education and community involvement has been evident over the years, and I believe this expansion aligns perfectly with our city's values and goals.

In conclusion, I urge you to support CDA's acquisition of the new building. This decision will not only benefit the school but will also have a positive impact on Richardson's economy, education system, and overall community well-being.

Thank you for considering my viewpoint on this matter.

Sincerely,
Joseph & Emily Morgenstern

2511 Little Creek Dr.
Richardson, Texas 75080
emilymerritt@gmail.com
[redacted]

Kevin Uhles
10127 Linkwood Dr

Hello all,

I am writing to express my wholehearted support for Coram Deo Academy (CDA) as they seek to establish a new location in our community. As a longstanding advocate for educational institutions that prioritize the development of strong families and community enrichment, I can attest to the significant positive impact CDA will bring to our area.

Coram Deo Academy is renowned for its commitment to fostering a nurturing and academically rigorous environment where students are not only educated but also encouraged to grow into responsible and compassionate members of society. The school's dedication to building strong family values is evident in its curriculum and extracurricular activities, which are designed to engage both students and their families, creating a close-knit community of learners.

Moreover, CDA's track record demonstrates that they consistently give more than they take from the communities they serve. Their programs often extend beyond the classroom, offering various community service initiatives, family support programs, and opportunities for local engagement. By doing so, CDA enriches the lives of not only their students but also the broader community, contributing to a culture of collaboration, respect, and mutual support.

Establishing a new CDA location in our community promises to bring these same benefits and more. The presence of such an esteemed educational institution will undoubtedly enhance our local educational landscape, providing parents with a high-quality schooling option that emphasizes holistic development. Additionally, CDA's commitment to service will likely inspire and mobilize other community members and organizations to participate in and contribute to community-building efforts.

In light of these considerations, I strongly endorse Coram Deo Academy's plans to open a new location. I am confident that their presence will be a valuable asset to our community, fostering an environment where families thrive and communal bonds are strengthened.

Thank you for considering this letter of support. Should you require any further information, please feel free to contact me.

Sincerely,

Kevin Uhles

Carli Chapman
1300 Cheyenne Drive, Richardson, Texas 75080

Good day, I hope this letter finds you well.
My family lives in Richardson and owns a small business the operates out of Richardson. We moved to Richardson more than 11 years ago not only for the great location (proximity to my office and our family church) but in part because of the academic reputation of RISD at the time. Over the years we have put down deep roots, grown beautiful community in our neighborhood, and love living here.
Fast forward to our oldest child approaching kindergarten and we struggled with the idea of such a long school day at such a young age. As children, we both participated in "AM / PM kindergarten", so we began searching for an alternative option for our kids. Little did we know this was the beginning of many conversations around what God had for our family, what we wanted our family rhythm to look like, and what school would best honor our commitment to disciple our kids in the Lord and our desire to spend more time with them.
We are so grateful for Coram Deo Academy and the opportunity it has given us to actively participate in the education of our children and to spend more time with them as they grow. The classical approach of Coram Deo Academy not only affords our kids a beautiful education, but the school also supports our closely held religious beliefs, which was key in our ultimate decision to apply.
The building location will not alter our choice to educate our children at Coram Deo Academy, as we are willing to make the sacrifice to drive to where the Lord has us, but there is something special about having a space that is truly yours and I hope you will open-mindedly consider the application to make our school home at 1301 Abrams.
This small community of families is one our city would benefit from tremendously. They are fun, kind, generous, hardworking, dedicated, and thoughtful. When considering what would benefit the city, consider what it would mean to bring such quality staff, families and students into your community. A call of Christians is to love our neighbors and indeed CDA faculty, students and families do just that – we would love Richardson to be that neighbor for the coming years.
Thank you for your time. We are praying for you all as you evaluate the opportunity in front of you, not only for the benefit of Coram Deo Academy, but also for Binnerri Presbyterian Church and the city of Richardson.
Braden and Carli

Amy Kahle
307 Huffhines Street, Richardson, TX 75081

Richardson City Council,

Historically, the education of children has been a cornerstone of community strength. Recently, however, the closure of three elementary schools in our district signals a troubling trend towards educational decline in Richardson. As a mother of four school aged children, a Richardson resident, and a business owner in Richardson, this development is profoundly concerning.

I urge the Richardson City Council to actively encourage and support all educational institutions that wish to invest in our city. By doing so, we can revitalize our educational standing and make Richardson an attractive destination for future residents, offering them a variety of educational options. Limiting these options forces families to seek residences in neighboring areas such as Dallas ISD or Collin County, which offer more diverse educational opportunities. A robust educational infrastructure will project strength and a promising future, motivating both current and prospective residents to commit to Richardson.

Furthermore, the rising commercial vacancy rate in Richardson is a clear indicator of economic fragility. The prevalence of empty commercial spaces deters both residents and potential investors. Given this evident increase in commercial vacancies, it is highly improbable that any investor would consider demolishing a church to construct a commercial center, which was previously cited as a reason for not approving the permit.

As a commercial real estate owner, I recognize the challenges in attracting investment under the current market conditions. For instance, the prospect of redeveloping the former church at 701 W Belt Line Rd, now the Richardson ISD Professional Development Center, into a profitable commercial property is bleak. I recommend that during your next meeting, you request an update from the ISD on any offers received for this property, as this will serve as a critical indicator of commercial investment interest in Richardson.

Approving the establishment of more educational institutions in Richardson is crucial for rebuilding our educational framework, thereby attracting more residents, and boosting economic activity. Conversely, rejecting these opportunities will perpetuate educational weaknesses, potentially decreasing property values, as evidenced by our successful appeal to the Dallas Appraisal District this year based on the closures of the three elementary schools.

In light of these considerations, I strongly urge you to approve the permit for Coram Deo Academy School and support initiatives that strengthen educational opportunities for all children in Richardson.

Thank you for your attention to this vital matter.

Sincerely,
Amy Kahle
CDA Parent
Richardson Resident
Richardson Small Business Owner

Dawn Dady
735 Dumont Dr, Richardson, TX 75080

Hello,

We're writing to voice our support for the purchase of Binnerri Presbyterian Church by Coram Deo Academy. Our two sons currently attend CDA, and we've found great value in having the school close to our home in Richardson. We love our community in Richardson, and it's been a joy to have so many CDA families close by.

During a previous city council meeting, much concern was expressed over the idea of our school taking school away from RISD. CDA is a university model school which allows for a mix of homeschool and in-school class time. It's quite different from what is offered through RISD, and it's most often an option for parents who've already chosen an alternative to public education for their children (like us). In addition, we do hope you'll take a closer look at how our school already complies with safety regulations and any events as well. As parents, we've adapted many times to make sure we honor the neighbors in our current location - whether it's following certain traffic patterns, changing the times/dates we meet or even changing our uniform so it's different from a neighbor school.

Students at CDA learn to value the arts, value their neighbors and contribute to the community. They are stellar leaders who value integrity and knowledge. Our hope is that you'll approve the purchase of this property, so our parents and students can continue to support and enrich the community around us in Richardson.

Sincerely,
Dawn & Tyler Dady
735 Dumont Dr.
Richardson, TX 75080

Danita Knight
512 Park Lane

I fully support Coram Deo Academy operating a school out of the property at Abrams and Walnut. I believe it will bring life and business to the area.

Rebekah Angeles
717 Winchester Dr.

Please allow Coram Deo Academy Dallas to purchase 1301 Abrams in Richardson, TX. We love our school and are confident our move to this location will greatly benefit both our school families and the members of the community. We strongly support this school and the purchase of this property for school use.

Alan Angeles
717 Winchester Dr.

Please allow Coram Deo Academy Dallas to purchase 1301 Abrams in Richardson, TX. We love our school and are confident our move to this location will greatly benefit both our school families and the members of the community. We strongly support this school and the purchase of this property for school use.

Kara Sughrue
517 Harvest Glen

Greetings,

In April of 2023 my daughters and I purchased a new home in the Richland Park Neighborhood. We did not know at the time what new opportunities this home would provide. When I toured the home, I fell in love with the style of home, representative of the era it was built. Seeing that there were some needed updates, we moved forward with minimal renovations to preserve the "feel" of the home. There are a few North Dallas neighborhoods that have homes torn down and rebuilt to appeal to the owners, not the community at whole. I feel Richland Park HOA has maintained the "look" it was intended to have. Even after a tornado severely damaged the area, many of the homes made renovations that complimented the neighborhood.

For Coram Deo Academy to move into the Binnerri Presbyterian Church would be an opportunity to preserve the beauty of the church and it's campus. For CDA to occupy the property, would support the neighborhood's feel of a well established community that cares about investing in where they live. This is not a building that should be torn down and rebuilt into something different to fulfill the needs of the a certain occupant. The surrounding areas and intersections my daughters and I now call our home have many commercial properties that are available to be occupied, renovated, and are desperate for attention by the greater community representatives.

Coram Deo's move to the Binnerri Church is of great interest to me and my daughters, personally. I am a Second Grade teacher at Coram Deo and my three daughters are in 9th, 7th, and 4th grade. When choosing an education for my children, with options of public schools in Plano and Richardson, and after teaching in PISD for 10 years, I fell in love with the mission of CDA. To train up ethical and servant leaders to help shape our culture, future, and communities, to bring glory to God, feels like a moral responsibility to me as a parent and a teacher.

Having CDA students, who are taught to love all people, help those in need, and to become wise and ethical in decision making, can bring wonderful opportunities to an established community.

Thank you for the consideration.

Grace and peace, Kara Sughrue

Mary McGuire
1700 Cheyenne Dr. Richardson, TX 75080

We are in full support of Binnerri Presbyterian Church being purchased by CORAM DEO Academy. We are proud Richardson residents and believe this would be positive for the revitalization of this area.

Caleb McGuire
990 Security Row Richardson Tx 75081

As a resident of Richardson for over 13 years, and a business owner who has operated multiple Richardson based businesses during that time, I am in full support of Coram Deo Academy relocating to the property currently occupied by Binnerri Presbyterian Church.

Kadee Marshall
901 Wateka Way Richardson TX 75080

Dear City Council members,

I've lived in Richardson for 10 years and am an invested member of the community. I think Coram Deo Academy would be a great addition to Richardson. Coram Deo truly desires to seek the welfare of the city. It attracts people who desire to plant roots in our city and be great neighbors to those around them. I've witnessed this first hand as a Coram Deo parent and would greatly appreciate your approval in helping Coram Deo Academy become an integral part of our community and further the success of Richardson.

Thank you for your support.

Kadee Marshall

Erin Golangco
7652 Querida Ln, Dallas, TX 75248

Dear City, our family wholly supports the purchase of 1301 Abrams for the use of education and formation of Coram Deo Academy students. It is a great opportunity for our school to plant roots in Richardson and to bring deeper relationships to Richardson businesses, families and real estate. The school thinks about the flourishing of the neighborhood and community, and will be a great neighbor to all the surrounding neighborhoods and establishments. Please consider approving CDA's application as it will benefit the neighborhood for generations to come.

Sincerely,

Erin and Paul Golangco

Stephanie Tyroch
1201 Eton Drive, Richardson, TX 75080

Please consider allowing CDA to utilize Binnerri Church for their central campus. This school is full of incredible families, and their school would be a wonderful addition to any community. Thank you.

Marissa Walton
1104 Eton Dr, Richardson, TX 75080

I support CDA Dallas campus purchasing Binnerri Church

Hillary Hare
1226 Richland Oaks Dr

I support Coram Deo owning and operating the property at Abrams & walnut.

Serah Luu
10115 Laingtree Dr dallas tx 75243

I support Coram Deo owning and operating the property at Abrams & walnut.

James Cole
508 S Grove Rd

I support CDA moving to this location and believe they will be an asset to the community.

Rachael Delph
1307 Comanche Drive

To whom it may concern,
I am in support of coram deo Dallas being able to purchase and conduct school in Richardson.
Thank you!

Katie Skinner
Katiekskinner@gmail.com

We are in support of CDA purchasing 1301 Abrams. This school would be an excellent addition to the neighborhood.

Courtney Carlton
1102 Eton dr, richardson, TX 75080

Hi there!! I am writing to you as a Richardson resident, as well as a friend to many families who attend Coram Deo Academy (CDA for short). CDA is ready to own their own campus and the Binnerri Church location is the perfect spot for them to purchase. These children are worth the investment. With a stable and owned facility, CDA can better cater to the children's educational needs and provide them with a nurturing environment that supports their growth and development. I strongly believe that investing in their own building would not only enhance CDA's school's stability and growth but also contribute positively to Richardson's city's development.

Owning their school building demonstrates a deep commitment to the long-term success of not only their children, but also the vibrancy of the city of Richardson. CDA would create a lasting impact in East Richardson that would extend beyond the immediate community.

Having a permanent home for CDA fosters a stronger sense of belonging and pride among their families. It's a place where our children can thrive and where parents can actively engage in shaping this school's future.

Their economic contribution would be significant as well. Property ownership means investing in local businesses for maintenance and improvements, which in turn supports our city's economy and infrastructure.

Thank you for consideration!
Courtney Carlton

Kasey Forney
7736 La Sobrina Drive Dallas 75248

To whom it may concern-

My name is Kasey Forney. My family lives in RISD schools but in Dallas. We couldn't love CDA more but the reason we chose to go to CDA was mostly for the Christian hybrid model. I say that because we are such a unique model school that the fear of "taking students from RISD" is really not a mass concern. Families would need to want the model school and at mass amounts that is not a good fit for everyone or even most people.

We are a sweet school, we teach kids to be good decision makers and wise thinkers, not just learn to ace a test.

I want to state my support for our permits to pass. And I sincerely hope you will let us continue to do great things but instead, do it in Richardson.

Thank you!
-Kasey Forney

Crystal Duran
6435 Brook Lake Drive Dallas tx 75248

I am deeply in support of CDA purchasing this building and rezoning it for our school. We love this hybrid model of homeschooling and feel like it does not conflict with any other school models in the district hence why we have no idea why it was denied in the first place. CDA is not like any other school we've encountered and we love how we as parents get to partner with the school and be a part of their education. Please reconsider this plea for rezoning so we can educate our children with the model we feel best suits our children. Thank you for the consideration.

Samuel Duran
6435 Brook Lake Drive

I am in support of CDA purchasing the campus in Richardson.

Chloé Aduddell
1121 Grassmere Dr, Richardson Tx 75080

We are Richardson residents and support Coram Deo Academy being on a permanent property within RISD boundaries. We are active voters and property owners / tax payers for Richardson. Our desire is for this Academy to not only exist in our community, but to build effective leaders for the next generation in our community. It is in Richardson's best interest, on many levels, to approve this.

Brittany Bundren Smith
2704 Canyon Valley Dr Richardson TX 75080

Please allow us to purchase the building for our school. We want to train up these kids to be good citizens and a positive impact on this community. Thank you

Lucy DeShazo
10026 Crestwick Drive

We fully support the relocation of Coram Deo Academy to the plot on Abrams Road in Richardson. This will be an asset to the city and surrounding areas.

Travis Hebert
1221 Laurel Lane Richardson TX 75080

To whom it may concern:

We are Travis and Marci Hebert, Richardson residents, RISD tax payers, and Richardson business owners. We have lived in, worked in, and loved the community of Richardson since 2008. We are writing this letter in support of Coram Deo Academy, who we have experienced to be a hospitable, servant-minded, and friendly organization. Personally our family has benefited greatly from our time at CDA, and we believe Richardson will benefit greatly from Coram Deo Academy residing in our community. Community is a high value to the body of CDA, and we are confident that the Richardson community will be enriched by the presence of the CDA community. We could not recommend Coram Deo Academy more highly!

Best regards,
Travis and Marci Hebert

Duy Luu
10115 Laingtree Dr

I support CDA purchasing the property for use as a school.

Lisa Morrison
1205 Glen Cove Drive, Richardson, TX 75080

I am writing in favor of approving the new Coram Deo Academy location. We have been with Coram Deo for 3, going on 4 years. We love our hybrid school that offers 2-3 days of at home learning. Our school should not affect RISD enrollment, which is one reason I am aware the city is not in favor, as it simply is not modeled to have the amount of students a traditional private school would have. Each grade is only allowed 4 class blocks of 15 kids and I understand that each class block from 5th grade and below is at capacity. It is also not going to attract families in RISD who are not able or willing to homeschool their children. We are simply looking for a central location for our families who come from multiple cities (not just Richardson), where we can expand our extracurricular offerings to our students, have proper classroom sizes and have a place to call home. Coram Deo would be such an asset to our city. Our school's mission of training ethical servant-leaders and wise thinkers who will shape culture for the glory of God, should be something the city of Richardson is proud and eager to offer.

Stacie Allen
7727 Maplecrest Dr. Dallas, TX 75254

My family and I lived in Richardson Heights for about ten years before recently moving across Coit to Dallas. Luckily, we are still in RISD and can maintain certain Richardson perks like the fantastic public library. We LOVED living in Richardson for so many reasons—it truly is a wonderful community. That being said, Coram Deo Academy would do nothing but add to this inviting city. The families and administration would serve and honor the community in which they hope to reside and the mission of the school is to produce ethical, servant-hearted leaders who will go out and do more of the same.

Merrick Porcheddu
5 Doral Place Richardson Texas 75080

Dear City Council,

I am writing to you with sincerity, humility, and a sense of urgency on behalf of Coram Deo Academy (CDA) in Richardson. As a resident of Canyon Creek for six years and a proud member of the Richardson business community, I feel deeply connected to the future of our city.

My journey in Richardson began with the opening of Artist Uprising Studios on Floyd Rd in 2020. Following this, I relocated our agency headquarters from Dallas to Main Street, Richardson, in 2021, thanks to a city grant. These experiences have solidified my commitment to Richardson, prompting my family to transition from a Dallas private school to a Richardson private school for our children.

After evaluating several options, including Covenant and TCA (my alma mater), we found an ideal fit in CDA. My husband, seeking a homeschool-style curriculum that offered both community and school structure, discovered CDA's Classical learning model. This innovative approach, which involves parents in the educational process alongside teachers, has greatly benefited our children. They have thrived academically and personally in this environment, allowing us to actively participate in their education while growing our businesses.

The community at CDA is another significant advantage. We have formed meaningful relationships with many families, including several who also live and work in Richardson. We have witnessed the positive impact CDA has on its students and their families, fostering a thriving community within our city.

As a strong advocate for Richardson, I firmly believe that retaining CDA within our city is crucial. The school not only attracts families to move here but also contributes to the local economy and our city's growth. CDA helps nurture future generations who will be dedicated to their community.

I earnestly urge you to approve CDA's request to move to a permanent address in Richardson. This decision will benefit our city by attracting more families committed to raising their children in a supportive and engaged community.

Thank you for your time and consideration.

Sincerely,

Merrick Porchéddu
CEO & Founder - Artist Uprising™ and Artist Uprising Studios
Richardson Resident

Reva Schneider
1311 Cheyenne Dr.

I support allowing CDA to have the zoning permission to operate a school at 1301 Abrams with their originally requested number of students. I also think it is not right to block the school due to a desire to rezone the property for retail for monetary gain when it was previously a church.

Ashley Dillon
1129 Eton Dr. Richardson

I am a Richardson resident and fully support Coram Deo Academy's purchase of 1301 Abrams. Thank you for considering.

Christie McCabe
912 Northlake Dr, Richardson, TX 75080

My name is Christie McCabe, and I am a proud, long time Richardson resident. My husband and I both grew up in RISD schools, both graduating from Lake Highlands High School, and have chosen to remain in Richardson to raise our family. I taught for five years at Spring Creek Elementary in RISD and continue to support RISD schools through organizations such as School Impact. We love being a part of the Richardson community!

We also love our Coram Deo family. We chose to be a part of CDA for many reasons, one of which was more time with our littles. We are incredibly grateful for the gift that it has been to our family and many others. We have watched our kids thrive, and it has been a unique and amazing fit for our family. We believe that having CDA's campus in Richardson would contribute to the diverse culture that we appreciate in our city. We love our school, and we love our city. We believe that Richardson would be an amazing home for Coram Deo Academy, and we hope you will consider making room for us!

David Schneider
1311 Cheyenne Dr.

Dear Richardson City Council Members,

I am writing to request that you approve the special use permit at 1301 Abrams for CDA to use the property as a school. As a Richarsson resident and parent of students that attend CDA, I am excited at the prospect of the school moving to Richardson from Dallas. In the past my children have attended school in Dallas and in Plano, and with all of the trips to these different cities, I find my family going to business in those cities near the schools they attended. I would much rather frequent business in Richardson. Allowing CDA to operate at 1301 Abrams will be effective at keeping my family, and many others, spending time in businesses in Richardson instead of Dallas and Plano

Providing a permit to allow CDA to operate in Richardson enhances our city's reputation for good schools by providing an option for classical education. RISD is a great school district and attracts many families to our city. CDA operating in Richardson as opposed to Dallas does not pose any increased threat to RISD. Instead it brings provides more of a draw to bring families to Richardson.

Thank you for your time and your consideration of providing a permit for CDA to operate at 1301 Abrams.

Sincerely,
David Schneider

Daniel & Heather Robb
816 Lockwood Dr., Richardson, Tx 75080

Dear esteemed City Council members,

It is a significant and positive development for our community to endorse the rezoning of the property located at 1301 Abrams to allow for the establishment of a new campus for Coram Deo Academy. Doing so offers numerous benefits to the City of Richardson while, at the same time, complementing the existing educational landscape. We enthusiastically support the proposed rezoning that would facilitate said transition.

The Coram Deo Academy community has consistently demonstrated a commitment to fostering a nurturing and values-based educational environment. By accomplishing rezoning of the property at 1301 Abrams Rd., the school can expand its facilities, providing enhanced educational opportunities for its students. This expansion will allow for the implementation of new programs, extracurricular activities, and community outreach initiatives that align with the school's mission of academic excellence and moral development.

One of the most noble aspects of the Coram Deo community is identifying and appreciating the truth, goodness and beauty in all of God's creation. In so much, it is commendable that not only are our children encouraged and groomed to become ethical servant leaders through the lens of this philosophy, but those same objectives permeate the numerous community engagement events the school sponsors. The school regularly hosts events that bring families together, supports local charities and businesses, and encourages students to participate in community service. By accomplishing rezoning, Coram Deo Academy will have more space to further these initiatives, creating a hub for positive community activities and bolstering the social fabric of Richardson.

Coram Deo Academy provides an alternative educational option that caters to families seeking a Christian-based curriculum, thereby enriching the diversity of educational choices available in our area. Rather than competing with the public schools, Coram Deo Academy complements them, offering a unique approach to education that some families prefer.

Furthermore, the presence of a thriving Christian school in our community can attract new families to the area, contributing to local economic growth and stability. This can lead to increased enrollment in both the public and private educational sectors, a benefit to the educational ecosystem.

Rezoning of the 1301 Abrams property in favor of Coram Deo Academy will be a positive step for our community. It will provide enhanced educational opportunities, strengthen

community ties, and coexist harmoniously with the resources and goals of Richardson ISD. We support this initiative and urge you to consider the many benefits it will bring to our community. Thank you for your consideration.

Sincerely,

Daniel and Heather Robb

Danielle Fermier
8414 Flower Meadow Dr, Dallas 75243

Coram Deo Academy has my full support to make its home at 1301 Abrams. I believe it will be a benefit to the community, families, and businesses in the area. CDA is filled with families who love their neighbors — from shopping local to helping them in a time of need. Richardson is a vibrant town, and we hope to only add to that! Thank you for your consideration!

Joseph Morgenstern
2511 Little Creek Dr, Richardson, Texas 75080

Dear Richardson City Council Members,

I am writing to express my strong support for Coram Deo Academy's plan to purchase Binnerri Presbyterian Church’s current building. As a Richardson resident, I believe diverse education options are vital for our community's growth and enrichment.

By purchasing this facility, Coram Deo Academy will not only enhance educational opportunities but also contribute positively to Richardson's diversity and educational landscape. This investment will provide families with additional choices, ensuring that all residents have access to quality education that meets their needs.

I encourage the council to support this proposal, recognizing its potential to strengthen our community and empower our youth through varied educational offerings.

Thank you for your attention to this matter.

Sincerely,

Joseph Morgenstern
2511 Little Creek Drive
Richardson, Texas 75080

Cory Grinnell
813 Lockwood Drive Richardson

I am writing to you on behalf of CDA Dallas, a private educational institution, to request the city's approval for our establishment and operation within our community.

As a Richardson Resident I believe it is crucial to provide diverse educational opportunities to meet the varied needs and preferences of families in our city. The introduction of a private school hybrid schools like CDA offers numerous benefits and aligns with our shared goal of fostering a well-rounded and inclusive educational landscape. This is important for new families looking to make Richardson their home, allowing them to see all the schooling options and choose what is best for their family. If there is no diversity in that option they may choose to live in a different city that allows for multiple schooling options.

Having options in schooling empowers parents to choose the best educational path for their children. Every child is different, and having the ability to select a school that aligns with their child's learning style, interests, and values is invaluable. This choice leads to higher student engagement, satisfaction, and ultimately, better educational outcomes and a better community that thrives. Richardson is a unique place where family is important and kids are roaming the neighborhoods playing with friends. Private, public, hybrid, or homeschool each family should be able to make the choice and have the options to choose.

The hybrid CDA method of schooling is not a 5 day a week option so it’s allowing the homeschooling families of Richardson (which is a large population in the neighborhood I live…Heighrs Park) options.

I believe that CDA’s presence will not only provide an excellent education for those seeking a hybrid (not 5 day a week) option but also contribute positively to the social and economic fabric of our city.

In conclusion, the approval of CDA (building) will provide families with the essential choice in their children's education, promote innovative and specialized learning, and contribute to the overall improvement of our city's educational landscape. We respectfully request your support in allowing us to establish CDA and look forward to collaborating for the betterment of our community.

Thank you for your time and consideration.

Justi Buck
312 Hillcrest Ave

I am in support of Coram Deo Academy being in Richardson, Texas.

Elizabeth Bryant
3785 Crown Shore Drive Dallas, TX 75244

Dear City of Richardson,
Please allow us our new school location. My property tax dollars are in Dallas. My children are zoned for DISD, and yet I would like to bring my children to our new school's location in Richardson. In doing so, I drive I-635 to take them and drop them at school, resulting in very minimal additional traffic I am adding to your Richardson roads. However, when I do bring my additional driving to Richardson, it is to bring my sales tax dollars and small business revenue dollars to some of our favorite locations such as Tongue and Cheek ice cream, La Casita Bakery, Cane Rosso, Haystack burgers, Communion Coffee, Lockwood Distillery, staycation coffee, Birdcall, Jeng Chi, Afrah's, Fat Straws, Del's Burgers, Etc. Please allow us our new school location so I can more conveniently spend even more of my Dallas dollars in your lovely town.

Ryan Gay
302 S Weatherred Drive

I support Coram Deo Academy at 1301 Abrams Road, Richardson, TX. The additional volume and focus on this area will surely provide a boost to this area from both a traffic and commercial volume. If I was a business owner, I would want to be able to cater to the additional populace to this area enriching business owners, and city tax stakeholders for further investment.

Rayelynn Dady
9211 Moss Haven Drive, Dallas 75231

We live in the RISD area and our two sons attended RISD schools. Now our two grandsons live in Richardson and attend Coram Deo Academy in Dallas. They have had valuable teaching through CDA and continue to experience learning on a higher level than most of their peers that attend public school.

CDA is presently meeting at Temple Shalom. The school is seeking to purchase the Binnerri Presbyterian Church at Abrams Rd. and Walnut St. CDA is growing and needs a home base. The CDA children—and their families--would greatly benefit by having their own campus. Would you please support CDA's effort to purchase the property so that the school can continue to grow in a place they can call their own?

Sincerely,
Rayelynn Dady

Ben Marshall
901 Wateka Way

Dear Richardson City Counsel,

I'm writing in the hopes you will consider supporting Coram Deo Academy in their efforts to operate their school in Richardson at the existing Binerri Presbyterian Church campus.

As a 10-year Richardson resident and Coram Deo parent, we are deeply invested in both our city and our school. The city could not ask for a more honorable or kindly neighbor to add to the community. Schools inherently bring stability and investment. Far beyond retail or other potential uses, an invested school like Coram Deo will only benefit the surrounding area.

If there are any concerns with RISD conflict, Coram Deo offers a completely different educational model from what RISD operates. Coram Deo is not a direct competition to RISD, but a different offering altogether to a different set of families. Families, that are invested in the school and the surrounding community for the long haul.

We kindly invite you to consider approval of Coram Doe's operation as we all partner together for the betterment of Richardson and its residents.

Thank you for your support!

Mark Allen McKean
1857 Westcreek drive Garland Texas

To whom it may concern,
My granddaughter has attended CDA for the past three years and my grandson begins kindergarten at CDA this fall. My granddaughter has received an excellent christian based education and I have observed and participated in some of the activities. The quality of the teachers and curriculum far exceed the instruction my other grandchildren receive in public school. As a Richardson ISD taxpayer, with no children in Richardson schools, I strongly urge the city of Richardson to approve the purchase of the city location by CDA. There is no ethical reason for the city of Richardson to stand in the way of this purchase.

Major Mark McKean (USA retired)

Jenni Purser
7226 Birchwood Drive

To the City of Richardson council members,
Thank you for allowing us another chance to come before you and make our request. Our family has attended CDA for 10 years (going into our 11th!) and we have traveled to many locations along the way. We have even moved houses to get closer to the current location. A permanent location would be a dream come true for our family and our 3 kids (8, 12, and 14). As you can imagine, it's not easy on a child to have their school location changed so many times. Our family would greatly appreciate your consideration and approval of this building for our school. Thank you for your time.

Christopher Stanley Sinclair
3361 Camelot Dr., Dallas, TX 75229

City Council of Richardson,

While we don't reside in Richardson, but nearby Northwest Dallas, so much of what we enjoy as a young family—community with other young families, sporting events, play dates with families, even some of our favorite restaurants, resides in your city. You've cultivated that, and many beyond your city, like us, benefit from that. So thank you.

When seeking educational options for our now 1st grader, this strong sense of Community is top of the list. We want our children to grow up with lifelong friends, and CDA stood out for being in the heart of a great city, that fosters this strong sense of community.

One of the ways this is fostered is through volunteer service. CDA calls on parents to help with parking flow. We have our own vested interest in creating a smooth and swift experience for pickup and drop off. As a father, we enjoy serving in this way with other dads, and take pride that a well-organized effort reflects our core value to the community.

I'd like to close by speaking to the leadership of Rev. Jon Jordan. His desire to set the cultural tone of our school as one of servant leadership, cultivating community and collaboration is what every city wants. The 'rollover' effect of CDA's presence in your community will only lift your long-established reputation as a city people go to for commerce, education, community, and family.

Christopher Sinclair

Nathan Forney
7736 La Sobrina Drive Dallas, TX 75248

Dear Commission/Council Members,

The purpose of this letter is to inform you that I, Nathan Forney, am in support of the proposed special permit requested by Coram Deo Academy (CDA) at 1301 Abrams. CDA has a great reputation for their educational program, community involvement, and responsibly adhering to permit and jurisdictional requirements. For all these reasons I believe CDA will bring new life and a positive impact for many years to come to the area. I also believe the City of Richardson should be proud to bring an excellent education option and property owner within their city limits.

Respectfully,
Nathan Forney

Amy Fulmer
9709 Shadydale lane Dallas, Texas 75238

To Whom It May Concern:

I am writing to express my strong support for Coram Deo Academy's permit application to purchase the building in Richardson. As a tax payer in Richardson ISD, I believe that Coram Deo Academy (CDA) represents a valuable educational institution that would greatly benefit the city of Richardson. CDA has established itself as a proven educational offering with a strong track record of academic excellence and community involvement. Moreover, CDA has consistently maintained a positive relationship with local neighborhood associations. Coram Deo's presence at the Abrams and Walnut location would add new life into that area, demonstrating their ability to be a good neighbor and a positive influence in the community. I urge you to approve CDA's permit application and support their efforts to expand their positive impact on Richardson.

Thank you for your consideration.

Sincerely,

Amy Fulmer

Cherolyn McCammack
3406 Sugarberry Lane, Garland, TX 75044

Dear Development Services Director/Committee,

I am writing to express support for approval of a permit for the Coram Deo Academy Dallas location proposed at 1301 Abrams Road in Richardson, TX. Though our family resides within the city of Garland, our home is located within the RISD district, and both of our kids have attended RISD schools. Our son and daughter attended Big Springs Elementary K-6th, then Westwood and Apollo Middle schools. Our daughter graduated from Richardson High school in 2022, number 5 in her class, and built upon the wonderful foundation of the education in RISD to go on and attend Trinity University. Our son has attended CDA Dallas since 9th grade and has also experienced and benefited immensely from the Christian, collaborative, classical education that is provided by a talented and caring community of educators and family volunteers. What an extreme advantage to have both educational models and options available to us and other parents within RISD. I believe that this provides a great incentive for families to relocate to Richardson.

It's hard to overstate the positive influence that CDA has had on our family, and we have witnessed the same among so many other families. This school is comprised of diligent administrators, staff, and families hoping to build ethical servant leaders within a respectful community that strives to encourage students and families to serve one another as well as others around them. The draw of this school for families who want to attend and live close will likely bring additional tax revenue for the city, including for RISD schools through home ownership. CDA families also have a history of being rule followers! We have a reputation for consistently observing local permit and traffic requirements in our current location and would continue to do so at a new location. We would also hope to bring a vibrant rebirth to the location at 1301 Abrams through joyful pursuit of education, sports endeavors, and friendships in our surrounding community.

To close, I will share the personal impact of CDA on our family. Engaging with the CDA community has helped our son to deepen his Christian faith, improve study habits, and develop better, stronger relationships within a diverse group of friends. He has grown from a restless, easily deterred student, to a student who strives to achieve and persist, even when faced with challenging course work or situations. In our view, the city of Richardson will benefit tremendously to count CDA Dallas among its educational offerings.

Thanks in advance for considering our family's support of the approval of the permit for CDA Dallas at a new location, 1301 Abrams, Richardson, TX.

McCammack Family
Ed, Cher, Cadence, and Christian McCammack
3406 Sugarberry Lane
Garland, TX 75044

Marci Hebert
1221 Laurel Lane Richardson TX 75080

To whom it may concern:

I am writing in support of Coram Deo Academy (CDA) Dallas Campus residing at Abrams and Walnut. The CDA community has a reputation of adhering to city requirements, respecting their neighbors, and investing in local businesses in the community around them. As a Richardson resident for more than a decade, I believe strongly that CDA's campus being located in Richardson will bring families, business, and positive energy to the city.

Our family has benefited greatly from our time at Coram Deo Academy and would love to see the city we love be home to our school!

Best regards,
Marci Hebert

Maria Sullivan
9350 Loma Vista Drive Dallas Tx

As a CDA family, we would ask that you consider the needs of our school to continue providing our families with an adequate learning environment and space. Our family has been attending Dallas CDA for 4 years now and it has been such a blessing to us. As a Richardson ISD city tax payer I believe that this should be highly considered. I believe that this purchase/move will benefit Richardson as well. Thank you in advance for your consideration and support.

Jenna Edwards
1175 Montgomery Blvd Allen, tx 75013

I, Jenna Edwards, am a CDA alumni and I work in the city of Richardson for Chesmar Homes. I've been working in Richardson for 4 years so I have explored many areas of the city.
Being an alumni, I can attest that Coram Deo Academy is an incredible school with amazing goals for its students. I was so fortunate to be able to attend and feel like it has helped me tremendously in my college and professional career. The school is dedicated to shaping students to be global leaders, to have tight knit families, and to do good in their local community. All of which would benefit the city of Richardson tremendously. Having a private school to the caliber of Coram Deo in your city would impact who is spending time in the Richardson area, who is moving to the area, and so much more. It's a badge of honor to be able to have an elite school like this in your city limits. I hope that you are able to see the great benefit that Coram Deo could give the city. I personally would never see a reason to move to Richardson, however, if I were to send my kids to coram deo (a strong possibility) I would want to look into living in close proximity and would be more interested in living in the city.

Thank you

Winsor Vanderhill
6022 Yellow Rock Trail, Dallas, Texas 75248

Richardson City Council Members,

I am writing today on behalf of Coram Deo Academy as the school seeks to purchase property for a permanent school home. My husband and I live in Dallas (RISD tax payers) with our seven children. I am entering my 18th year as a Coram Deo teacher and five of our seven children attend the school with the next two not far behind. There is so much we could say about the school and its impact on our family. The community at CDA is wonderfully unique and involved, encouraging and engaged. The administration is wise and has a beautiful vision for a school that teaches and models both wisdom and virtue. We respectfully ask that you approve the SUP and welcome Coram Deo to Richardson. We confidently believe that the school will be a gift to its neighbors and are excited about what this next phase of the school's life will be. Thank you! Winsor Vanderhill

Andy Eskridge
9363 Heatherdale Dr

Dear Members of the Richardson City Council,

My name is [Your Name], and I own property within the Richardson Independent School District boundaries. I am writing to express my support for Coram Deo Academy (CDA) operating within RISD boundaries.

I believe CDA's presence will bring significant benefits to our community. Our unique school model complements traditional full-time student experiences and fosters a balanced and supportive educational environment.

Allowing CDA to establish a campus within RISD boundaries will enable Richardson to lay claim to future leaders, bringing pride and recognition to the city. I am confident that CDA's presence will contribute positively to the community.

Thank you for your consideration.

Sincerely,

Andy Eskridge

Mallory Eskridge
9363 Heatherdale Dr

Dear Members of the Richardson City Council,

My name is Mallory Eskridge, and I own property within the Richardson Independent School District boundaries. I am writing to express my support for Coram Deo Academy (CDA) operating within RISD boundaries.

I believe CDA's presence will bring significant benefits to our community. Our unique school model complements traditional full-time student experiences and fosters a balanced and supportive educational environment.

Allowing CDA to establish a campus within RISD boundaries will enable Richardson to lay claim to future leaders, bringing pride and recognition to the city. I am confident that CDA's presence will contribute positively to the community.

Thank you for your consideration.

Sincerely,

Mallory Eskridge

Stephen Koszewski
7302 Wester Way Dallas, TX 75248

Stephen & Valerie Koszewski
July 12, 2024
Mayor Bob Dubey
Mayor Pro Tem, Arefin Shamsul
Richardson City Council

Dear Mayor Dubey, Mayor Pro Tem Shamsul, and Members of the Richardson City Council,
Re: Zoning File 24-02 - Request for Approval of a Special Permit for a Private Use on an 8.6-Acre Property at 1301 Abrams Road
I am writing to you as a concerned and invested member of the Richardson community. Our family, the Koszewski's, are current Richardson ISD taxpayers and have a senior attending JJ Pearce High School. We were disappointed to learn of the recent decision to deny the zoning request for Coram Deo Academy (CDA) and are urging you to reconsider and approve the permit request for this institution.
Coram Deo Academy offers a unique and proven educational experience that Richardson residents should be proud to have within our city. The homeschooling portion of CDA provides families with a classical education model that emphasizes academic excellence, character development, and a supportive community. This approach is not only beneficial for the students who attend but also enhances the educational landscape of Richardson.
For our family, the CDA model has been an excellent option for our younger children, allowing us to tailor their education to their specific needs. This is a prime example of how families can benefit from having multiple educational options available, enabling us to provide the best possible learning environments for our children. While our senior is thriving in the environment at JJ Pearce High School, the CDA model has been equally beneficial for our younger children.
CDA has consistently demonstrated its commitment to adhering to permit and traffic requirements, ensuring minimal disruption to the surrounding areas. Furthermore, CDA has maintained an excellent reputation with local neighborhood associations, fostering positive relationships and contributing to community cohesion.
A CDA campus at Abrams and Walnut would bring new life to that corner of our city, transforming it into a vibrant hub of educational activity. The presence of CDA can revitalize the area, providing a boost to local businesses and creating a positive ripple effect throughout the community.
Our family has personally witnessed the positive impact that CDA families and students have on the broader community. The academy's emphasis on a well-rounded education, incorporating both academic and moral instruction, prepares students to be conscientious, responsible, and engaged citizens. These qualities are essential for the future leaders of our city and nation.
We understand there may be concerns regarding the potential impact on Richardson ISD. However, our family's commitment to RISD remains unwavering. The addition of CDA as an

educational option should not be seen as a threat but rather as an opportunity to enhance the overall educational offerings available to Richardson families.

In conclusion, we strongly urge you to approve the special permit request for Coram Deo Academy. The benefits to our community are substantial, and the positive impact on students and families cannot be overstated. Thank you for considering our perspective and for your dedication to the betterment of Richardson.

Sincerely,

Stephen & Valerie Koszewski

Drew Lott
618 Lockwood Drive Richardson, TX 75080

Dear Richardson City Council,

I am writing to voice support for Coram Deo Academy of Dallas as they seek to secure a permit to operate a Private School in Richardson at 1301 Abrams Rd, Richardson, TX 75081.

Our family sends two kids to the school and has benefitted greatly from the model which allows for collaboration with a Christian worldview. Without Coram Deo we would be left to administer homeschooling on our own.

CDA is a proven educational offering that City of Richardson residents should be proud to have in their city. We have complete confidence that our kids will be able to attend CDA up through high school, secure graduation, and will be prepared for college and/or career.

A few other reasons why we think that City of Richarson should grant the permit include:

* CDA has an excellent track record of adhering to permit and traffic requirements.
* CDA maintains a wonderful reputation with their local neighborhood associations.
* A CDA campus at Abrams and Walnut brings new life to that corner of the city.

Sincerely,

Drew Lott

Jodi Corbin
5220 Westshire Lane Dallas, TX 75287

Dear Mayor Dubey, Mayor Pro Team Shamsul and Richardson City Council Members,

My name is Jodi Corbin and my family has been positively impacted by Coram Deo Community. Our three children have been going to Coram Deo Academy since my oldest started kindergarten in 2017. I am writing this letter as an advocate for the approval of our rezoning request.

My husband and I listened to the entire council discussion on April 22, 2024 when our schools application was denied. We were discouraged by the arguments made against our school, as we felt misunderstood. It seemed that the arguments were made without a full understanding of our school's model and the positive impacts it has on its students and surrounding community.

We ask that you might be willing to seek clarity by engaging in conversation with our school's leadership on any unanswered questions or pauses you might have to Coram Deo closing on the property at 1301 Abrams Road. We are hopeful to have the opportunity to be a part of the Richardson community.

Sincerely,
Jodi Corbin

Drew Feagin
2 Harpers Ferry

I am writing to express my support for the proposed purchase of 1301 Abrams by Coram Deo Academy. This acquisition will bring numerous benefits to our community, including increased educational opportunities, job creation, and a positive economic impact on local businesses.

The presence of CDA will enhance our city's reputation for a wonderful place to live, work and play by providing families with more schooling options with quality education. I believe this move aligns with our city's commitment to growth and development.

Thank you for considering my perspective. I look forward to seeing this positive change in our community.

Hannah Forbes
737 Newberry Dr Richardson, TX 75080

Dear City of Richardson,

I would like to express my support for Coram Deo Academy to plant roots in Richardson. CDA has allowed us to get to know other amazing families. CDA also allows us a style of education that fits our child and lifestyle. Please consider passing the permit for CDA to begin the next steps at the Abram's location.

Best,
Hannah Forbes

Jacque Lake
7201 Dye Drive 75248

I fully support the new CDA campus. CDA is a proven educational offering that City of Richardson residents should be proud to have in their city. CDA has an excellent track record of adhering to permit and traffic requirements. CDA maintains a wonderful reputation with their local neighborhood associations.A CDA campus at Abrams and Walnut brings new life to that corner of the city.

I personally know many families and teachers at CDA and can speak to their love of the program and the way it has impacted their lives in such positive ways.

Kristi Gorrod
3 Cape Court, 75230

To whom it may concern,
Our family loves Coram Deo Dallas! Our daughter has been enrolled there for 8 years. We initially chose CDA for its classical Christian curriculum and its university style program. We realize that CDA is not for everyone, but it is a wonderful option for families who desire an approach to education that lies somewhere between homeschooling and traditional 5-day programs. We believe that CDA would be (and is) a very positive addition to any community. We hope that the city of Richardson will allow our campus this opportunity for a permanent home.
Thank you,
Kristi Gorrod

Barry Gorrod
3 Cape Court, 75230

To whom it may concern,
Our family loves Coram Deo Dallas! Our daughter has been enrolled there for 8 years. We initially chose CDA for its classical Christian curriculum and its university style program. We realize that CDA is not for everyone, but it is a wonderful option for families who desire an approach to education that lies somewhere between homeschooling and traditional 5-day programs. We believe that CDA would be (and is) a very positive addition to any community. We hope that the city of Richardson will allow our campus this opportunity for a permanent home.
Thank you,
Barry Gorrod

Mary Rajabagha
501 Stillmeadow Dr Richardson 75081

I want the church to be used for CDA. It would increase our property value and make Richardson a city of destination because we have a private school available. My grandchildren go to CDA and it's a great school. It would be nice to have the school in our own city instead of having to go all the way to Dallas.

Kelley Smotherman
502 Harvest Glen Drive

Definitely a school is the better choice.

Robert and Jan Marshall
2803 Carriage Ct, Carrollton, TX 75006

July 16, 2024

Richardson City Council
411 W. Arapaho Rd.
Richardson, TX 75080

Dear Members of the Richardson City Council,

We hope this letter finds you well. We are writing as concerned grandparents of a current student at Coram Deo Academy, regarding your recent decision to deny a special permit for the academy to relocate to Richardson. We respectfully request that you reconsider this vote, as we believe that allowing Coram Deo Academy to establish itself in Richardson would greatly benefit the community.

Firstly, while there are several Christian school options available in the area, Coram Deo Academy offers a unique hybrid model that sets it apart. This model, where students spend part of the week at school and part at home, provides a more affordable private school alternative for families. In today's economic climate, this affordability is a crucial factor for many parents who desire a high-quality, faith-based education for their children but may not have the financial means to afford traditional private schools.

Secondly, the hybrid model of Coram Deo Academy necessitates childcare and parent training during parts of the week when students are not in school. This structure ensures that the academy does not pose a significant risk of drawing a substantial number of students away from the Richardson Independent School District (RISD). Instead, it complements the existing educational landscape by offering a different approach that supports both academic excellence and family involvement in education.

Lastly, Coram Deo Academy seeks the welfare of the entire city, not just those who attend the school. The academy has a strong commitment to community service and engagement, values that are instilled in its students. By welcoming Coram Deo Academy to Richardson, the city would gain an institution that fosters civic-minded, well-rounded individuals who are taught to contribute positively to their community. The presence of the academy would undoubtedly enrich Richardson, bringing in families who are dedicated to the betterment of the city and enhancing the overall educational environment.

In conclusion, we believe that Coram Deo Academy would make a great addition to Richardson, offering a unique and affordable educational option that supports family involvement and community welfare. We kindly urge the council to reconsider its decision and grant the special permit for Coram Deo Academy to relocate to Richardson. Your

support in this matter would be greatly appreciated by many families and would contribute to the ongoing development and diversity of educational opportunities in the city.

Thank you for your time and consideration.

Sincerely,

Robert and Jan Marshall
Grandparents of a Coram Deo Academy Student
2803 Carriage Ct.
Carrollton, TX 75006

Todd Tramonte
718 West Arapaho Road

I fully support bringing CDA and their community of engaged, caring and contributing families to Richardson. This location can only benefit from their presence and participation.

Robbi Jackson
2013 Yvonne Pl. Richardson, TX 75081

To Whom It May Concern: I wanted to submit my letter of support for Coram Deo Academy to acquire the property at 1301 Abrams. CDA has a wonderful reputation with many in the Richardson community and will bring a positive impact not only to students but also the surrounding neighborhoods and businesses. Thank you for your consideration in this matter.

Jinna Mann
912 Westwood Dr

Subject: Support for Coram Deo's SUP Request

Dear Mr. Chavez,

I am writing to express my strong support for Coram Deo Academy's request for a Special Use Permit to relocate to 1301 Abrams in East Richardson.

CDA has established itself as a reputable educational institution, and having their campus in Richardson would be a great asset.

I truly believe that having a CDA campus at Abrams and Walnut would breathe new life into that part of the city. It's a great location, but one that would benefit from the positive energy and activity that CDA would bring. This can be seen in various communities near private school locations in the metroplex.

On a personal note, I have witnessed firsthand the positive impact of CDA families and students. Their dedication to academic excellence, community service, and personal development is inspiring. I believe that supporting CDA's relocation would benefit Richardson tremendously. Everything a city would and should want for their community.

I kindly urge you to approve CDA's SUP request. Thank you for your time and consideration.

Sincerely,
Jinna Mann

Marci Diehl
13808 Far Hills Lane, Dallas, TX 75240

Hello,

Our family is entering our twelfth year of partnering with CDA to educate our children. We have two children who have been with the school since pre-K and are now entering 8th and 10th grade. This school has been a blessing to our family and we will follow it wherever it meets!

CDA is a community of intentional, like-minded families that will bring life and joy to any place that we gather! In our many years at the school, we have lived near two of the three buildings our school has rented for space. We presently live in the Valley View neighborhood adjacent to the existing CDA campus at Temple Shalom. The relationship between our neighborhood and the school is one of respect, service and mutual benefit. CDA families are thoughtful, engaged, will patronize local businesses and bring life to the area around Abrams and Walnut.

One personal example of CDA and the community impact is through the Spring Valley Athletic Association (SVAA). Our son, age 15, serves as a baseball umpire, as do several other CDA boys. Our son has a reputation for knowing the rules, showing self control and wisdom in dealing with coaches and conflicts, being reliable and hardworking. I have watched him encourage and build up young players by knowing their name and showing kindness. He represents the values of CDA each time he umpires a game in the Dallas/Richardson community and he takes this seriously.

We have watched our administration show commitment to enhancing and blessing the neighborhood our school operates in, again and again. I know they will continue to invest in the community as we seek to find a permanent home for our school.

Regards,
Marci Diehl

Laura Koloc
806 Grinnell Drive

The City Of Richardson has numerous places that restaurants could be built rather than using the space that is already there as a house of God. Please reconsider rezoning this place of worship to just another place to eat.

Blake Atwood
6638 Hillwood Ln Dallas, TX 75248

Please add my voice to the chorus of others in support of CDA's permit to build on and improve the premises at 1301 Abrams.

My wife and I can't imagine our son attending any other school. Neither can he.

The work that CDA teachers and administrators do is phenomenal in educating children, not just intellectually but also in character-building.

More children should have such an opportunity, and a larger campus at Abrams will provide that.

Please consider how you will alter the future for the better for so many children by approving CDA's permit.

John Koloc
628 Scottsdale Dr

I am in support of cda

Jason Hillner
9427 Trail Hill Drive, Dallas, TX 75238

We have lived in and paid taxes to the RISD school district for 26 years. While all four of our children have attended (and one still attends) Coram Deo Academy (CDA), two of them went through high school at Lake Highlands High School. My wife and I served on the Board of the Lake Highlands Wildcat Club, and I currently serve as President of our neighborhood association.

The reason for all of that detail is to say that our attendance, and gratitude, for CDA has translated into love and service for our neighborhood. This continues to benefit residents that currently attend RISD schools (many of our neighbors send their children to RISD schools), and our children in turn plan to move back to the area and start families in these same neighborhoods. Coram Deo Academy has contributed greatly to how these students participated and lead their fellow students while at Lake Highlands, and the educational background it has provided will lead them to be excellent neighbors to others in this area, too.

CDA, the school, is a wonderful neighbor itself. Over the years, as the Dallas campus has moved to various locations throughout the area, we have been a wonderful and gracious "neighbor" to our hosts. While I served on the CDA Board, we were observant to ensure we followed local ordinances and worked with the neighborhoods to ensure traffic patterns did not cause any issues. With the proposed location at Abrams and Walnut, CDA will also bring life to a part of the city that is quiet. Not only will economic activity increase, but the immediate area of the school will be updated and beautified, benefiting local businesses and homeowners.

I know it is the strong desire of CDA to find a permanent home at the proposed location. With the decades of wonderful educational experience, the positive impact that CDA will bring to that corner of the city and the excellence of the students that it cultivates, the City of Richardson would gain a fantastic neighbor with Coram Deo Academy.

Ersilianna Price
7138 Canongate Dr, Dallas, TX 75248

Dear City of Richardson Counsel members,

I am writing today to ask that you support the permit case for Coram Deo Academy. We have a Dallas address, but our children would feed into RISD public schools. I grew up in Richardson and have attended Richardson schools my whole life. I attended Spring Valley Elementary, Westwood Junior High, and Richardson High School. I also then went on to attend The University of Texas at Dallas. I loved my upbringing in this community so much that I wanted to raise my own family in this city as well.

When it was time for our children to attend school, we felt a leading to choose a different path of education for our children other than the public schools. We chose Coram Deo Academy. Both of our children now attend this school and love it. Our children are thriving at CDA, and we feel so blessed to be part of this school and community. We are thankful that this school model is available and that it is in close proximity to our home. It fits exactly what our family was looking for.

We kindly ask that you support the CDA permit case, this would help our school so much and our children. This school means so much to our family, please help support the school we love so much!

Sincerely,
Ersilianna Price

Eric Lakey
10036 Faircrest Dr. Dallas, TX 75238

I am in full support of the CDA Campus moving to the 1301 Abrams location. Coram Deo is an outstanding school in so many ways. My daughter has been going to school there for 4 years and my wife has been a teacher there as well for that same time period. One of the things we love about this school is that they encourage the full development of the character of a student, not just academics, and they hold the parents to the same standards. The school does a great job of encouraging us to comply with car pool traffic flow requirements and other things we do in order to maintain a good relationship with the neighbors of the school. The school currently rents space from a Jewish Temple and we have to do things in a certain way to comply with how our landlord needs us to do things. What stands out in this situation, is that the leadership of the school ALWAYS encourages us to comply with these things out of love for our neighbors and landlord. The leadership holds the parents and students to a high standard of putting the needs of our neighbors ahead of our own, just as Christ taught us to do. This has resulted in great relationships with the local neighborhood associations and our landlord.

This is an outstanding school with an outstanding staff and faculty and will be great addition to the Richardson community.

Jeffrey Price
7138 Canongate Dr, Dallas, TX, 75248

Dear City of Richardson Council Members,

I am writing to request your support for the permit case for Coram Deo Academy (CDA) in Richardson.

Although I work in Richardson and pay taxes for RISD public schools, we chose CDA for our children's education. Our son and daughter, entering 4th and 2nd grade this year, are thriving at CDA. Over the past three years, we have come to deeply love CDA and its community.

CDA has a great track record with city requirements and is highly respected by local churches, associations, and communities like Richardson YMCA, of which we are proud members. Approving the permit would give CDA a permanent home, crucial for its stability and growth, benefiting the entire Richardson community. Currently, CDA is leasing space from Temple Shalom, but having a campus at Abrams and Walnut would revitalize and strengthen the area and community.

The supportive environment at CDA has fostered our children's academic and personal growth. Supporting this permit would show that Richardson values educational choices for parents and enriches the lives of many children. We ask for your support of the CDA permit case to help provide a permanent home for CDA and continue its mission of educational excellence.

Thank you for considering our request.

Sincerely,
Jeff Price
[redacted]
JeffPriceTX@gmail.com

Laura Lakey
10036 Faircrest drive Dallas tx 75238

As a Coram Deo teacher and a tutor in the lake highlands neighborhood, I fully support the CDA campus move to 1301 Abrams.

As a teacher, I know firsthand that CDA strives to train up ethical leaders who understand the value of good citizenship. CDA and its student body will be a great addition to Richardson. CDA will have a positive impact on Richardson.

Additionally, as a private academic tutor in the Lake Highlands area, I support the addition of more educational offerings in Richardson. More schools means more families and more traffic to nearby businesses including individuals like me.

Thank you for considering making Richardson a place to call home for CDA!

Laura Lakey

Lindsey Walker
6915 Briar Cove Dr

To whom it may concern, we are residents of North Dallas, and RISD taxpayers who have lived within walking distance of Coram Deo's temporary campus for the past several years. We have found the school and the families to be an asset to our community and enrich the area in many ways including property values. We would strongly encourage you to smooth their path as they seek to purchase and improve their new location in Richardson by first allowing for the SUP approval to pass. It is in the best interest of the surrounding community to expedite the process for this school community who will enhance your city by their presence.
Sincerely
Lindsey and Chad Walker

Amy Beakley
4362 Childress Trail, Frisco, Texas 75034

I am an attorney in the DFW area with many clients in the Richardson area. I also teach a Mock Trial class at the Dallas Coram Deo Academy on Fridays. My nephews have attended CDA for 5 years. I was already impressed with Coram Deo before becoming an elective teacher two years ago. Once becoming a member of their staff, I am even more impressed with the school's commitment to providing a proven educational model to their families and students that the City of Richardson residents should be proud to have in their city. CDA has a wonderful reputation with their current landlord and local neighborhood associations, as well as with the City of Dallas.

I have the opportunity to interact with a wide variety of students while teaching my elective class on Fridays at the school. I regularly have guest attorneys from all over the DFW area speak to the class. Every single guest speaker has been so impressed with the high-level critical thinking skills, the classroom behavior and the student engagement during class. The guest speakers always offer to return every year because they enjoy the students so much. I am always proud to tell colleagues about CDA and invite them to share their talents and knowledge with the class.

The City of Richardson should be proud to welcome Coram Deo Academy to their city. The campus will bring new life to the corner of Abrams and Walnut and be a blessing to the residents and neighborhoods around the campus.

Cayce Rutledge
1119 Rainbow Drive, Richardson, Tx 75081

To Richardson City Council:

I am writing in hopes that you will vote in favor of the proposed zoning change that would allow Coram Deo Academy to have a permanent place to call home at 1301 Abrams Road.

My husband and I, along with our two kids, have lived less than 3 miles from the property at 1301 Abrams for 13 years and counting. My daughter attended Jess Harben Elementary from Kindergarten through 6th grade, and we truly loved our school. As a PTA board member, I poured lots of hours and money into our school. I would have told you a few years ago that the chances of my kids attending a private school was very low. We simply had no reason to move to a school outside of RISD. Sadly, my daughter's 6th grade year was a difficult one. The year before we had to see many of our beloved teachers leave…some went to different elementary schools for a position that was outside the classroom, some moved districts, and some left teaching entirely. Our wonderful principal did what she could to fill all the holes but it left my daughter with what felt like a "scrapped together" teaching team.

It was the first year I had wondered about trying something different. We saw signs that our daughter might thrive better with a smaller class size, so we decided to go for it. We are so thankful that we did because it has been a great fit for our family. The school model that Coram Deo Academy follows is not for everyone, and we plan to continue to take it one year at a time to make sure it's what our kids need.

Coram Deo has been so welcoming to us, and I have seen firsthand that it's just who they are as a school. I am confident that allowing 1301 Abrams Road to become their permanent home would have a wonderful impact to the surrounding area and Richardson as a whole. This area would have more money poured into the surrounding establishments. I think about the added revenue the area would see because of parents taking lunch to their child at school families grabbing a bite to eat after a volleyball game on a weeknight. I would LOVE to introduce our school population to the multicultural presence that East Richardson has. This has been one of the biggest reasons we have loved living in this area.

Also, I have noticed that some of the Coram Deo families desire to live close to campus so they have moved their families within a 2 mile radius. If families did this knowing that the location wasn't permanent, I know this would happen once they have a permanent location. This would equate to more growth, more revenue and more residents in our awesome city!

The leadership of Coram Deo Academy will ensure that our school community will be a blessing to the surrounding area and neighborhoods.

In conclusion, I urge you to support the zoning change for 1301 Abrams Road to allow Coram Deo Academy to make it their permanent home. How often do we get to choose our neighbors? This will be a great choice. Your support represents a valuable investment in our community's future as well our city.

Thank you for your time in considering my letter. Please feel free to contact me if you need any further information or clarification.

Sincerely,

Cayce Rutledge
RISD Resident/CDA Family

Corrie Norfleet
4848, Forest Bend Rd. Dallas 75244

We are a family of five that will be entering our 12th year as part of the CDA community. We have loved watching our small community grow over the years into what it is today. While no school is perfect, as it is made up of people, we have experienced a rich community of supportive individuals that seeks our children's good. We are so thankful for the years spent investing in this school and hope to continue to see it thrive and grow.

Kiley Rhoades
706 downing dr Richardson Texas 75080

Dear City Council, We are Richardson residents for over 13 years. My husband grew up here. We are grateful for you and this city! Please approve this building and moving forward for CDA. This wonderful school can only help the city and it's flourishing. This school is raising up strong, ethical leaders and we need your support to help this city continue to be a place for strong families and communities. Thank you for reconsidering and allowing us to move forward!

John Rutledge
1119 Rainbow Drive, Richardson, TX 75081

To Richardson City Council:

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It was the first year I had wondered about trying something different. We saw signs that our daughter might thrive better with a smaller class size, so we decided to go for it. We are so thankful that we did because it has been a great fit for our family. The school model that Coram Deo Academy follows is not for everyone, and we plan to continue to take it one year at a time to make sure it's what our kids need.

Coram Deo has been so welcoming to us, and I have seen firsthand that it's just who they are as a school. I am confident that allowing 1301 Abrams Road to become their permanent home would have a wonderful impact to the surrounding area and Richardson as a whole. This area would have more money poured into the surrounding establishments. I think about the added revenue the area would see because of parents taking lunch to their child at school families grabbing a bite to eat after a volleyball game on a weeknight. I would LOVE to introduce our school population to the multicultural presence that East Richardson has. This has been one of the biggest reasons we have loved living in this area.

Also, I have noticed that some of the Coram Deo families desire to live close to campus so they have moved their families within a 2 mile radius. If families did this knowing that the location wasn't permanent, I know this would happen once they have a permanent location. This would equate to more growth, more revenue and more residents in our awesome city!

The leadership of Coram Deo Academy will ensure that our school community will be a blessing to the surrounding area and neighborhoods.

In conclusion, I urge you to support the zoning change for 1301 Abrams Road to allow Coram Deo Academy to make it their permanent home. How often do we get to choose our neighbors? This will be a great choice. Your support represents a valuable investment in our community's future as well our city.

Thank you for your time in considering my letter. Please feel free to contact me if you need any further information or clarification.

Sincerely,

John Rutledge
RISD Resident/CDA Family

Beth Church
516 West Shore Dr.

As a city of Richardson resident and a parent of 3 kids who attend Coram Deo Academy, I respectfully request the Richardson City Council approve Coram Deo's SUP application for 1301 Abrams. This facility is perfectly situated to house a private school and CDA will be a benefit to the surrounding neighborhood, as it has been at Temple Shalom.

Regards,

Beth Church

John Harrison
6973 Hillwood Ln Dallas TX 75248

Dear Mayor and Richardson City Council Members,

I am writing to you today to advocate for the rezoning request for Coram Deo Academy.

As a business leader in Dallas, I have seen the impact first hand of quality education systems. I can attest to the rigorous education our children are receiving at CDA. It will more than adequately prepare them for the rigors of life in the real world and equip them to navigate the very divisive culture we live in today. I am so very impressed with the manner in which CDA equips children to have robust and respectful discussions where agreement on points of view is not found.

CDA has a proven track record of being a wonderful tenant and rule adhering neighbor to the multiple neighborhood associations where we have found temporary residence. If you have concerns about traffic flow or bottlenecks, I can assure you the parents at CDA adhere to the rules and will comply with all the regulations needed to ensure the neighborhoods are well taken care of.

In addition, the university model and required homeschool component of CDA limits the number of children who will attend the school each day. This school is not a threat to the public school enrollment issues facing Richardson ISD today.

As mayor and council members, you have the opportunity to approve a school that will highly benefit the city of Richardson. I highly encourage you to unanimously approve the rezoning request as per presented by CDA.

Thank you,
John Harrison

Ivonne Grabow
1507 Canterbury Ct. Richardson, TX 75082

City of Richardson,

We are the Grabow family and live in City of Richardson in Sherrill Park near Cityline. We have been so happy to call Richardson home for these past 5 years. We live in the same neighborhood as our parents and enjoy the small community feel our neighbor provides. My husband is a software engineer at a company in Richardson, and I work as a Physician Assistant in the Methodist Health System. There is a strong homeschooling community in our city. Multiple families homeschool in our neighborhood. We were looking for a Faith based school that was not full time especially in the elementary school age. We were introduced to Coram Deo through some families in our church and were happy to have a good fit. Our children go to school 3 days a week, M/W core and Friday electives. And we homeschool T/R. It has been a great fit for our family. This model is not for everyone as it requires to have a parent or grandparent at home as the teacher on homeschool days. It was a great fit for our family as it allows us to have that component of homeschooling that we wanted plus the structure of a school. We were impressed with the families that go there. Many are actively involved in different organizations in their cities. And genuinely kind families. I believe our school community will be a blessing to the Richland Park Area.

Thank you for considering Coram Deo's permit application.

Sincerely,
Ivonne Grabow

Joel & Erin Beakley
2 Doral Pl Richardson, TX 75080

Dear Richardson City Council,

We are writing to express our full support of Coram Deo Academy residing at 1301 Abrams Rd. We have happily been Richardson residents since 2017 and own a general contracting business based in Richardson. We have four sons ranging from kindergarten through eighth grade, all of whom will attend Coram Deo Academy this fall.

Our relationship with Coram Deo began in 2019. In that time period since, we have witnessed Coram Deo staff & administrators go above and beyond in being good tenants & neighbors in the spaces we rent, the most recent being Temple Shalom. Additionally, we believe CDA will bring value and life to the neighborhood at 1301 Abrams. We are very familiar with this area, as we lived just south of Richland College before moving to Richardson. We know how rough the intersection of Abrams and 635 is, as well as the struggling retail in the area. Having a beautiful school located just up the road will only improve the area and potentially kickstart a positive change in the neighborhood. Finally, we strongly believe that CDA is not in direct competition with RISD. We are a private, religious, part-time homeschool education. These components make CDA undesirable or simply unattainable to many families within RISD. Coram Deo Academy provides a beautiful, rigorous education to those who attend. The city of Richardson would be fortunate to have this highly respected school in our town.

We respectfully ask for you to reconsider your prior vote and vote to approve Coram Deo Academy's future home at 1301 Abrams.

Sincerely,

Joel & Erin Beakley

Deban Becker
6931 Colfax Drive, Dallas, TX 75231

To whom it may concern:

As a current CDA family as well as RISD Tax Residents, we kindly ask you to please consider our strong endorsement in favor of CDA obtaining the property at 1301 Abrams. This “university style model” allows our family to partner and collaborate on the education of our children on campus days as well as home days. We believe CDA holds a unique place in our community that is unmatched.

Sincerely,
The Becker Family
Deban, Jeff, Evelyn (10th), Emelyne (7th), and Ezekiel (5th) and Ederic

Alexandra West
1121 Brandy Station Richardson TX 75080

To the Richardson City Council:

We were disappointed to see the special use permit request denied for Coram Deo Academy at the City Council meeting. We have been a part of the Richardson community for 12 years and the Coram Deo community for 7 years. We love both dearly and are confident that allowing Coram Deo Academy to be a part of our city would be a tremendous benefit. We are confident that a CDA campus at Abrams and Walnut would bring an incredible and positive influence to the corner of the city. Thank you for your time and consideration.

Alexandra West

Robert West
1121 Brandy Sta Richardson, TX 75080

Good afternoon, and thank you for taking the time to read my letter. We have been part of the CDA family for the last 7 years, when my oldest began attending kindergarten at the school. Now, we have 3 of our 4 kids in attendance, and it has been such a gift for our family. The staff, curriculum, and vision of Coram Deo have been a great benefit to our family, friends, and I strongly believe they would be a great benefit to our city as well. Our city is a diverse, vibrant community with a wealth of families committed to education. Including Coram Deo would be a great benefit to our great city, and we hope that you will take the time to reconsider.

Thank you again,
Robert

Sara Robinson
4106 San Carlos, Dallas, Texas 75205

To Whom it may concern:

I an a CDA grandparent and substitute teacher. I've gotten to participate in the school in a variety of ways. I have attended Grandparent Days, choir performances and Family Chapels. I've also substituted in several grades and gotten to observe the school's inner workings. The children are respectful, the teachers are stellar and the classes are small. They have a wonderful parent and grandparent support system.

CDA would be a great addition to the City of Richardson. It is a sweet, quiet community and needs a home of its own. I live in University Park, but both of my children live in Richardson. I have come to know the area quite well and have enjoyed the parks in the wonderful neighborhoods in which my children live with their families.

Thank you for your consideration.

Sincerely,

Sara Robinson

Lanie Feagin
2 Harper's ferry Richardson tx 75080

Dear CIty of Richardson,

I hope this message finds you well. I am writing to express my enthusiastic support for the proposed purchase of 1301 Abrams by Coram Deo Academy (CDA). I firmly believe that this acquisition will bring substantial benefits to our community on multiple fronts.

Firstly, the presence of Coram Deo Academy will significantly enhance our city's reputation as a hub for quality education. By providing additional schooling options, CDA will cater to diverse educational needs within our community, ensuring that more families have access to excellent educational opportunities. This expansion aligns perfectly with our city's commitment to fostering growth and development, which is crucial for the continued prosperity of our community.

Moreover, the acquisition of 1301 Abrams by CDA will not only serve educational purposes but also contribute positively to our local economy. The creation of new jobs and the potential for increased economic activity among local businesses are direct benefits that will result from this initiative. These economic impacts will ripple through our community, creating a more vibrant and prosperous environment for residents and businesses alike.

In addition to these tangible benefits, I believe that CDA's presence will foster a sense of community pride. As a respected institution known for its commitment to academic excellence and character development, CDA will attract attention, further bolstering our city's appeal as a desirable place to live and raise a family.

In conclusion, I am excited about the positive changes that the acquisition of 1301 Abrams by Coram Deo Academy will bring to our community. I am confident that this move will not only elevate our city's educational landscape but also contribute to its economic vitality and overall well-being. Thank you for considering my perspective on this matter. I look forward to witnessing the transformative impact of this decision on our community.

Warm regards,

--
Lanie Feagin

Zachary Knott
9609 Livenshire Dr.

Dear City of Richardson,
We are a CDA Dallas family that will proudly have all three of our children enrolled in our beloved school this year. A school can have outstanding leadership and teachers, but the students and families involved are what determine the greatest community impact. The families committed to this school system across three different locations in the metroplex are committed to three things:
Providing our children a rigorous Christian Classical education, serving the school in any capacity needed, and serving and building up the community in which our school resides. What started out in 1998 as three homeschool families that formed a school in Flower Mound has grown to three flourishing campuses, the others in Plano and Dallas. The campuses in Plano and Flower Mound have each established solid identities based on their home cities. The Dallas campus is ready to do the same in Richardson at the Binnerri Presbyterian Church. A number of families have been directly involved with business and community development in the city of Richardson, and we are eager to serve your city as well through the school and all of the events that accompany it.

Kind regards,
The Knott family

Michael Fermier
8414 Flower Meadow Dr, Dallas, TX 75243

We love and live much of our lives in Richardson, and my wife owns a small business in Richardson. We have been blessed bed the Coram Deo as a school that pours into many Richardson and Dallas families who then give back and pour into the surrounding community. It locating at the corner of Walnut an Abrams would be a beacon of life and light to the area of the city, with vibrant family and faith activies blosoming in the neighborhood.
CDA has a history of respecting it's neighbors, including adjacent streets and traffic by carefully managing car lines to not disturb neighbors or thorough-fairs.
I hope you will grant this permit to an institution that has blessed our family of four kids with a beautiful community of the many other Richardson families. Thank you, Michael Fermier

Steven Driscoll
900 N Lindale Ln, Richardson Tx 75080

July 22, 2024

Mr. Sam Chavez
Director of Development Services
City of Richardson
819 Taylor St.
Fort Worth, TX 76102

Subject: Coram Deo Academy

Director Chavez,

Lindsey and I are writing you to express our support for the approval of a permit and applicable zoning for Coram Deo Academy (CDA) to purchase, occupy and operate a Classical Christian School at 1301 Abrams Rd. in Richardson.

We are longtime Richardson residents (Steve was born and raised in Richardson, Lindsey in Garland) with a young family of three, the oldest of whom is beginning Pre-K in the fall. We chose Classical Christian Education for our kids, and were glad to see that the CDA Dallas Campus was located close to home and even more excited when we heard that CDA was contemplating a move to Richardson.

We appreciate the diversity of Richardson, but were surprised that there weren't Protestant Classical K-12 education options within the City limits. There are currently options for various education opportunities for people of Catholic and Islamic faith; but not an option for Evangelical Christians in our city. We believe people of faith hold values that make the City of Richardson a flourishing city to live in.

It is our belief that an approval will be positive for Richardson. Both of us have Construction and Development backgrounds, and we invest in Real Estate in our City. CDA will draw more families to Richardson, and is committed to not accepting taxpayer funding of any kind. CDA has a proven track record of being a good neighbor in its current location and will continue to do so. The school moving to the Abrams location will bring life to an area that has been somewhat stagnant for years.

Thank you for reading this letter and for your service to our city. It is our prayer that this, and other letters are impactful in decision making in the City of Richardson.

Sincerely,
Steve and Lindsey Driscoll
900 N. Lindale Ln.
Richardson, Tx 75080

Cammi Small
8241 Blumelia Drive Dallas, TX 75252

Dear Richardson City Leaders,

Our oldest daughter is starting pre-k at Coram Deo this year. We are so excited to jump into an established community of families who are committed to raising ethical servant leaders and developing strong family units. We have experienced such a warm welcoming over the last few months, but have also known many of these families for years. This community has set a goal to serve and love others well while nurturing and educating our kids. Having a school building in Richardson would be a blessing to our family and to the Richardson community as well.
We ask that you please approve Coram Deo's permit.

Thank you,
Cammi Small

Brett Jennings
3643 Courtdale Dr. Farmers Branch, TX 75234

Good Day,

I am writing today as a parent of four children, three of them Coram Deo students, and as a partner in a development company currently building a Million + dollar home in the Canyon Creek area of Richardson. I am sure you have heard by now that the goal of Coram Deo is to train ethical servant leaders following the teaching of the Bible. Looking around our society today I hope you would agree that we need more of those qualities in our children and adults today.

I am confident that Coram Deo has done a great job of following its mission, and would be a wonderful neighbor to those in the city of Richardson. I believe that the city of Richardson values its citizens and businesses so that the good of the city is chosen above the possibility of additional tax revenue dollars.

Kind Regards,
Brett Jennings

Ryan Small
8241 Blumelia Dr, Dallas, TX 75252

Dear Leaders of the City of Richardson,

I am petitioning you in support of the permit for Coram Deo Academy at 1301 Abrams. I am convinced of the school's benefit, directly to its families, but also indirectly to the greater Richardson community. My daughter will begin attending Coram Deo in the fall of 2024, and our desire to be at this school is grounded, among a number of factors, in a deep knowledge of many of the attending families.

These families are committed to creating an environment that enables children to flourish, and challenges them to achieve above their expectations. Adolescents stewarded through the Coram Deo model understand and embrace the many responsibilities - social, ethical, moral, among others - that underpin our modern life, and their education fosters leadership traits that enable graduates to be significant influences throughout their adult life. Perhaps most importantly, this model specifically allows and encourages parents to be deeply involved in the education of their children, which creates unique, meaningful opportunities for learning, as well as lifelong bonds that strengthen families and their communities.

The Coram Deo network of schools across the metro has demonstrated consistent awareness and adherence to city requirements, and they frequently host events and seek out opportunities to patronize local businesses and support the local community. Parents of Coram Deo are rooted in the Richardson community across a number of disciplines - business leaders, educators, nonprofit organizations, coaches, neighborhood event facilitators, and more. The community and educational capability of Coram Deo is one that residents of Richardson would be proud to support for many years to come.

I ask you to please approve this permit request for Coram Deo.

Respectfully,
Ryan Small

Karis Waldrum
723 Kirkwood Drive Dallas, TX 75218

July 22, 2024

Dear Richardson Friends,

Our school is trying to purchase a church building to allow us to have a permanent facility that will accommodate growth and allow us to make changes that will better suite our campus needs. Our oldest daughter has been a part of Coram Deo Academy since Kindergarten. She is now entering her Freshman year. We have 2 other children there as well. We are thankful for the school and its mission to partner with parents and churches to raise ethical servant leaders and wise thinkers who will shape culture for the glory of God. It would be wonderful to have a permanent facility that will allow us to more effectively invest in our children as well as future generations.

We are asking for SUP approval from the city of Richardson that will allow us to move to a permanent facility at 1301 Abrams Rd. If there is any way you can show your support for this approval it would be greatly appreciated!

Sincerely,
Karis Waldrum

Kenten Waldrum
723 kirkwood dr, Dallas Tx 75218

Dear Richardson,
We love our school. It has been such a joy to be apart of this learning environment. We absolutely love being apart of their Christian educations along side Coram Deo Academy. We have 3 children at the school and our first started in Kindergarten and is going into 9th grade this upcoming school year. We would love the opportunity to be in this new building located in your city. We have currently moved from location to location in temporary facilities and have made it feel and work as our own as best as possible. But the opportunity in front of us with this church in your city is an amazing chance to have a longstanding home for our school and future generations of children to learn and grow in your town.

Amanda Galvan
4508 Cobblers Ln

To the city of Richardson and its residences,
We have been deeply blessed by Coram Deo Academy and its mission. What it provides for our children is irreplaceable in education and in community. This new building and potential for ownership gives my kids the ability to be more involved in sports and further their education experiences because of the accessibility this new school would provide with more space. Since being apart of CDA, we have been more involved in the Richardson community at large because we are often on that side of town. I believe this development would contribute to growth and business revenue for those of us who would spend more time in the city of Richardson than we otherwise would. More importantly though, I believe that we share a common vision which is to see our youth excel academy and socially ensuring a better future. With this new school, it would give my three beautiful children 8, 5, and 2 the opportunity to do just that. This school is not only I believe a strategically positive move for the community but it is also deeply personal and meaningful for our family. We cannot imagine ourselves without this school and the resources it needs to grow so my child can go from 3rd grade and kindergarten all the way to graduating seniors. I hope you choose to be apart of making our dreams come true. God bless!

With appreciation,
Galvan family

Brandon Galvan
4508 Cobblers Ln

To the city of Richardson,
What CDA provides for our children is irreplaceable in education and in community. This new building and potential for ownership gives my kids the ability to be more involved in sports and further their education experiences because of the accessibility this new school would provide with more space. I believe this growth is absolutely vital for the success of the school and the kids who need access to more resources than they are currently able to give. I do believe this would be a net positive for the Richardson community at large. We already contribute to many local business with afterschool events, dinners spots, and more. More importantly though, I believe that we share a common vision which is to see our youth excel academy and socially ensuring a better future. With this new school, it would give my three children 8, 5, and 2 the opportunity to do just that. This school is not only I believe a strategically positive move for the community but it is also deeply personal and meaningful for our family. We cannot imagine ourselves without this school and the resources it needs to grow in order for my kids to go all the way through 12th grade here. I hope you choose to be apart of making our families dreams come true!

With appreciation,
Brandon Galvan

Christina Knott
9609 Livenshire Drive, Dallas

Dear City Council of Richardson,

My husband and I will have all three of our children enrolled in Coram Deo Academy this year. The families committed to this school system across three different locations in the metroplex are committed to three things:
Providing our children a rigorous Christian Classical education
Serving the school in any capacity needed
Serving and building up the community in which our school resides.

What started out in 1998 as three homeschool families that formed a school in Flower Mound has grown to three flourishing campuses, the others in Plano and Dallas. The campuses in Plano and Flower Mound have each established solid identities based on their home cities. The Dallas campus is ready to do the same in Richardson at the Binnerri Presbyterian Church. Our school has built a close relationship with the church as it desires to sell its current location.

A number of families have been directly involved with business and community development in the city of Richardson, and we are eager to serve your city as well through the school and all of the events that accompany it. We know that this school will be a blessing to it's Richardson neighbors near the current Binnerri Presbyterian Church.

Kind regards,
Christina Knott

Vivien Jordan
814 Westwood Drive Richardson, TX 75080

It is with significant confidence that I encourage the city of Richardson to consider CDA as a permit holder in the city. CDA provides an exceptional education that Richardson students would greatly benefit from. CDA has an impeccable track record adhering to merit and traffic requirements. Basically, CDA will be a great contribution to the city because they will also be incredible neighbors and work well and closely with the city to make your jobs easier! CDA maintains a wonderful reputation with their local neighborhood associations. As a school community, we were proud to rally together after the storm that hit in late May of 2024 where several branches and trees fell at our existing campus in Dallas. We had more than twenty students and families show up with chainsaws ready to help serve our campus and clean up the branches for over two hours in the RAIN! It was a beautiful experience and greatly blessed the landlord of our school property. We are a school community that prides ourselves in investing and loving our students, families and neighbors around us.

This is our family's 15th year with the school and 8th year specifically with the Dallas campus. I have seen the school grow into a flourishing community that is thoughtful, organized, and loving. Our staff and PTF (like PTA, stands for Parent Teacher Fellowship) are some of the HARDEST working and kindest people around.

We are looking forward to how we can serve and contribute to the Arams/Walnut community and partnership with Richardson in the years to come. We appreciate your consideration and time!

From: Teresa Allee
To: Sam Chavez
Subject: Re: Coram Deo Academy Zoning
Date: Monday, July 22, 2024 6:38:20 PM

You don't often get email from teresaallee@gmail.com. Learn why this is important

Dear Mr. Chavez,

I am a resident of Richardson, and I have two grandchildren who attend the Coram Deo Academy currently in Dallas. I am a retired teacher from Corpus Christi ISD. I want to tell you what a fine school this is and the reasons for relocating the Academy to Richardson.

My grandchildren are excelling in reading, math, science, and history. They are also learning Latin and cursive writing. School days begin in the chapel. In addition, students are taught respect, politeness, empathy, integrity, and leadership skills.

Coram Deo is a transformational model that combines two days per week in-school with a very structured homeschool curriculum the rest of the week. There are two school groups: Monday/Wednesday or Tuesday/Thursday. So only half of the enrollment will be at the school on any school day. The traffic will be less than with a regular-size public school.

Coram Deo is a private, tuition-based school with an established group of students enrolled. Many parents of Richardson ISD students may find the tuition is not affordable, and many may work or otherwise not be able to devote the time necessary to keep up with homeschool. It is an Apostolic program which may not appeal to all parents. Therefore, I think the Academy will pull only a very minimum number of students from public school campuses.

One reason the Academy wishes to relocate is they are currently leasing a building and cannot make certain improvements to meet their needs. They would like to add a gymnasium, and the Richardson facility already has a gymnasium. The Academy also has to cancel classes in respect for Jewish holidays in the current synagogue. Relocating to Richardson will allow the Academy to own their building rather than lease one.

I feel that Coram Deo is a proven good community neighbor that follows all city regulations. I support the Academy for the benefits associated with my grandchildren's education.

Thank you,

Teresa Allee
280 W Renner Rd, Apt. 3811 Richardson, TX 75080

Sent from my iPhone

From: Paula Purser
To: Sam Chavez
Subject: SUP approval for Coram Deo Academy Relocation
Date: Saturday, July 20, 2024 7:09:17 PM

You don't often get email from pjpurser@gmail.com. Learn why this is important

Dear Mr. Chavez,

Please accept this email as my letter of support for Coram Deo Academy's Specific Use Permit approval from the City of Richardson to relocate to 1301 Abrams in East Richardson.
My husband and I are RISD tax residents as well as grandparents to three students at Coram Deo. Our oldest granddaughter will be starting her 11th year at CDA in August and the youngest grandson will be starting 2nd grade. They have followed the school to multiple locations for the last 10 years and we look forward to having a permanent campus location for the students. We have grown to love and respect the CDA community for the positive impact on our grandchildren in their development as servant leaders and scholars.
CDA is a proven educational offering that I know City of Richardson residents will be proud to have in their city. We live near several Coram Deo families and I am confident that CDA will continue to maintain a wonderful reputation with local neighborhood associations and is committed to maintain a positive partnership with RISD.
Thank you in advance for your time and consideration.
Respectfully,
Paula & James Purser
15631 Ranchita Dr; Dallas 75248

Paula Purser
Independent cabi Stylist

[redacted]/pjpurser@gmail.com

[redacted]

From: Alexis Wilson
To: Sam Chavez
Subject: Coram Deo Academy
Date: Saturday, July 27, 2024 8:04:16 AM

You don't often get email from alexiswilson1981@gmail.com. Learn why this is important

To Whom it May Concern,

I would like to give my support for the Coram Deo Academy campus on the corner of Walnut and Abrams. We have been at CDA for 5 years now and it was been our biggest source of community that we have ever had. I am proud that my 3 kids get to attend CDA. Richardson residents will be proud to have it in their city. I think that having our campus at that location would revitalize and bring new life to that corner.
Coram Deo currently has traffic flow policies that are strictly enforced by police officers. We have is a track record of adhering to those standards in the school parking lot, the surrounding streets, the nearby intersections and the neighborhoods that it is in.
I am asking you to please support our city permit case so that our students can have a permanent school to put roots down and so that we can start to make a positive impact in that area of Richardson.

Thank you for your serious consideration,

Alexis Wilson
(Richardson resident and CDA parent)

From: Brandon Newton
To: Sam Chavez
Subject: Coram Deo Academy"s Purchase of 1301 Abrams
Date: Thursday, July 25, 2024 8:59:27 PM

You don't often get email from brandontnewton@gmail.com. Learn why this is important

Hello Sam,

Could you present the following at the upcoming city council meeting regarding Coram Deo Academy's purchase of the building at 1301 Abrams? I live at 505 Birch Ln in Richardson, about 1 mile from this property.

My understanding is that Coram Deo Academy has attempted to purchase this building but has not received approval from Richardson city council. We request that the council reconsiders this determination and allows Coram Deo to purchase the property for its use. There are a few reasons we believe it would benefit the city of Richardson to have Coram Deo Academy located in that building:

1. It would provide local businesses on or near that corner with increased traffic Monday through Friday, given the considerable numbers of parents and school children driving to and from school daily.

2. The increase in activity at that corner (Abrams and Walnut) would help to ward off crime and loitering, raising the value of the properties in that vicinity.

3. This would provide an affordable private school that is very attractive to many parents who live in Richardson. This is significant, as it would encourage parents in Richardson (especially those in south east Richardson) not to move for a more highly rated public school.

Currently, my wife and I are considering school options for our kids, as our oldest will start kindergarten in the 2025-2026 school year. We've discussed everything from moving to a different area to just about every type of private school arrangement. We would benefit from the location if Coram Deo were located at Abrams and Walnut, and I know other parents would as well.

Thank you for your consideration of this matter.

Brandon Newton
[redacted]

From: Brenda Brodrick
To: Sam Chavez
Subject: Classical Educational Benefits for East Richardson
Date: Friday, July 26, 2024 4:14:35 PM

You don't often get email from brendabrodrick@gmail.com. Learn why this is important

Sam Chavez. Director of Development Service,

Coram Deo Acadamy is a school of classical education that could have positive benefits for families in that area of town (Abrams/Walnut Hill) where there are no classical educational academies.

Thank You,
George Brodrick, Farmers Branch, TX

From: thomas.scott.dyer@icloud.com
To: Sam Chavez
Subject: Coram Deo Academy Support
Date: Monday, July 22, 2024 7:15:01 PM

[You don't often get email from thomas.scott.dyer@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Mr. Chavez,

I hope this email finds you doing well! My name is Tommy Dyer and I am a long time resident of Richardson, Texas. I wanted to take a brief moment to convey my support for the Coram Deo Academy permit request.

Although my wife and I are currently homeschooling our four children, we have had the pleasure of getting to know numerous CDA families that have positively impacted us personally, as well as the neighborhood as a whole. The city of Richardson prides itself on being a premier location in the heart of Dallas - offering a diverse population with excellent schools, youth athletics, parks and recreation centers, as well as highlighting unique local businesses including restaurants and distilleries. Richardson would be lucky to add a proven educational model to this list.

We have been fortunate enough to live across the street from one particular family - The Graves. Reece and Jennifer raise 8 children, the oldest which just graduated and is headed to Texas A&M University in the fall. Their family has become dear friends of ours and our children. We have witnessed their love for this neighborhood through many different areas which include neighborhood art camps. We have seen time and time again CDA parents lead organizations, community events, and further improve our neighborhood for all people.

We are thankful for the CDA community and hope to celebrate the opening of the new building soon!

Tommy Dyer
824 Lockwood Dr.
Richardson, TX
75080

From: Lisa Harris
To: Sam Chavez
Subject: Coram Deo Academy
Date: Tuesday, July 23, 2024 2:40:03 PM

[You don't often get email from lwharris19@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am writing in support of Coram Deo Academy's desire to purchase the property at 1301 Abrams Road. I live in the neighborhood directly behind that property and would be happy to have CDA as a neighbor. The families and children I have met who attend and support CDA would be a benefit to our community. I understand that the current owner,, Bennerri Presbyterian Church, is in favor of this purchase which would allow them to continue using the facility on Sundays until their new building is complete.

Thank you for your service. I hope the Richardson City Council will approve this purchase at its next meeting!

Lisa Harris
Richardson resident of Richland Oaks and former RISD teacher

Sent from my iPad

July, 17, 2024

RE: CDA (Coram Deo Academy) Permit Request

Sam Chavez,

Good Morning.

I am writing to you to offer my support, as a Richardson, TX. resident, of Coram Deo Academy acquiring building space within our city. My husband an I have 5 children, who do not attend CDA, but have many close friends in our neighborhood who do. These friends offer support in household chores/ upkeep, study skills for my own children, advocacy for humanity in our area and cleanliness to our community. These friends and families are the epitome of respect and caring for each other and those around them.

We find this school to be a positive an proven educational offering that would bolster the city of Richardsons offerings.

We would be happy to have a CDA school offering at the corner of Abrams and Walnut for our friends and our city's enhancement.

Thank you for your consideration and time.

Sincerely,

Tara Hummel
105 N Gentle Dr
Richardson, TX. 75080
tdhummel@hotmail.com

July 20, 2024

To the City of Richardson,

Almost ten years ago, we left The Colony and moved to Richardson. My wife and I bought a smaller, older house that cost more than we had planned to spend. This move didn't make sense on paper. What made sense was that fact that we wanted to be in the community that Richardson offered as we grew our family and set deeper roots.

A decade later we're incredibly grateful that we took that leap as we've cultivated tremendous friendships with families on our street, in our neighborhood, and across Richardson.

Some of our best friends have two amazing children attending Coram Deo Academy, but they leave Richardson every time they go to school. CDA has petitioned the City of Richardson for the opportunity to purchase property and build a school at 1301 Abrams, and I'm writing in support of this opportunity.

I know there have been concerns about traffic or what this could signal for RISD, having a private school within district boundaries, but the benefits of bringing more amazing families to Richardson far outweighs these concerns.

Folks like our friends are committed to community. They're invested in the lives of those around them. It makes where we live even more special and more attractive.

I hope you'll reconsider the CDA request and approve their purchase of the property and the building of a new school. It will lead to an even better Richardson.

If I can be of service in any way, please don't hesitate to reach out to me.

Sincerely,

David Jones

David Jones

1316 Cheyenne Drive

From: mary phillips
To: Sam Chavez
Subject: Corum Deo
Date: Friday, July 26, 2024 11:48:37 AM

You don't often get email from phillips.mb58@gmail.com. Learn why this is important

Dear Members of the Richardson City Council,

I am writing to express my enthusiastic support for Coram Deo Academy (CDA) to receive a permit for the purchase of a building at the corner of Abrams and Walnut for a new campus. As a proud resident of Richardson, I believe CDA's expansion will greatly benefit our community.

CDA is a distinguished educational institution that our city should be proud to host. Its proven academic excellence and commitment to developing well-rounded students make it an asset to Richardson. Furthermore, CDA has consistently demonstrated a strong track record of adhering to permit and traffic regulations, ensuring a smooth integration into the local infrastructure. The school's excellent reputation with neighborhood associations speaks to its dedication to being a positive community member.

The establishment of a CDA campus at Abrams and Walnut would revitalize that area, bringing new life and energy to the corner. This development will not only enhance the immediate vicinity but also contribute to the overall growth and prosperity of Richardson.

Personally, I have witnessed the positive impact of CDA on families and students. Friends of mine whose children attend CDA consistently speak of the nurturing and challenging environment that fosters both academic and personal growth. The school's commitment to character development and academic excellence has had a profound effect on these students, preparing them to be responsible and engaged citizens.

I strongly urge you to approve the permit for Coram Deo Academy. Their presence in our city will undoubtedly bring numerous benefits, and I am confident that CDA will continue to be a valuable and respected part of our community.

Thank you for considering my support for this important decision.

Sincerely,

MaryBeth Phillips
2011 Yvonne Pl, Richardson, TX 75081
[redacted]

From: Suzanne Taylor
To: Sam Chavez
Subject: CDA
Date: Friday, July 12, 2024 4:04:08 PM

> You don't often get email from suzannetaylor75@gmail.com. Learn why this is important

Mr. Chavez,

My name is Suzanne Taylor and I live at 630 Northill Drive in Richardson Heights. I wanted to send this email today to vocalize my support for Coram Deo Academy's upcoming request to move their campus to 1301 Abrams. We have many families in our neighborhood who are serviced by this fine school. These families are engaged, caring neighbors and are the types of families that benefit our fine city. The current building at 1301 Abrams is a great location and a perfect structure to house a private school of this size. It is organizations, like CDA, that Richardson needs to continue to attract to our City. I appreciate the opportunity to submit this letter of support for CDA's request.

Sincenerly,

Suzanne Taylor

From: lj@beakleycpa.com
To: Sam Chavez
Subject: Coram Deo Dallas, 1301 Abrams Building
Date: Tuesday, July 23, 2024 10:26:08 AM

You don't often get email from lj@beakleycpa.com. Learn why this is important

Mr. Sam Chavez, City Council of Richardson and Whom It May Concern:

My name is Lindy Jo Crutchfield, and my family and I have lived in the Richardson Richland Park neighborhood for 15 years at 406 Birch Lane.

We moved to Richardson 15 years ago knowing that we could afford a home and have access to quality educational options. My sons have been a part of RISD public schools for the last 7 years and will continue to be through graduation. Our family feels strongly about the involvement and investment in our community via public schools.

Alternatively, we have dear friends who also feel strongly about their education options via homeschooling/private education.

Both are good. Both are honoring. There is room for both.

In light of recent events, I was disappointed to learn that Coram Deo was denied their initial request to own the 1301 Abrams property. I tuned in to the City Council meeting that was held to discuss the details of Coram Deo moving into our area of town and watched several elected public servants of Richardson embarrass themselves with petty arguments and rhetoric. Needless to say, I'll be voting differently next election.

Further, I was shocked to learn that Mrs. Branum, our RISD Superintendent, personally made phone calls to several members of the City Council asking them to reject Coram Deo's proposal. I'm sure that's nothing new under the political sun, and there are many behind-closed-doors conversations that we are never made aware of despite being "represented" by these individuals. Nevertheless, it was surprising to see the extent to which the district was willing to go to shut down Coram Deo's options.

RISD enrollment has been and was struggling prior to COVID….but the district officials sealed its fate when the bogus SEL agenda and mask requirements fell into place during the those years. Decision makers listened to the rowdy minority, foregoing the stable majority of the district. I think we can all remember the evacuation of public school families during those years because of the ideology and mandates being forced into the classroom.

Outside of acute transition seasons like COVID, there will always be some fluidity to families moving from public school to private and vice versa. To pretend that adding a homeschool/private education model in our backyard is somehow going to launch another major wave of public school migration is absurd. If RISD is feeling the squeeze of lower enrollment, that is an educational/district problem as parents have the right to find the best version of education for their family. If anything, this "squeeze" should light a fire under RISD to create a better public school experience.

Religiously speaking (as I'm sure you're aware) this stretch of Abrams is highly diverse: The

Sikh Gurdwara Singh Sabha, the Bohyun Buddha Temple, the Christian World Church, and the Islamic Association of North Texas are all within 1 mile of each other. There is so much positive religious representation in this small section of road…we are very blessed to be a part of such a cultural community. Saying that, I can't imagine a Christian school system being denied a building when the IANT is home to a full time IQA Quranic Academy private school just down the road.

Finally, the quietest narrative I heard mentioned was the business piece to this situation; a claim that Richardson residents would rather have another strip center for random places of business. Tell me, how is the giant, neon orange Public Storage building that you allowed to be built catacorner to our neighborhood doing in providing options for places of business? Does the 5 story eyesore have a single tenant? I think I can speak for every neighbor in Richland Park in denying any further "places of business" in close relation to us.

I'm sure you have received emails from families who personally attend Coram Deo Dallas or have family members who are students there. We are neither. We are simply Richardson residents trying to bring some common sense to the conversation by pointing out facts and highlighting discrepancies.

I look forward to the City Planning Commission and Council meetings next month.

Lindy Jo Crutchfield

Sincerely,

Lindy Jo Crutchfield
Soffitec, Inc. dba John W. Beakley, CPA

please note new Office address
Soffitec, Inc.
13760 Noel Rd. Suite 327
Dallas, Texas 75240
[redacted]

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From: Philip Cullens
To: Sam Chavez
Subject: CDA move to Richardson/Zoning request denial
Date: Monday, July 22, 2024 11:42:14 AM

> You don't often get email from pcullens@gmail.com. Learn why this is important

Mr. Chavez,

I wanted to write you and express my disappointment with the City Council's denial of the Coram Deo Academy relocating to Richardson. The council seemed as if they didn't understand anything that was presented to them, asked questions that had no relevance, and frankly, came across as opposed to Christianity specifically, as all they seem to be concerned with is Property Tax revenue generating development. I live in Richland Park, and rather than seeing that church further dilapidate, I'd love to see a Private School option go in there.

Some points to consider:

- CDA is a proven educational offering that City of Richardson residents should be proud to have in their city.
- CDA has an excellent track record of adhering to permit and traffic requirements.
- CDA maintains a wonderful reputation with their local neighborhood associations.
- A CDA campus at Abrams and Walnut brings new life to that corner of the city.
- City of Dallas has a number of private schools, and they actually stimulate development for a multitude of businesses that support the school.
- The bigger concern for the area along walnut between Audelia to Abrams is not having a school there, but not having a coordinated plan with the City of Dallas to improve the businesses on the south side of Walnut. We are on the front lined in our neighborhood, and CDA would be a good start to improving the area.

Thanks in advance for any support you can offer CDA in getting this move to Richardson approved. Feel free to call me if you have any questions or need my support.

Thanks,

Phil

Philip Cullens
[redacted]
[redacted]

Richardson City Council
Pertaining the Coram Deo Academy

I am writing this letter in support of the Coram Deo Academy relocation from the Temple Shalom at 6930 Alpha Rd in Dallas to 1301 Abrams Road in Richardson. The current building being considered for relocation is presently a church that would be converted into a school. This is a good use of the soon to be vacated church. All the upgrades and requirement for the conversion to a school have been addressed by the Coram Deo Academy. RISD did much the same thing when they purchased the church on Beltline many years ago and converted it to a school.

I watched the city council meeting that voted down the zoning change after it had been unanimously approved by the zoning commission. I have some questions on the reasons given to turn down this request. One concern was there would be no taxes collected on the property, which at the present time does not pay taxes because it is a church so there is no change there. Another was having a private school competing with Richardson ISD. The present location of the school is already in the Lake Highland section of RISD, it would just be changing to the Berkner Attendance section of RISD. A third concern was traffic cutting through the neighboring, I feel this school would create much less chance of cutting through the neighborhood then almost any other type of development.

The council stated they were waiting for other development of the area. I do not think this is going to happen for a long time as the present building is in great shape and I cannot see a developer buying the church to tear it down for another type of development that would be sandwiched between a church and a gas station. I am not sure just what type of development you are looking for; in the past development on Abrams between Centennial and Walnut has had a hard time being approved by the city council.

This rezoning was discussed by the Richland Neighborhood Association board at our last board meeting and there was no objection to this zoning change. I have talked to a few neighbors and have not found any objection. I cannot speak for the whole neighborhood as I have not spoken to everyone but I can speak for our board and it has no objections to the zoning change.

In conclusion I support the Coram Deo Academy relocation from the Temple Shalom at 6930 Alpha Rd in Dallas to 1301 Abrams Road in Richardson and feel this is a good use for the existing building.

D'Nelle Lyons
Richland Neighborhood Association
President

From: Christine Newton
To: Sam Chavez
Subject: Coram Deo Academy Approval
Date: Thursday, July 25, 2024 8:53:35 PM

You don't often get email from crblunk@gmail.com. Learn why this is important

Hello Sam,

I am a homeowner in the Richland Park Neighborhood. It has been brought to my attention that Coram Deo Academy is attempting to purchase the campus at 1301 Abrams for its Dallas campus. I am highly in favor of this purchase. My daughter will start Kindergarten in the 2025-2026 school year and CDA has been one of my preferred school choices. Bringing an established private school to this side of Richardson would encourage me and other parents in the area to stay in Richardson as opposed to moving for a better school. Thank you for your consideration.

Sincerely,
Christine Newton

Rachel Kral

13269 Meadowside Drive

Dallas, TX 75240

May 31, 2024

To Whom It May Concern:

It is my pleasure to write this letter of support for the Coram Deo Academy of Dallas in their search for a more suitable location for the school.

The Academy operated out of two locations since it was established as a satellite in Dallas quite a few years ago. At the time the school first proposed to move to a church on the 635 Frontage Road near Hillcrest Road, I was serving as Vice President of the Valley View Neighborhood Association (VVNA). The responsibility fell to me to represent our neighborhood and Board in those talks. Although it took time for us to understand and trust the integrity and mission of Coram Deo (neighborhoods tend to be suspicious) we developed a good working relationship with the school. In the several years the school operated from that location we may have had one complaint about the traffic but it was so minor I don't remember the exact nature of the problem.

As the school grew it was necessary for them to locate a new facility and they chose Temple Shalom nearby. Again there were talks and proposals to mitigate traffic concerns, outside noise levels, etc. I was the outgoing President at that point of VVNA and I supported the relocation as did the Board.

It should be noted that Coram Deo enriched the choices for education in our neighborhood. I believe that the years of operation at Temple Shalom have worked smoothly for the neighborhood, and I think the eventual school relocation will leave us with a bit of a deficit. I've noticed a large influx of families who are choosing private schools (we have two) and the influx has strengthened our neighborhood. Our area public school, Spring Valley Elementary School of RISD, is now closed. Strong neighborhoods of committed families are so very important.

Please contact me if you have any questions.

Regards,

Rachel Kral

rrkral@proton.me

빛내리교회
BINNERRI CHURCH

하나님의 기쁨이 되는 교회 • **사람들의 행복**이 되는 교회 • **세상의 빛**이 되는 교회

July 24, 2024

Mr. Sam Chavez
City of Richardson
Development Services
2360 Campbell Creek Blvd. Suite 525
Richardson, TX 75082

RE: Special Use Permit at 1301 Abrams Road, Richardson TX 75081

Mr. Chavez,

In the summer of 2022, our church began the process of relocating to our next location. Our church has been in Richardson since 1996 but with the population growth to the north we purchased land in McKinney. The first step in the relocation process was to put our property on the market and find the next owner that would benefit from being at this great location at 1301 Abrams Road. It is our desire and hope that another Christian institution would come in and continue to use the beautiful worship space and the associated facility. We are not interested in seeing this building that has decades of life remaining redeveloped into alternative uses.

In August of 2023, we joyfully entered into a contract with Coram Deo Academy (CDA). This contract to sell the property to CDA provided a great opportunity for a smooth transition to our new facility. We are excited that a Christian School will continue the legacy of faith in the current location. We fully support CDA in their endeavor to obtain the Special Use Permit for their school to operate at the property. We believe they will be a great asset and a contributing member to the Richardson community. Binnerri Church is in favor of the SUP request and humbly asks the City Plan Commission and the City Council to approve the SUP.

Sincerely,

Donald D. Kim 7/24/2024

Donald Kim
Clerk of the Session, Binnerri Church

cc: Coram Deo Academy

EMMANUEL
Dental & Fastbraces

Mr. Britton Church

Ascent Investments

14951 North Dallas Parkway

Dallas, Texas 75254

Dear Mr. Church,

My name is Pramod Thomas, the owner of Emmanuel Dental and Fast Braces a dental office located at 445 Walnut Street in Richardson, Texas. It is my understanding that the Coram Deo Academy has applied for a Special Use Permit in order to open a private school located at 1301 Abrams Road, Richardson, Texas 75081. My office building shares a common property line to this location and a driveway entrance too.

I am certain the Coran Deo Academy will be a positive development in our neighborhood and with unwavering support Emmanuel Dental and Fast Braces is highly recommending the City of Richardson approves the Special Use Permit.

Emmanuel Dental and Fast Braces appreciates the opportunity to express this support and wishes the Coran Deo Academy much success in this location.

Sincerely,

Pramod Thomas DDS,

DR. PRAMOD K THOMAS DDS
445 WALNUT STREET | SUITE 101 | RICHARDSON, TX 75081 | [redacted]

ੴ ਸਤਿਗੁਰ ਪ੍ਰਸਾਦਿ

Gurdwara Singh Sabha of North Texas

1201 Abrams Road
Richardson, TX 75081
[redacted]

July 09, 2024

To: Sam Chavez, City of Richardson
Development Services
2360 Campbell Creek Blvd. Suite 525
Richardson, TX 75082

Copy to: Coram Deo Academy

Re: Special Use Permit (SUP), 1301 Abrams Road, Richardson, TX 75081

Dear Sir:

Our organization Gurdwara Singh Sabha of North Texas serves as a place of worship for the Sikh Faith. Members of our faith have been active in the Richardson area, in all capacities, for over 70 years. The Gurdwara provides religious services to the congregation. The Gurdwara also provides counseling, addiction support, help line, plus many other community initiatives. Located in Richardson, Texas, our Gurdwara has been in existence since May 1989. It is an organization exclusively for religious, charitable, and educational purposes.

As a volunteer director designated to act on behalf of our volunteer elected Board of Directors, it has been my pleasure to grow with the Richardson community since 1980.

Coram Deo Academy's (CDA) proposal to operate a private school at 1301 Abrams Road will mean coordination between our two organizations, as we have done with Binnerri Church in the past. Based on the fruitful working relationship with CDA over the last 12 months, The Gurdwara does not anticipate any issues arising from their operating at this site and see their presence here as a positive for the neighborhood. The Gurdwara therefore appreciates the opportunity to support the Special Use Permit and hopes it is favorably considered by The City of Richardson.

Thank you,

MSChima

Manmohan Singh Chima
Director, on behalf
Board of Directors: Gurmail Singh Dhesi, Harjeet Singh Hothi, Harneet Kaur Ghumman, Harvinder Singh Randhawa, Jasveer Singh Puri, Surinder Singh Gill, Manmohan Singh Chima

From: bonnie abadie
To: Sam Chavez
Subject: Coram Deo School
Date: Tuesday, July 23, 2024 12:21:51 PM

> You don't often get email from bonnie@northdallasmartialarts.com. Learn why this is important

Sam,

I know several people who attend Coram Deo School and I was very disappointed that the planning commission and council denied their SUP for the Presbyterian church purchase. I think this would be an excellent choice to put in this location and I implore the council to approve it.

Bonnie Abadie

June 12, 2024

To whom this may concern:

I am writing this letter to congratulate Coram Deo on being such a fantastic addition to our neighborhood. I have lived in this neighborhood for over 28 years and have served on the board for the last 5 years and board president this year. Since the school opened Coram Deo has been respectful of the neighborhood and its guidelines. We have not had a complaint or issue with the school at all. Coram Deo has been involved in most of our neighborhood events. We cleaned Police Cars, which was a huge success. There was a waiting list of kids who wanted to participate, so we will be having another car clean-up this fall. The Coram Deo kids have also been involved with the Valley View Park clean-up.

Coram Deo has been a wonderful addition to our neighborhood. I would hate to see them leave us, but you would be gaining a fantastic addition to your neighborhood.

Blessings,
Mary Ellen Smith
Valley View Neighborhood Association President
[redacted]

From: Bobby
To: Sam Chavez
Subject: Cda campus
Date: Thursday, August 1, 2024 9:11:38 PM

[You don't often get email from esymank@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi Mr. Chavez

I wanted to write a letter of support for the Cda campus on Abram's. I've lived in Richardson since 2013 and have enjoyed the city and government (through many permits for house remodels :)).

I advocate for more school options be added to the community. with the push of state government for school choice vouchers I believe there will be too few options for residents to choose from. Many have already chosen to homeschool or find an alternative hence the closing of several of our schools recently. High performing schools in our district are a win for all. The particular area might benefit with further development of drawing attention to the area as well.

Thank you for your time

Evan symank

Sent from my iPhone

From: Tracy Wade
To: Sam Chavez
Subject: Richardson City Council Members,
Date: Thursday, August 1, 2024 6:18:42 PM

You don't often get email from tracywadeart@yahoo.com. Learn why this is important

Richardson City Council Members,

I am writing to you today with great urgency and a burning desire to address our school, Coram Deo Academy, and the desire for a larger space for our current student body. Our kids receive a rich education rooted in Truth, Goodness & Beauty here. Having a school like CDA in your city offers opportunity & freedom to choose the type of education one might desire for their children. Why Coram Deo? Well, as a parent with students at CDA , I have seen first hand the benefit of Classical Education. A classical education focuses on engraining virtues, critical thinking, and wisdom through the liberal arts. There are very few here in Richardson / Dallas but one that does exist is Coram Deo Academy!! CDA is changing hearts and expanding minds of our students. As a concerned citizen, I implore you to consider allowing something wonderful to occupy this new space! CDA is a school in your area that is catering to profoundly important disciplines. For example, **Ethics and morality**. A classical approach to teaching & learning requires students to engage deeply in rooted notions of objective truth, goodness, and beauty; none of which are taken seriously these days, to which our society's sad condition testifies. The principles of classical education are grounded in the belief that education should be **focused on** the development of **the whole person**, rather than simply the acquisition of knowledge or skills.

When I first started exploring school options 12 years ago, I kept coming back to classical. You might ask, how do curriculum and instruction look different in a classical education school from what's in other wonderful rigorous school settings?

I have seen through my own children's development over the past 10 years that the use of good and great works, teaching them HOW to think not WHAT are a few principles that distinguish Coram Deo from a nonclassical one. CDA classrooms are filled with exemplary models of language, scientific reasoning, musical composition, philosophical speculation, and more. In many ways, classical schooling is an apprenticeship to the great minds and creators of the past, where students develop their own thinking and creativity by close study of past masters. This is why a Coram Deo student is different. This is why they can tackle new challenges with vigor and tenacity rather than fear and hesitation. Classical education concerns itself with knowledge, yes, but also with the training in *how* to think. These students will come back to their roots and associate the most wonderful gift with Richsrdson, Texas!

Together, we can break the shell of convention for those that feel called to do so. One size doesn't always fit all. Allow Coram Deo to reside in Richardson. Richardson is an incredible city that we moved to so that we COULD have more options when it comes to education. We love our city & love supporting every business & organization we possibly can! My son, a Junior at Coram Deo loves being in the Honor Guard for the Richardson Symphony. His experience has been nothing short of beautiful. My daughter is an aspiring writer & quite good. (Parent brag ;)) She wants to go to college, move back here, publish her first novel & inspire other young adults to pursue their creative dreams! Dreams that were born in Richardson/Dallas at a wonderful school that has fostered her love of learning. Say YES to

Coram Deo and embark on a beautiful journey that some of your proud residents dearly love.

“You can only get more in life by saying YES.”

- Marshall Sylver

Blessings,
Tracy Wade
Proud Coram Deo Parent
2013-2024

From: Ben Caldwell
To: Sam Chavez
Cc: Terri Caldwell
Subject: Support for Coram Deo Academy SUP Request
Date: Monday, August 5, 2024 4:28:51 PM

You don't often get email from ben@caldwellresidential.com. Learn why this is important

Sam,

Hope that this email finds you well. I am writing to share my wholehearted support for Coram Deo Academy's SUP request going before the City Plan Commission this Wednesday evening. I plan to attend the evening's meeting as well.

As you are aware, I've been investing significantly in our Richardson community through custom home building and real estate development since 2011 and have been a resident since 2006. Over the last 5 years our family has also been investing significantly in Coram Deo Academy with 4 of my children attending there this year.

CDA is a truly exemplary school and community of families who are a blessing to us and to the greater Richardson community. School leadership is absolutely top notch and I am confident that CDA's proven reputation of excellence will only increase with the opportunity before us at Abrams and Walnut.

Richardson gets better with the addition of Coram Deo Academy. I would gladly visit with any members of the City Plan Commission and City Council to share more in depth about the increible CDA families, students and administration.

Warmly,

Ben Caldwell

Ben Caldwell
Founder & President
7616 LBJ Fwy, Suite 540
Dallas, TX 75251
[redacted]

From: James Brown IV
To: Sam Chavez
Subject: Coram Deo Academy permit application
Date: Wednesday, August 7, 2024 3:45:43 PM

> You don't often get email from jwbrown04@gpctexas.com. Learn why this is important

Hello Sam,

I am writing to voice my support of Coram Deo Academy and encourage the approval of their special use permit application to operate their school at 1301 Abrams Rd. As a business owner in Richardson with hundreds of employees, we take a great interest in the vitality and quality of the local community. I do not personally have children attending Coram Deo (CDA) but I know a number of families whose children attend and can attest to their character and exceptional qualities of both the school and the families that attend. CDA is an active, growing community and would be a credit to Richardson and the surrounding area.
My family has been greatly benefited by classical Christian education and both I, and our leadership team at General Packaging Corporation, strongly support the approval of this application. I am happy to discuss in more detail if you would like.

Thank you Sam –

Respectfully,
James Brown

James W. Brown IV
President
General Packaging Corporation
Email: jwbrown04@gpctexas.com
[redacted]
200 E Arapaho Road, Richardson, TX 75081
www.gpctexas.com

This message contains confidential information and is intended only for the individual(s) addressed in the message. If you are not the named addressee, you should not disseminate, distribute, or copy this e-mail. If you are not the intended recipient, you are notified that disclosing, distributing, or copying this e-mail is strictly prohibited.

GPC Texas

From:	Aimee Nemer
To:	Sam Chavez
Subject:	Fwd: Public Meeting Comment Card
Date:	Wednesday, August 7, 2024 9:33:47 AM

Get Outlook for iOS

From: donotreply@enotify.visioninternet.com <donotreply@enotify.visioninternet.com>
Sent: Tuesday, August 6, 2024 8:06 PM
To: Aimee Nemer <Aimee.Nemer@cor.gov>; Crystal Brown <Crystal.Brown@cor.gov>
Subject: Public Meeting Comment Card

A new entry to a form/survey has been submitted.

Form Name:	City Council Meeting Comment Card
Date & Time:	08/06/2024 8:06 PM
Response #:	64
Submitter ID:	27983
IP address:	2603:8081:2000:103:50ad:c5db:3a7c:301
Time to complete:	7 min. , 33 sec.

Survey Details

Page 1

WELCOME TO THE RICHARDSON CITY COUNCIL MEETING:

Thank you for your interest to provide input to the City Council. Please complete and submit this card to the City Secretary before the meeting begins, and you will be called upon at the appropriate time to provide your input. If you submitted a card online by 5 p.m., we have your information on file and your name will be called at the appropriate time to speak. Before submitting a Public Comment Card, please acknowledge you have reviewed the Public Comment Procedures provided at the sign-up desk.



I have read the Public Comment Procedures.

[×] Yes

Meeting Date:
View Council Agenda Postings for Meeting Dates

08/07/2024

OPPORTUNITIES TO SPEAK TO THE COUNCIL

During meetings there are three different forums available to speak to the Council. Please read the following descriptions and check the box next to the forum that best fits you:

Choose One:

Public Hearing – Applies to anyone wishing to express an opinion or concern on a public hearing scheduled on the meeting agenda.

Not answered

Item/Case #

Not answered

Public Hearing Comments

Not answered

Would you like to speak during the meeting?

(○) No

If NO, please check a box below to express your position:

(○) Support

Are you the applicant or representative?

(○) No

Public Comments on Agenda Items – Applies to anyone wishing to provide feedback in person on an item listed on the meeting agenda.

Not answered

Agenda Item # or Topic:

Not answered

Summary of comments to be submitted in person:

Not answered

Public Comments on Agenda Items – Applies to anyone wishing to provide feedback online on an item listed on the meeting agenda.

[×] I wish to submit my public comments on agenda items on this form and will not speak in person.

Agenda Item # or Topic:

ZF 24-17 Coram Deo Academy

Public Comments on Agenda Items - Online

I am a homeowner in the Richland Park Neighborhood. It has been brought to my attention that Coram Deo Academy is attempting to purchase the campus at 1301 Abrams for its Dallas campus. I am highly in favor of this purchase. My daughter will start Kindergarten in the 2025-2026 school year and CDA has been one of my preferred school choices. Bringing an established private school to this side of Richardson would encourage me and other parents in the area to stay in Richardson as opposed to moving for a better school. Thank you for your consideration.

VISITORS FORUM – Applies to anyone wishing to speak comments to the Council on any topic NOT listed on the meeting agenda.

Not answered

Topic:

Not answered

Visitors Forum Comments -In Person

Not answered

VISITORS FORUM – Applies to anyone wishing to submit comments to the Council on any topic NOT listed on the meeting agenda.

Not answered

Topic:

Not answered

Visitors Forum Comments - Online

Not answered

Contact Information

Name:	Christine Newton
Address:	505 Birch Lane
City:	Richardson
ZIP:	75081
PHONE:	(816) 719-8620
EMAIL:	crblunk@gmail.com

If you represent a group or organization, please list:

Not answered

THANK YOU FOR YOUR INTEREST IN PARTICIPATING IN YOUR LOCAL GOVERNMENT.

Thank you,
Richardson, TX

This is an automated message generated by Granicus. Please do not reply directly to this email.

Dear Mr. Sam Chavez,

I am writing this letter to you to voice my support of Coram Deo Academy (CDA) campus at Abrams and Walnut in Richardson (1301 Abrams Road).

Although I do not have children attending CDA, they would be a great educational addition to the community here. I believe they will be a great asset and a contributing member to the Richardson community.

CDA maintains a great reputation with local neighborhood associations, and CDA will provide proven educational offering that residents of Richardson will be pleased to have. CDA is also well known to operate with highest ethical standards that is based on the belief of Christian values.

I hope this is helpful to bring CDA to the City of Richardson.

Sincerely,

Date: 7-28-24

Name: Daniel Lin

Address: 2902 Canyon Creek Dr.
Richardson, TX 75080

The following letter represents 32 like letters of support from members of the Binnerri Church that are also residents of the City of Richardson:

- Goldberg
- Daniel Lin
- *Rachel Lin*
- Kwon
- Shin
- Waymen
- Grace Lee
- Kim
- Lee
- Chae
- Jun
- Hwan Mun
- Kyany Kim
- Dason Mun
- Hong
- Jung Bang
- Hwa Bang
- Im
- Jung Kim
- Kwon
- Chan
- Hong
- Chang
- Daniel Hong
- Tae Ock La
- Karam Mun
- Caleb Mun
- Cha
- Sang Park
- In Sue Park
- Ki Cha
- Shin

RICHARDSON, TX
DEVELOPMENT SERVICES

MEMO

DATE: **August 26, 2024**

TO: **Honorable Mayor and City Council**

FROM: **Sam Chavez, AICP, Director of Development Services** *SDC*

SUBJECT: **Zoning File 24-18: The Nest Wellness Village Special Development Plan**

REQUEST

Courtney Gowin with The Nest is requesting approval of a Special Development Plan to accommodate the development of a health and wellness village on 1.37-acres located at the southeast corner of E. Kaufman Street and S. Texas Street. The property is zoned PD Planned Development - Main Street/Central Expressway Form Based Code (Main Street Sub-district). The Special Development Plan includes modified development standards and allowance of select uses such as retail, restaurant, office, and special events.

The vision for the development is a health and wellness-centered destination with multiple retail options, services and experiences for the family. Special events will be hosted on a weekly basis and may include activities such as yoga classes, farmer's markets, and gatherings of local community groups. The facility will be open daily from 8:00 a.m. to 8:00 p.m.

Key components of the proposed development include:

- Seven (7) buildings with a total of 18,000-square feet,
- All buildings are designed as "bungalows" to match the scale and feel of the neighborhood,
- A 10,300-square-foot outdoor courtyard with synthetic turf,
- Community Garden in southeast of subject site,
- Forty-two (42) on-street parking spaces to be provided and is the subject of a modified development standard (sixty (60) spaces required),
- The village will be enclosed and secured by a fence on all sides; and
- An 8-foot-tall board-on-board wood fence with metal posts will be provided in lieu of a masonry screening wall along the site's eastern property line.

As of this date, two (2) letters in support of the request have been received.

BACKGROUND

The subject property is composed of four (4) undeveloped tracts and a remnant of alley right-of-way. In 2016, the property was rezoned as part of the Main Street/Central Expressway Form Based Code. The subject site is located within the area bounded by Kaufman Street, Texas Street, Phillips Street and Greenville Avenue which is limited to residential, live/work, churches, and vertical mixed-use building that contain a minimum of 50% residential units.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a 7-0 vote recommends approval of the request subject to the attached conditions.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
Draft City Plan Commission Minutes 2024-08-07
Staff Report
Zoning/Aerial Map
Zoning Concept Plan (Exhibit "B")
Character Reference Images (Exhibit "C")
Applicant's Statement
Site Photos
CPC Notice of Public Hearing
Notification List
Correspondence

Special Conditions ZF 24-18: Special Development Plan– The Nest Wellness Village

1. The property shall be developed and used in substantial conformance with the Concept Plan attached as Exhibit "B" and the Character Reference Images attached as Exhibit "C", made a part hereof and which are hereby approved. Collectively, the Concept Plan and Character Reference Images are referred to as "Special Development Plan" as allowed in the Main Street/Central Expressway Form Based Code, subject to the following conditions:

    a. The wellness village be constructed in substantial conformance with the attached Special Development Plan, marked as Exhibit "B", and Exhibit "C", and made a part thereof.

    b. Permitted Uses: The following uses shall be permitted:

        - Art Gallery
        - Bakery
        - Community Garden
        - Fine Arts Studio
        - Health Club
        - Personal Care Services
        - Office
        - Photography or Art Studio
        - Restaurant without Drive-through or Curb Services
        - Retail
        - Special Events
        - Temporary Open-Air Market - limited to a maximum of 15 vendors.

    c. A minimum of forty-two (42) on-street parking spaces shall be provided as shown on the concept plan.

    d. A minimum of four (4) bicycle racks shall be provided.

    e. The hours of operation for the village shall be limited to the hours of 8:00 a.m. to 8:00 p.m.

    f. The development shall be replatted into a single lot.

    g. An 8-foot-tall board-on-board wood fence with metal posts shall be provided in lieu of a masonry screening wall as shown on the concept plan.

medium giant A MEDIA + MARKETING COMPANY

Remit Payments (with Acct Number) to:
Medium Giant, P.O. BOX 660040, DALLAS, TX 75266-0040

Order Confirmation / Invoice

Customer:	CITY OF RICHARDSON	**Customer Account:**	100010162
Ad Order #:	0001875046	**PO Number:**	CPN 9414
Sales Rep:	David Ferster	**Order Taker:**	David Ferster

Net Amount:	$303.16	**Tax Amount:**	$0.00	**Total Amount:**	$303.16
Payment Method:	Check/Money Order	**Payment Amount:**	$0.00	**Amount Due:**	**$303.16**

Ad Order #: 0001875046

Ad Number: 0001875046-01

Color:

Ad Size: 2 X 42.00 Li

Ad Content

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 6:00 p.m. on Monday, August 26, 2024, at Richardson City Hall, 2360 Campbell Creek Blvd, Ste. 525 Richardson, TX., to consider the following requests.

ZF 24-17
A request for approval of a Special Permit for a private school on an 8.6-acre lot currently zoned Local Retail LR-M(2) located within an existing building at 1301 Abrams Road, on the east side of Abrams Road, north of Walnut Street. Owner: Don Kim, Binnerri Presbyterian Church.

ZF 24-18
A request for approval of a Special Development Plan to allow a non-residential mixed-use health and wellness center comprised of multiple buildings in lieu of residential development on 1.33 acres, including 0.042 acres for a total of 1.37 acres currently zoned Main Street/Central Expressway PD Planned Development District (Main Street Sub-District) located at the southeast corner of E. Kaufman Street and S. Texas Street. Owner: Scott Sanders and the City of Richardson.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

The City of Richardson
/s/ Aimee Nemer, City Secretary

APPROVED
By Aimee Nemer at 12:08 pm, Aug 07, 2024

Run Dates				Product	Placement/Classification - Position
Publish Date:	08/09/2024	Stop Date:	08/09/2024	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date:	08/09/2024	Stop Date:	08/15/2024	DallasNews.com	Legals Bids Notices - LN Legal Notices

DRAFT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – AUGUST 7, 2024

Zoning File 24-18 Special Development Plan – The Nest Wellness Village: Consider and act on a request for approval of a Special Development Plan to allow a non-residential mixed-use health and wellness center comprised of multiple buildings in lieu of residential development on 1.33 acres, including 0.042 acres for a total of 1.37 acres currently zoned Main Street/Central Expressway PD Planned Development District (Main Street Sub-District) located at the southeast corner of E. Kaufman Street and S. Texas Street. Owner: Scott Sanders and the City of Richardson. Staff: Derica Peters.

Ms. Peters began by stating that the subject site is located at the southeast corner of Texas Street and Kauffman Street in the Main Street Sub-District of the Main Street/ Central Expressway Form Based Code and is comprised of four (4) vacant lots for a total of 1.37 acres.

The applicant is requesting a Special Development Plan with modified development standards to allow additional uses for establishing a health and wellness village, however, this area of the Main Street/ Central Expressway, Main Street Sub-District is limited to residential use only, meaning residential single family or mixed-use containing residential or live work units.

Ms. Peters explained the applicant proposed uses are typical with a retail development and include retail, restaurant, personal care services and health clubs; and are also requesting approval to allow special events which may include outdoor yoga classes, events for families, mothers, and women to be held by the non-profit that the applicant runs, called the Nest Motherhood.

The concept plan provided by the applicant shows the proposed development with seven (7) individual buildings for a total of 18,000 square feet with Building 1 being the primary entrance to the site off E. Kaufman Street. A six (6) foot-tall tubular metal fence along S. Texas Street will be provided between the buildings.

Ms. Peters further stated the buildings are laid out so that they are facing the interior of the site surrounding a 10.800 square foot courtyard intended to be used for outdoor gatherings and activities. Building 1 is 6,000 square feet, Buildings 2 through 7 are each 2,000 square feet and a community garden is located at the southeast corner of the site.

Ms. Peters indicated the site is required to have sixty (60) parking spaces provided onsite; however, the concept plan provides forty-seven (47) parking spaces off-site along Texas and Kaufman Streets and proposes to supplement those with additional spaces located at the public parking lot north of the property.

The Concept Plan shows the streetscape along Texas Street will be re-designed to meet the current streetscape standards for a six (6) foot wide sidewalk, six (6) foot landscape amenity zone and parallel parking on the west side of the street. However, south of Kaufman Street they have proposed perpendicular parking along the east side of Texas Street, which is a deviation from the approved street cross-section for this sub district.

Ms. Peters presented images that show the style and the architecture of the buildings with Building 1 that faces Kaufman Street having two-stories with a wraparound porch and the front entrances of Buildings 2 through 7 facing towards the interior of the site. With the Special Development Plan the applicant has requested an allowance for the two-story primary building to exceed the allowed maximum building height from twenty-seven (27) feet to forty (40) feet to the top of the ridge of the roof.

Ms. Peters stated that as part of the Special Development Plan, a waiver has been requested on the requirement for the rear of the buildings facing out to Texas Street not be developed to look like the front of the building since they are in the rear. Summary of the Special Development Plan items show some unique features in the way it is laid out, but it does not meet the Code, therefore the identified areas will need modification.

Ms. Peters said that the proposed hours of operation are proposed from 8:00 AM to 8:00 PM daily and will serve as another condition of the applicant's request. Two (2) pieces of correspondence have been received in support of this request and none in opposition, and stated she is available to answer any questions.

Commissioner Beach stated that he understands that this is a Special Permit and if the Nest were to sell the property, would all the different uses go away or will they go on in perpetuity.

Ms. Peters replied that this request for a Special Development Plan with special conditions, however, typically the applicant is limited to one operator, so this is not a typical condition of a special development plan.

Commissioner Beach commented that it will go on forever, correct.

Ms. Peters replied yes.

Commissioner Costantino asked if the parallel parking would include a sidewalk, or will the parking be in lieu of the sidewalk; also does the sidewalk disappear going north when reaching the parallel parking or does it work around it.

Ms. Peters replied parallel parking is on the west side of Texas Street, which is required in the streets cross section, and is limited to only show the parallel parking and the Central Trail with no proposed sidewalk on the west side.
Commissioner Costantino asked what the east side would look like.

Ms. Peters explained that the east side is perpendicular parking with a six (6) foot wide sidewalk.

Commissioner Costantino asked if that sidewalk would be preserved.

Ms. Peters stated the applicant needs to dedicate additional right of way to preserve it.

Commissioner Costantino asked if the applicant was going to use some of the public shared parking and if there was a standard limitation to how much parking could be used; did they have any concern about how the parking would be distributed.

Mr. Chavez replied that there was not a standard limitation but there is distance criteria requiring shared parking to be no further than 600 feet from the site which is why they showed parallel parking on the west side of Texas and a perpendicular parking design to provide as many as possible abutting the subject site.

Commissioner Costantino asked how far the front porch on Kaufman would be from the street or the sidewalk.

Mr. Chavez replied that the actual edge of the overhang or porch itself is at the property line.

Commissioner Costantino asked if that would essentially go to the sidewalk.

Mr. Chavez said no, the sidewalk along Kaufman would be ten (10) feet from the sidewalk, but the actual porch would go to the property line.

Commissioner Bohnsack asked where the shared parking is located and who is it shared with.

Ms. Peters stated the public parking lot is on the south side of Staycation Coffee at Polk Street and Texas Street.

Chairman Marsh asked if the public parking lot was owned by the city.

Mr. Chavez replied yes.

Chairman Marsh asked if the forty-seven (47) parking spaces include the parallel spaces on the west side of Texas Street.

Mr. Chavez replied yes.

Chairman Marsh asked if staff had looked at angled parking on the east side.

Mr. Chavez said they did but there is a drainage easement along the west property line so they could not get the angled parking and it gets into the DART right of way.

Chairman Marsh stated that he was asking about the east side.

Mr. Chavez explained that they looked at angled parking and no matter the direction it would create a situation where it would require traffic to access the site from on specific direction.

Chairman Marsh asked if the angled parking was on the east side of Texas, the angle would be facing northeast, correct.

Mr. Chavez replied yes.

Chairman Marsh asked if staff applied the parking ratio for restaurants to any of the space.

Mr. Chavez stated that they looked at the parking ratio for retail and it is the same for restaurant, however, there is no specific parking ratio for restaurant in the Main Street Sub-District.

Chairman Marsh asked why there was the wooden fence along the eastern property line neighboring the residential and was it to be along the entire eastern boundary.

Mr. Chavez indicated that the fence is proposed along the east property in lieu of having a masonry wall. There is an abutting residential six (6) foot tall fence in that area that the applicant intends to rebuild with this development therefore, they are asking for relief from having a masonry wall directly abutting the existing residential fence.

Chairman Marsh asked if it was going to be a six (6) foot wooden fence.

Mr. Chavez replied yes.

Chairman Marsh asked if staff could give the Commission a review about the glazing and finishing requirements in the district.

Ms. Peters stated that all ground floor facades should have 50% glazing and the applicant is reducing most if not all the facades to give the buildings a more residential feel.

Chairman Marsh asked if it is just on the public streets where that requirement comes into play.

Ms. Peters replied yes.

Chairman Marsh commented that we do not know what the proposal will be from applicant.

Ms. Peters replied that we don't know but they have said they will probably not meet the minimum required glazing percentage.

Chairman Marsh asked if there is a condition that is being recommended to deal with the issue.

Ms. Peters replied no but it is included in the special development plan as a modified condition.

Chairman Marsh asked what the modified condition was.

Ms. Peters replied that some of them are listed in the Special Development Plan but that the glazing is not included.

Mr. Chavez stated condition number one (1) of the concept plan references the Special Development Plan so whatever is listed on the concept plan are part of those conditions. Also, to correct an earlier statement, the public parking property itself is not owned by the city, it is owned by a private landowner.

Chairman Marsh asked if staff has any information about how long of a lease or contract the city has on the public parking private landowner.

Assistant City Manager Goff stated that it is a long-term lease intended to continue until that whole area redevelops and he does not have information on the exact term.

Chairman Marsh asked if there is any background information that could be given as to why the current zoning in this area is limited to residential only.

Mr. Chavez stated when the property went through the entitlement process, the adjacent property owners were concerned about the impact non-residential would have on their homes. Most of the property is owned by the Kinder Family and they petitioned Council to restrict the types of uses that would be allowed within the confines of that block and City Council enacted those restrictions.

Chairman Southard asked if the lots to the east are empty or are they currently built upon.

Mr. Chavez replied that there is an existing residential home directly to the east and some of the land is undeveloped; there is also a single-family home on E. Phillips Street.

Chairman Marsh asked if the parking on Texas Street was in the existing right-of-way.

Mr. Chavez indicated that it would be once the right of way was dedicated and the dedication will come off the east side of Texas Street.

Chairman Marsh commented that the eastern parking spaces are in effect on the private property or east of the property line and east of the Texas Street right-of-way.

Mr. Chavez answered yes, they are on the current property line and as part of their proposal they will need to dedicate additional right-of-way to accommodate the head in parking, the landscape buffer and the six (6) foot sidewalk.

Chairman Marsh stated with the existing right-of-way the City can only put in the parallel parking or another traffic lane, correct.

Mr. Chavez answered the west right of way for Texas Street that is shown on the concept plan is the existing right-of-way line and they are holding that right of way so the parallel parking spaces are within the city's existing right of way, then there would be 51-53 feet of current right of way from point to point and they will dedicate additional right-of-way on the east side of Texas Street.

Chairman Marsh asked if the applicant is responsible for improving those parking spaces.

Mr. Chavez commented that the code does not require the applicant to make those improvements however, due to the existing condition of the property's paving and drainage, to meet the City's development regulations, the applicant is willing to construct that portion of Texas Street from Kaufman southbound to the end of the property line; then a portion of Kaufman Street to the property line, otherwise they would have to wait until the City was in the position to make those improvements.

Chairman Marsh stated the applicant is going to have to rebuild if it is approved.

Mr. Chavez replied yes if they want to move forward on this development.

Chairman Marsh commented that no additional right of way is required from DART.

Mr. Chavez stated that is correct.

With no further questions for staff, Chairman Marsh asked the applicant to come forward and present the case.

David Harrell, 3824 Sleepy Lane, Dallas, TX 75229 developer stated he has been involved in investments in Richardson including Lockwood Distilling, Partenope Ristorante, and Staycation in the CORE district. Now he is working with the owner of The Nest and played a short video to give the Commission an idea of the project.

Dr. Courtney Gowen, 4811 Broadway Street, Addison, TX stated that she had a dream to build a community centered around mothers. After two (2) years into her private practice, she has been able to expand it into a 3,000 square foot Wellness Center in Addison. She would bring in a community of healers and mothers that impacted her and thousands of other women around the DFW area.

Dr. Gowan stated that she worked on projects with Harvard University to identify areas of why maternal health is such an issue in the United States and discovered it is because of the lack of community and accessible resources to mothers. There needs to be a greater impact and out of the 1,200 patients she sees every month, 80% of them reside in Richardson.

Dr. Gowan referred to the Magnolia in Waco that shows how much family has an impact on a community. Richardson is special and clearly the community is centered around family and bringing in the concept of introducing seniors with new mothers can help children's behavior improve and the seniors regaining the feeling of purpose and improve their mental health. This is something that's going to be the heartbeat and the soul of her nonprofit by bringing the two generations together. Dr. Gowan also stated that they are fully funded by a private investor.

Chairman Marsh stated that if the center's spaces are retail, how will they get material in and out and where is their loading and service area.

Mr. Harrell replied that the only restaurant portion is going to be in the main building, which will have site access near the dumpster for loading and unloading of materials. None of the bungalows in the back are going to have a restaurant component so there will be concrete or rock pathways that lead all the way around the green space where they will load in and out early in the morning or later in the evening.

Dr. Gowan stated all their businesses will be based around wellness and community and each bungalow will have a theme and two tenants with 1,000 square foot each of space that work synergistically together drawing in small local businesses to have a support system built around them.

Chairman Marsh asked if they planned for other dumpsters other than the one next to Building 1.

Mr. Harrell stated they only have the one single dumpster next to the building.

Chairman Marsh asked if there was going to be a sidewalk next to the wooden fence behind Buildings 2 and 3.

Mr. Harrell replied, no.

Scott Marek, 2944 Forest Hills Lane, Richardson, the architect for the project stated between Buildings 5 and 6, there are plans for another access point that will service some of the back buildings, however, the details have not been worked out so the only trash plan for now is in the area on Kaufman Street.

Chairman Marsh asked if the only way into the property would be through Building 1.

Mr. Marek replied yes.

Dr. Gowan advised that the concept was to have mothers to be able to relax and let their children play without running into the street and keep any outsiders from being on the property.

Chairman Marsh asked about landscaping behind the bungalows.

Mr. Malek stated it is just a hard walled building right up against the sidewalk and there is also six (6) feet of planting zone and a two-to-three-foot strip between the sidewalk and the buildings.

Chairman Marsh asked what the request was relating to the glazing along Texas Street?

Mr. Marek advised that there is a heavy glass requirement and they wanted to keep it in a residential scale in terms of glass to wall ratio.

Chairman Marsh asked how that fits into the concept plan.

Mr. Chavez said they did not know what percentage of the glazing would be because they have not designed the structures, but they know that it's going to be residential in nature opposed to a retail storefront. The special development standards address the amount of glazing.

Ms. Peters stated the applicant has proposed a minimum 25% window area on the ground floor facade facing Texas Street.

Vice Chairman Southard asked if Buildings 5 and 6 were going to have the appearance of a residence, single story residence with a pitched roof.

Mr. Marek said yes.

Vice Chairman Southard asked if they expect their current clientele to make the move to Richardson.

Dr. Gowan answered yes but they will also keep a boutique location in Addison.

Vice Chairman Southard asked what the time frame is for the project.

Dr. Gowan replied as soon as possible.

Commissioner Purdy asked if she had formally reached out to the Richardson Senior Center.

Dr. Gowan replied, no.

Chairman Marsh asked if there was anyone who would like to speak in support or opposition of the request.

Julie Robinson, 600 Nottingham Dr., Richardson, TX stated that she is a business owner in the CORE District of Richardson and is very excited about the prospect of The Nest coming. The wellness orientation would be very energetic and positive and will enhance the community.

Kasey Cummings, 1214 Ashland Drive, Richardson, TX stated she has been a Richardson resident for ten (10) years and is the Executive Director of a local nonprofit called All Moms that serve and support mothers. She is in a unique position to hear the common requests of moms and families and thinks the Nest Wellness Village will be a great addition. The concept of including multi-generational and interfaith programming is highly desirable for Richardson families.

Pat Kinder, 114 E Kaufman Street, Richardson spoke on behalf of the Kinder family who have lived on the property for almost eighty (80) years, and own the whole center of the lot, the central acreage, four of the five single family residences and the parking lot. They are not completely opposed to the development, but they do have concerns.

Mr. Kinder advised that their concerns included some of the zoning that was being proposed for the block, primarily being some of the relatively high heights, zero lot line opportunities and building right up on the property line, which ways why they pushed for more residential as opposed to a commercial, mixed-use, or high-rise type opportunities. They are happy with the low structure height of proposed Buildings 2 through 7, however they would prefer Building 1 to be lower than forty (40) feet high.

Mr. Kinder expressed they would rather have an eight (8) foot board-on-board wood privacy fence with metal poles instead of six (6) foot wood fence between their property and the subject property. The family is concerned with the overlapping deeds on the property shown on the survey lines, so instead of realigning the fence lines, they would prefer following the existing fence lines along the east side of the property along the northern piece and then down along to the other side.

Mr. Kinder explained that the fence on his sister's property at 114 E Kaufman only goes out to the edge of the house and if Building 1 is the primary entrance to the property, they are concerned about foot traffic going across their front lawn and they would like landscaping or fencing options that could deter people from constantly being on their property. There are also issues with the placement of the dumpster like odors and trash coming across to their yard and they would propose the dumpster be placed elsewhere.

Mr. Kinder stated that the block has bar ditches along Texas Street and Kaufman Street and parking would cover an existing bar ditch that continues in front of their properties, they want to be ensured of proper drainage. Also, he does not see any provision about the lighting illumination on their yard or the lights being on all night.

Something else that was mentioned in the presentation is that this would be a non-alcohol environment. I don't know how that works from a zoning standpoint as to whether alcohol would be allowed, or if that would only be something that would come up again through a special permit process down the road.

Mr. Kinder advised the alley where the proposed dumpster is a remnant, city owned stub out alley way that has not been addressed if the city will abandon it or if it will be quitclaimed to the developer or divided by property owners on each side. There is another remnant east of the site between Phillips Street and the parking lot owned by him and they are hoping to work something out with the City to get the remnant abandoned and quitclaimed.

Mr. Kinder concluded by stating in the report there was a statement that the proposed request wouldn't have a significant impact on the surrounding roadway system or impact existing utilities. He questioned whether the survey people understood what the capacity of the utilities are, and the effects construction has on older properties water systems and sewer, there is a lot of sediment; it works out fine for the new development, but it could have impacts on the existing older properties.

Reed Robinson, 600 Nottingham Richardson TX owner of Beyond the Bar an alcohol-free bottle shop located in the CORE District stated the project could be a real game changer for the neighborhood.

Chairman Marsh asked if the applicant wanted to answer some concerns of the Kinder family.

Mr. Harrell stated they agreed to the minimum of an eight (8) foot fence and to follow the existing fence line; they are aware that drainage is a big concern, and he anticipate it will be some box drainage connects to the existing large box drain within DART's right-of-way of DART; also proper lighting is a big part of wellness and it had not been discussed but he believed they would follow a dark sky style lighting plan.

Dr. Gowan stated she wanted to work in honor of the Kinder family and what they have built in their family legacy and the beauty of intergenerational living.

Chairman Marsh asked staff if there was any reason why the fence was six (6) feet.

Mr. Chavez answered the City's Code allows a maximum eight (8) foot fence and the minimum height can be changed to be eight (8) feet.

Chairman Marsh asked if both properties would follow the existing fence line and if it will require an agreement between them.

Mr. Chavez answered that is correct.

Chairman Marsh asked if anything could be done about foot traffic across 114 E. Kaufman.

Mr. Chavez responded they could turn the eastbound sidewalk on Kaufman north to encourage individuals to use a sidewalk to get to the site itself.

Chairman Marsh asked staff if there were any requirements for size, number or distances for the dumpsters or the access for the trucks and screening type of things.

Mr. Chavez replied that the minimum design standards for the enclosure are typically 11 feet x 14 feet for a single dumpster and the truck itself needs a minimum of forty-two (42) feet of backup space, so it could fit in the southwest corner of the property.

Chairman Marsh asked if anyone has looked at the aerial of the adjoining property to the south and whether there are issues with the dumpster abutting the apartment complex.

Mr. Chavez replied if should not an issue, but it will be reviewed to ensure there are no issues.

Chairman Marsh asked about the situation with the bar ditch on Kaufman Street.

Mr. Chavez advised any infrastructure would have to meet the development design standards and when they get to that point, those will be addressed.

Chairman Marsh asked if the City would be looking at the lighting spillover.

Mr. Chavez replied, yes. The Comprehensive Zoning Ordinance has performance standards for lighting, noise, odor, and any development would have to comply with those minimum requirements, however alcohol sales could not be controlled through zoning.

Chairman Marsh asked staff about the alley at the northeast corner vacating or abandoning the alley and if the property's concept plan was based on all the alley going to the applicant?

Mr. Chavez replied no, the notice was written to include that portion to allow the City the flexibility to either abandon the alley right away in favor of the subject property or any portion of it to either property owner. The acreage was included in the mailout notice since we could not rezone more property than what was noticed, but we could rezone less property but all of it would be preliminary discussions to see if it provides a benefit to either property owner.

Chairman Marsh asked where the alley was located on the concept plan.

Mr. Chavez stated at the northeast corner of the site as shown on the Concept Plan.

Chairman Marsh cited the dumpster may overlap the center line of the alley so would it go to the applicant.

Mr. Chavez replied yes, that is the what the concept plan shows.

Chairman Marsh asked if the bar ditch, drainage, and capacity of the utility lines would need to be studied further as to whether the lines should be replaced or upsized at the time they come in with their development plans.

Mr. Chavez answered that is correct.

Chairman Marsh asked if there was a deficiency would it be determined at that time and the City could impose some requirement for the applicant to upgrade those lines at their own expense.

Mr. Chavez replied yes.

Chairman Marsh stated some of the applicant's request is out of the Commission's purview as it has not been studied with the civil and engineering plans and whether it meets Code.

Mr. Chavez said that is correct, the details will be ironed out should the subject request be approved and at the time development plans are submitted.

Seeing no more questions, Chairman Marsh made a motion to close the public hearing, Commissioner Purdy seconded the motion and motion passed 7-0.

Chairman Marsh stated he felt the concept fits in with the neighborhood and transitions the CORE District to become a gathering place for the community.

Vice Chairman Southard stated the concept would be a distinguishing addition to Richardson's reputation.

Commissioner Costantino liked the concept and the issue with the lighting meeting standards could be dealt with, but he suggested the dumpster could be put on the southwest corner of the site.

Chairman Marsh commented that he would recommend making a change to the dumpster location and he asked if Building 1 was being limited to two (2) stories.

Mr. Chavez said yes.

Vice Chairman Southard asked about the forty (40) foot height of Building 1.

Mr. Chavez stated that the height was measured to the mid-point of the pitched roof.

Chairman Marsh advised that in an urban district like this, pedestrian activities are being encouraged but he is hesitant about the head in parking on the east side and he suggested angle parking to avoid possible collisions.

Commissioner Costantino stated Texas Street didn't have much traffic and retail would not spring up on the west side.

Vice Chairman Southard commented there was not much traffic in the area.

Chairman Marsh informed that in the future if the traffic got bad enough, they could come back and change it to angle parking without needing any more right of way.

Mr. Chavez replied yes; however, parking spaces would be lost.

Chairman Marsh stated he would rather give up a few parking spaces for the safety and ease of parking, but it could be restriped later if it became a problem.

Mr. Chavez stated there are design standards that need to be met based on the orientation of the parking spaces; the parallel spaces are eight (8) feet wide; the travel lanes are now 24 feet in lieu of 22 feet and the head in parking is 18 feet deep which met all the design standards.

Commissioner Costantino stated there would be more room to back out without the car next to you blocking you, right?

Mr. Chavez said that is correct.

Chairman Marsh asked staff if they knew what was the length of a normal vehicle?

Mr. Chavez replied they did not know what the length was, but the standard is 24 feet of pavement for perpendicular parking spaces.

Commissioner Beach made a motion to approve ZF 24-18 with the provision that the dumpster be moved to the southwest corner of the site.

Chairman Marsh asked if he would consider an amendment to his motion to increase the height of the wooden fence to eight (8) feet.

Commissioner Beach said yes and increasing the height of the wooden fence to an eight (8) foot fence on the existing fence line.

Mr. Chavez suggested to the Commission that in lieu of requiring the dumpster be moved, allow the staff and the applicant to look at that design to see if it can be accomplished while meeting the forty-two (42) feet of maneuvering space for the garbage truck. The dumpster could be placed further into the building site creating additional length in the maneuvering space.

Commissioner Beach stated we can make the design work and that he wants this to move forward, and things can be shifted around later.

Chairman Marsh asked if they could recommend approval as presented with the eight (8) foot wooden fence along the fence line and the dumpster location to be determined.

Mr. Chavez suggested that the condition related to relocation of the dumpster to be determined at a later date should not be included. Staff would work with the applicant to get the dumpster in the best possible location prior to the City Council meeting which might not be at the southwest corner of the property.

Mr. Chavez advised that Commissioner Beach would have to rescind his motion to require the location of the dumpster to the southwest corner and only include the amendment to increase in height of the fence from six (6) feet to eight (8) feet.

Commissioner Beach removed his amendment of the motion about the dumpster.

Motion: Commissioner Beach made a motion to recommend approval of the request as presented with the amendment of increasing the height of the fence from 6-feet to 8-feet. Commissioner Costantino seconded the motion. Motion passed 7-0.

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Council

THROUGH: Sam Chavez, AICP, Director of Development Services *SDC*

FROM: Derica Peters, AICP, Senior Planner-Planning *DP*

DATE: August 26, 2024

RE: **Zoning File 24-18: Special Development Plan– The Nest Wellness Village**

REQUEST

A request for approval of a Special Development Plan to allow a non-residential mixed-use health and wellness center comprised of multiple buildings in lieu of residential development on 1.33-acres, including 0.042 acres for a total of 1.37 acres currently zoned Main Street/Central Expressway PD Planned Development District (Main Street Sub-District) located at the southeast corner of E. Kaufman Street and S. Texas Street. Owner: Scott Sanders and the City of Richardson. Staff: Derica Peters

APPLICANT/ PROPERTY OWNER

Courtney Gowin, The Nest/ Scott Sanders, and City of Richardson

EXISTING DEVELOPMENT

The property is four (4) undeveloped lots and a portion of an abandoned alley.

ADJACENT ROADWAYS

S. Greenville Avenue: Six-lane divided arterial; 10,000 vehicles per day on all lanes, northbound and southbound, north of E. Kaufman Street (2022).

Kaufman Street: Two-lane, local street; no traffic counts available.

Texas Street: Two-lane, local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING

North: Institutional; PD Planned Development
South: Multi-Family Residential; PD Planned Development
East: Single-Family Residential; PD Planned Development
West: DART Rail and Central Trail; PD Planned Development

FUTURE LAND USE PLAN

Main Street Sub-district
The vision for the Main Street Sub-district is 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.

Future Land Uses of Surrounding Area:

North: Main Street Sub-district
South: Main Street Sub-district
East: Main Street Sub-district
West: Main Street Sub-district

EXISTING ZONING

PD Planned Development – Main Street/Central Expressway Form Based Code- Main Street Sub-district (Ordinance Number 4191).

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area. A traffic and trip generation memo were provided to show the level of impact of the proposed development and determine if new traffic management controls may be needed, and a Traffic Impact Analysis was not warranted.

STAFF COMMENTS

Background
In November of 2016, the property was rezoned as part of the Main Street/Central Expressway Form Based Code. The properties, including the subject site, that are located within the area bounded by Kaufman Street, Texas Street, Phillips Street and Greenville Avenue are limited to residential, live/work, churches, and vertical mixed-use building that contain a minimum of 50% residential units.

Request
The applicant is requesting approval of a Special Development Plan with modified development standards to establish a health and wellness village. The vision is to create a destination with options for retail, services, and experiences by featuring local businesses that are wellness centered and have a strong sense of community.

The proposed development is designed to fit in with its residential surroundings. The buildings will resemble bungalow homes as shown in the Character Reference Images (Exhibit "C"), and activities will be contained within the interior courtyard of the site, as seen on the Concept Plan (Exhibit "B"). The village will be open daily from 8:00 a.m. to 8:00 p.m.

The Main Street/Central Expressway Code allows for approval of a Special Development Plan for modifications to the Code's standards that are not considered Minor Modifications to allow applicants development flexibility to address specific market opportunities and/or contexts.

Special Development Plan

Site Area:
- 1.33 acres comprising four (4) vacant lots.
- 0.04 acres from alley right-of-way
- Total: 1.37 acres.

Building Area:
- Building #1: 6,000 square feet (1st floor and 2nd floor)
- Buildings #2 – #7: 2,000 square feet
- Total: 18,000 square feet

Height:
- Building #1 : 2-story / 40' max
- Buildings #2 – #7: 1-story / 27' max

Proposed Uses:
The following uses are proposed:

- Art Gallery
- Bakery
- Community Garden
- Fine Arts Studio
- Health Club: The site will be permitted a health club such as a yoga studio.
- Personal Care Services – Health, wellness, and personal care services, including massage services.
- Office
- Photography or Art Studio
- Restaurant without Drive-through or Curb Services
- Retail
- Special Events
- Temporary Open-Air Market - limited to a maximum of fifteen (15) vendors.

Special events will be held weekly during the mornings and afternoons inside the community events space and outside in the village courtyard. The applicant has indicated typical events will include yoga classes in the morning, mom meetups led by All Mom's Richardson, and senior led classes via the Nest Motherhood nonprofit.

Temporary open-air markets, or farmers markets, will be hosted on Saturdays. A temporary open-air market is defined as a temporary outdoor marketplace, on private property where individual vendors offer produce, food, or other product, and does not include a flea market or other gatherings or markets offering merchandise, personal effects, tools and must operate in compliance with applicable Health Codes. The number of vendors is limited to a maximum of fifteen (15).

Site Design

The site will feature seven (7) buildings, including one (1) primary 6,000-square-foot building with anchor tenants, retail, and a community event space and six (6) 2,000-square foot buildings that will be internally divided for boutique retail suite spaces. The primary entrance to the site is from the front of the primary building on E. Kaufman Street. The buildings are arranged along the perimeter and encircle a 10,300-square-foot open space in the center to be developed as a multi-purpose courtyard. The maximum building ground floor is limited to 10,000 square feet.

- *The applicant requests the site is allowed 16,000 square feet in total ground floor area in order to accommodate all of the proposed development on a single site and maintain a single-story for most of the buildings.*

The Code requires that primary entrances to buildings shall be located on the street along which the building is oriented, and a minimum of 50% of each ground floor façade should be comprised of window area.

- *Buildings #2 - #7 are oriented toward the courtyard and are designed for entry from the interior of the site to accommodate the enclosed village style. The applicant has requested a reduction in window coverage to a minimum of 25% window area on the frontage to provide a more residential feel of the building facades.*

Building Height

The site will feature bungalow style homes with a steep pitched gable roof. One-story buildings and two-story buildings are allowed to achieve the same maximum height of 27-feet. Buildings #2 - #7 are single-story and will not exceed the maximum allowed height.

- *The applicant requests that Building 1, the two-story primary building, be allowed a maximum height of 40 feet to maintain the presence of the sloping gable roof pitch to maintain uniformity with the bungalow village style in lieu of the maximum of 27 feet.*

Building Placement

All building placement requirements are met with the exception of the following request proposed by the applicant. The Build-to-Zone is located 0 - 10 feet from the property line along S. Texas Street and E. Kaufman Street, and the Code requires the front of the building be constructed within the Build-to-Zone for a minimum length of 80% of the lot.

- *Building #1 is not located within the build-to-zone on E. Kaufman Street or S. Texas Street. The applicant is requesting the 10 foot-wide and 20-foot-wide porch and awning projecting from the building and into the Build-to-Zone be considered part of the front of the building to achieve the requirement. As proposed, the required Build-to Zone and Building Frontage Buildout requirements will be met.*

Streetscape

A 6-foot-wide sidewalk and 6-foot-wide landscaped amenity zone will be provided along the eastern streetscape of S. Texas Street and the southern streetscape of E. Kaufman Street. The approved streetscape for S. Texas Street and E. Kaufman Street identifies on-street, parallel

parking on both sides of the street. The applicant will provide parallel parking along the southern streetscape of E. Kaufman and the western streetscape of S. Texas Street.

- *The applicant is requesting to allow perpendicular parking in lieu of parallel parking on the west side of Texas Street to provide more on-street parking.*

Parking

The Main Street Sub-district requires on-site parking with the construction of any new building; however, on-street parking may be used toward satisfying parking requirements when located on the adjacent street for the distance in front of the property. Shared parking is preferred in this subdistrict, and on-street parking opportunities shall be maximized.

The parking requirement at 1 space per 300 square feet for non-residential uses. This site requires 60 parking spaces for the 18,000 square feet development. If the applicant is allowed the above-mentioned exception requested related to streetscape parking, a total of 42 parking spaces are available. However, if parallel parking is included in the streetscape on both sides of Texas Street, only 30 parking spaces are available to the site.

- *The applicant proposes to use 42 parking spaces that will be provided along the east and west sides of S. Texas Street, and the southern side of E. Kaufman Street. This equates to a ratio of 1 parking space per 429 square feet of gross floor area. The applicant has proposed to use additional available parking spaces in the shared parking lot to the north and across E. Kaufman Street to satisfy parking requirements.*

Bicycle Parking

Bicycle parking is required at a rate of 1 bicycle parking space per 20 vehicle parking spaces provided. Based on the applicant providing 42 parking spaces, a total of three (3) bicycle parking spaces or two (2) bicycle racks is required.

- *Because the village will attract visitors focused on health and wellness, and due to the development's proximity to the Central Trail, additional bicycle parking should be provided for a total of 8 spaces, or 4 bicycle racks based on a per building parking basis.*

Fencing

The village will be enclosed by a six (6) foot tall, decorative tubular metal fence along the west and north which will tie into a newly constructed eight (8) foot tall wood fence along the east and south property lines. Pedestrian gates are provided along the fence for allowing entrance and exiting from the courtyard to S. Texas Street when needed. Additionally, a minimum 6-foot-tall masonry screening wall is required 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.

Although the property adjacent to the site to the east is not zoned residential it is limited to residential, live/work, churches, and vertical mixed-use buildings that contain a minimum of 50% residential units.

- *The applicant indicated the adjacent residential property owners have requested the existing wood fence that is located along this perimeter be replaced by a new wood fence. The applicant requests approval of an 8-foot wood fence in lieu of a masonry screening wall.*

Open Space
The site meets or exceeds the area requirement for privately accessible open spaces (15% minimum). The site will feature a 10,800 square foot artificial turf courtyard and a 7,000 square foot community garden.

Dumpster Location
The dumpster was previously proposed to be located off-site within the existing alley right-of-way at the northeast corner of the site. The proposed dumpster was relocated to be on-site and at the southwest corner of the site where it will be accessed from Texas Street.

Alley Right-of-Way
A remnant of alley right-of-way is located at the northwest corner of the subject site and should be incorporated into the development. This area is the remnant of an alley that extended from E. Kaufman Street to E. Phillips Street as depicted on the Original Town of Richardson property maps recorded in 1878. The original proposed alley was never constructed, and its right-of-way has been incorporated into adjacent properties as the block developed over time. The remaining portion is 0.04 acres (1,700 square feet) in area, eighty-four (84) feet long and twenty-one (21) feet wide. Staff and the applicant have discussed abandoning the alley right-of-way since the right-of-way does not provides access to any other properties.

It is uncertain whether the entire ROW or just a portion of the alley will be quitclaimed to the subject site. If the right-of-way is abandoned, the applicant's plan would be to incorporate it into development and improve the area to accommodate a loading zone.

Correspondence: As of this date, two (2) letters in support of the request has been received.

Motion: On August 7, 2024, the City Plan Commission recommended approval of the applicant's request by a vote of 7-0, subject to the following conditions:

1. The property shall be developed and used in substantial conformance with the Concept Plan attached as Exhibit "B" and the Character Reference Images attached as Exhibit "C", made a part hereof and which are hereby approved. Collectively, the Concept Plan and Character Reference Images are referred to as "Special Development Plan" as allowed in the Main Street/Central Expressway Form Based Code, subject to the following conditions:

    a. The wellness village be constructed in substantial conformance with the attached Special Development Plan, marked as Exhibit "B", and Exhibit "C", and made a part thereof.

    b. Permitted Uses: The following uses shall be permitted:

        - Art Gallery
        - Bakery
        - Community Garden
        - Fine Arts Studio
        - Health Club

- Personal Care Services
- Office
- Photography or Art Studio
- Restaurant without Drive-through or Curb Services
- Retail
- Special Events
- Temporary Open-Air Market - limited to a maximum of 15 vendors.

c. A minimum of forty-two (42) on-street parking spaces shall be provided as shown on the concept plan.

d. A minimum of four (4) bicycle racks shall be provided.

e. The hours of operation for the village shall be limited to the hours of 8:00 a.m. to 8:00 p.m.

f. The development shall be replatted into a single lot.

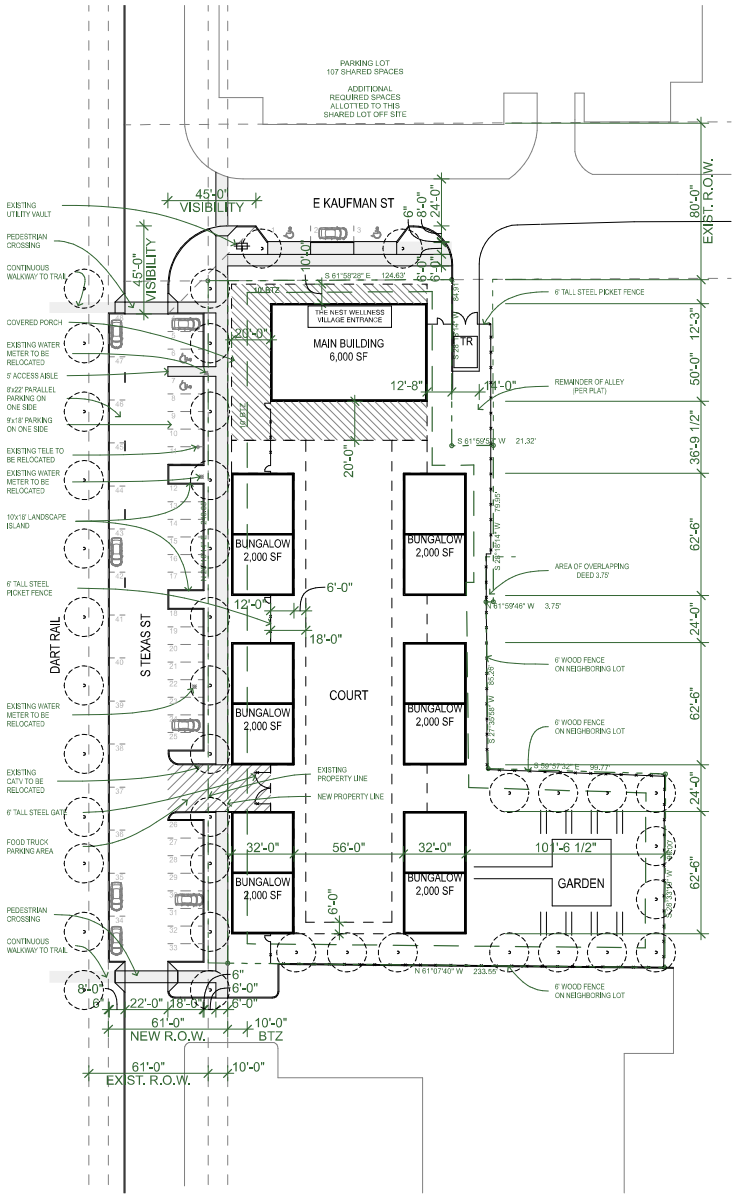
g. An 8-foot-tall board-on-board wood fence with metal posts shall be provided in lieu of a masonry screening wall as shown on the concept plan.



ZF 24-18 Aerial & Zoning Map
Special Development Plan
The Nest Wellness Village

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

RICHARDSON TEXAS



1 SITE PLAN EXHIBIT
SCALE: 1" = 30'

PARKING DATA TABLE	
PARKING REQ.	
ALL OTHER NON-RESIDENTIAL USES 1 SPACE PER 300 SQUARE FEET	60
PROVIDED STREET PARKING	44
PROVIDED ACCESSIBLE STREET PARKING	4
TOTAL PROVIDED PARKING	47
SHARED PARKING FROM ADJACENT PARKING LOT	

SITE DATA TABLE		
SITE AREA	EXISTING SITE AREA	1.33 ACRES
	PROPOSED SITE AREA	1.25 ACRES
	EXISTING ALLEY AREA	0.042 ACRES
	TOTAL PROPOSED SITE AREA	**1.29 ACRES**
ZONING		PD 4191
PROPOSED USE	REFERENCE SPECIAL DEVELOPMENT PLAN STANDARDS TABLE	
MAIN BUILDING SF	FIRST LEVEL	
	RETAIL / OFFICE	1,800 SF
	RESTAURANT	1,800 SF
	RESTROOM / STORAGE	400 SF
		4,000 SF
	SECOND FLOOR	
	YOGA STUDIO	1,800 SF
	RESTROOMS / STORAGE	200 SF
		2,000 SF
	TOTAL CONDITIONED SPACE	**6,000 SF**
	PORCH	4,000 SF
	TOTAL NON-CONDITIONED SPACE	**4,000 SF**
BUNGALOWS SF - 6 BUILDINGS / 12 SPACES	FIRST LEVEL RETAIL / OFFICE	12,000 SF
	TOTAL CONDITIONED SPACE	**12,000 SF**
	PORCH	5,050 SF
	TOTAL NON-CONDITIONED SPACE	**5,050 SF**
TOTAL PROJECT SF	TOTAL CONDITIONED SPACE TOTAL NON-CONDITIONED SPACE	18,000 SF 9,050 SF
# OF BUILDING STORIES		2

SPECIAL DEVELOPMENT PLAN STANDARDS		
REQUIREMENTS	**REQUIRED**	**PROPOSED**
D.4.a.iii. BUILDING USE TYPE	PROPERTY WITHIN THE AREA BOUNDED BY KAUFMAN STREET, TEXAS STREET, PHILLIPS STREET AND GREENVILLE AVENUE SHALL BE LIMITED TO RESIDENTIAL, LIVE/WORK, 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 MASSAGE ESTABLISHMENT NURSERY OR GREENHOUSE OFFICE OPEN AIR MARKET PHOTOGRAPHY OR ART STUDIO RESTAURANT WITHOUT DRIVE-THROUGH RETAIL SALES
D.4.a.iii. MAXIMUM BUILDING GROUND FLOOR	ON TEXAS STREET - 10,000 SF	COMBINATION OF SEVEN BUILDINGS - 16,000 SF
D.4.d. BUILDING PLACEMENT	BUILDING FRONTAGE BUILDOUT: MIN. 80% OF LOT WIDTH BUILD-TO-ZONE: MIN. 0 FT, MAX. 10 FT	ALLOW EXTENDED STRUCTURE OF COVERED PORCH TO BE PART OF BUILDING FRONTAGE BUILDOUT
D.4.e. HEIGHT AND GROUND FLOOR SIZE	MAXIMUM BUILDING HEIGHT 1 STORY - 15 FT 2 STORIES - 27 FT SINGLE STORY BUILDING SHALL BE PERMITTED TO ACHIEVE THE HEIGHT OF THE TWO STORY	ALLOW 2 STORY BUILDING HEIGHT TO BE MAXIMUM OF 40 FT TO RIDGE OF HIP OR GABLE ROOF PERMIT SIX BUNGALOWS TO ACHIEVE THE HEIGHT OF THE 2 STORIES - 27 FT TO RIDGE ALLOW ARCHITECTURE FEATURES SUCH AS CHIMNEY TO EXTEND 6 FT ABOVE MAX HEIGHT
D.4.f.iii. PARKING	OFF-STREET PARKING REQUIREMENTS	ON-STREET PARKING ALONG TEXAS STREET AND KAUFMAN STREET USED TO SATISFY ON-SITE PARKING REQUIREMENTS. REMAINING PARKING PROVIDED IN PARKING LOT AT NORTHEAST CORNER OF KAUFMAN STREET AND TEXAS STREET.
D.5. STREET TYPOLOGY AND STREETSCAPE STANDARDS	TEXAS STREET: 51 FT RIGHT-OF-WAY 6 IN CURB | 8 FT PARALLEL PARKING | 11 FT TRAVEL LANE | 11 FT TRAVEL LANE | 8 FT PARALLEL PARKING | 6 IN CURB | 6 FT LANDSCAPE | 8 FT SIDEWALK KAUFMAN STREET 63 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 | 6 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.6.b.iv. ARCHITECTURAL STANDARDS: BUILDING ARTICULATION	ALL BUILDING WILL BE DESIGNED AND CONSTRUCTED IN TRI-PARTITE ARCHITECTURE, WITH A DISTINCT BASE, MIDDLE AND TOP.	HIP OR GABLE ROOF SHALL BE CONSIDERED AS TOP ARTICULATION. PORCH SHALL BE CONSIDERED AS BASE ARTICULATION.
D.6.d.ii.a. 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.6.d.ii.f. ARCHITECTURAL STANDARDS: ROOFS AND PARAPETS	IT IS ANTICIPATED THAT THE MAJORITY OF NEW ROOF TYPES WITHIN THE MAIN STREET SUB-DISTRICT WILL CONTINUE TO BE FLAT BASED UPON ALLOWABLE USES. ii. TECHNIQUES AND CONFIGURATIONS c. PITCHED ROOFS SIMPLE HIP AND GABLE ROOFS SHALL HAVE A UNIFORM PITCH BETWEEN 4:12 AND 10:12	MAIN BUILDING AND BUNGALOWS TO HAVE HAVE HIP 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.9.b. RESIDENTIAL ZONING DISTRICT ADJACENCY	WHERE NON-RESIDENTIAL USES OR MULTI-FAMILY RESIDENTIAL USERS ARE LOCATED ADJACENT TO A SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND NOT SEPARATED BY A LOCAL STREET OR GREATER, 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

O 469.399.1603
www.studio-lema.com

"NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION"

SCOTT A MAREK
REGISTERED ARCHITECT
NO. 18502
08.01.2024

NEST WELLNESS VILLAGE

KAUFFMAN AND TEXAS
RICHARDSON, TEXAS 75081

ISSUES

PROJECT # L2412

ISSUE FOR SITE EXHIBIT
08.01.2024

ZONING EXHIBIT

Z-1

EXHIBIT "B"

NOTE:
1. IMAGES PROVIDED FOR CHARACTER REFERENCE ONLY
2. ACTUAL BUILDINGS HAVE NOT BEEN DESIGNED AND WILL VARY FROM THESE CHARACTER IMAGES



2 CHARACTER RENDERING - COURTYARD



3 CHARACTER SKETCH - TEXAS STREET
SCALE: 1" = 1'-0"



1 CHARACTER RENDERING - ENTRY

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www.studio-lema.com

"NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION"

SCOTT A MAREK
REGISTERED ARCHITECT
NO. 18502
08.20.2024

NEST WELLNESS VILLAGE
KAUFFMAN AND TEXAS
RICHARDSON, TEXAS 75081

ISSUES

PROJECT # L2412

ISSUE FOR CITY REVIEW
08.20.2024

CHARACTER REFERENCE

Z-3

EXHIBIT "C"

Nest Project Summary

There are a few key developments in Dallas that bring people together for business, retail, and entertainment. Bishop Arts, Deep Ellum, Trinity Groves, West Village, Klyde Warren Park, Highland Park Village, and The Shops of Legacy are a few examples of major developments that make Dallas a unique and diverse place to live.

The Nest Wellness Village will be a unique addition to these major Dallas developments. Each of the above neighborhoods celebrate the unique culture of their respective cities. Richardson has a unique opportunity to create a development that is centered around its best asset—family.

This groundbreaking concept celebrates wellness, family, and community. Strategically located in the heart of downtown Richardson, The Nest will become a vibrant hub for the community and introduce a unique intergenerational component.

This will quickly become a wellness hub for the Core District that supports Richardson's greatest asset--family.

The build will consist of a 4,000 sq ft main building with anchor tenants like Staycation, retail, and a community event space.

This will flow into a large turf courtyard that 6 bungalows will surround. Each bungalow will offer two 1,000 sq ft spaces for boutique wellness + retail. The village will also have a community garden & ample outdoor space for families to gather.

The businesses we are brining into the concept are local, wellness centered, and have a strong sense of community. Our vision is to create a retail and wellness experience centered around family values.

Each bungalow will have 2 boutique small form factor retail spaces that gives locally owned businesses a space to thrive in a supportive ecosystem.

Community will be the heartbeat of the development with weekly classes and events that will bring the Core district to life. Ideal events will be midday and being a wellness based development, will be alcohol free. Weekly events will include a 15 vendor local farmers market on Saturdays, 9am yoga classes, mom meetups led by All Mom's Richardson, and senior led classes via the Nest Motherhood nonprofit.

This development will follow the natural family rhythms and have operating hours 8am-8pm. The build will have a residential feel to encourage families to come and stay a while.



COMMUNITY PARTNERS

The NEST
WELLNESS VILLAGE

Where family + friends are celebrated.
Wellness is essential.
& Beauty is pursued.



WHAT ARE WE DOING

We are building a wellness village on 2 acres in downtown Richardson. This will be a wellness hub for the Core District that supports Richardson's greatest asset--family.

The build will consist of a 4,000 sq ft main building with anchor tenants Staycation, retail, and a community event space.

This will flow into a large turf courtyard that 6 bungalows will surround. Each bungalow will offer two 1,000 sq ft spaces for boutique wellness + retail.

The village will also have a community garden & ample outdoor space for families to gather.



Setting the Standard

We are setting the standard for experiential retail focused on wellness with the innovative Nest Wellness Village. Our partners are businesses with a wellness focus and a strong sense of community. Our vision is to create a retail and wellness experience centered around family values.

Nest

THE CONCEPT





the NEST
WELLNESS VILLAGE





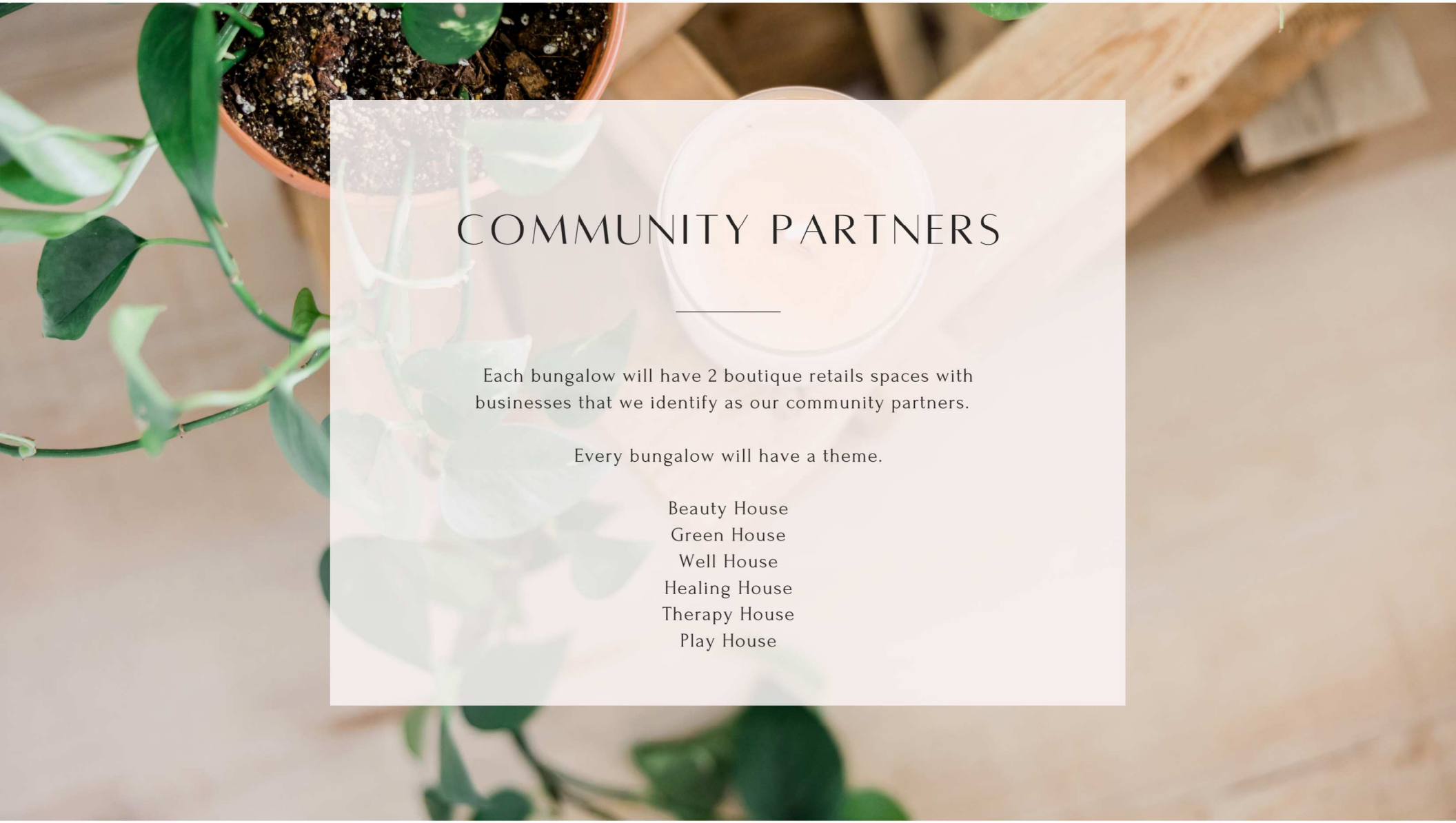


VISION

To be the heartbeat of Richardson and provide a space for families to come together & stay a while.

MISSION

Unite generations through a wellnes based community.



COMMUNITY PARTNERS

Each bungalow will have 2 boutique retails 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

COMMUNITY PARTNERS



1 Beauty House

The Beauty House will have 2 beauty based businesses to focus on self care. Our ideal partners would be Dry Bar & Pink Pedi for blowouts + organic nail salon.



2 Green House

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



3 Well House

The Well House will have 2 wellness based businesses to optimize wellbeing. Our ideal tenants will be an IV bar & a clean beauty store such as Credo.



4 Rest House

The Rest House will focus on time to rest + restore. Our ideal tenants will be Spa Habitat for massage & Face Haus for facials.

COMMUNITY PARTNERS



5 Therapy House

The Therapy House will have two essential therapy based businesses. Our ideal tenants will be Genesis Pelvic Floor PT & Lifeology for mental health.



6 Play House

The Play House will feature boutique pediatric health care businesses. Our ideal tenants will be Shine Pediatrics & Beyond Pediatric Dentistry.



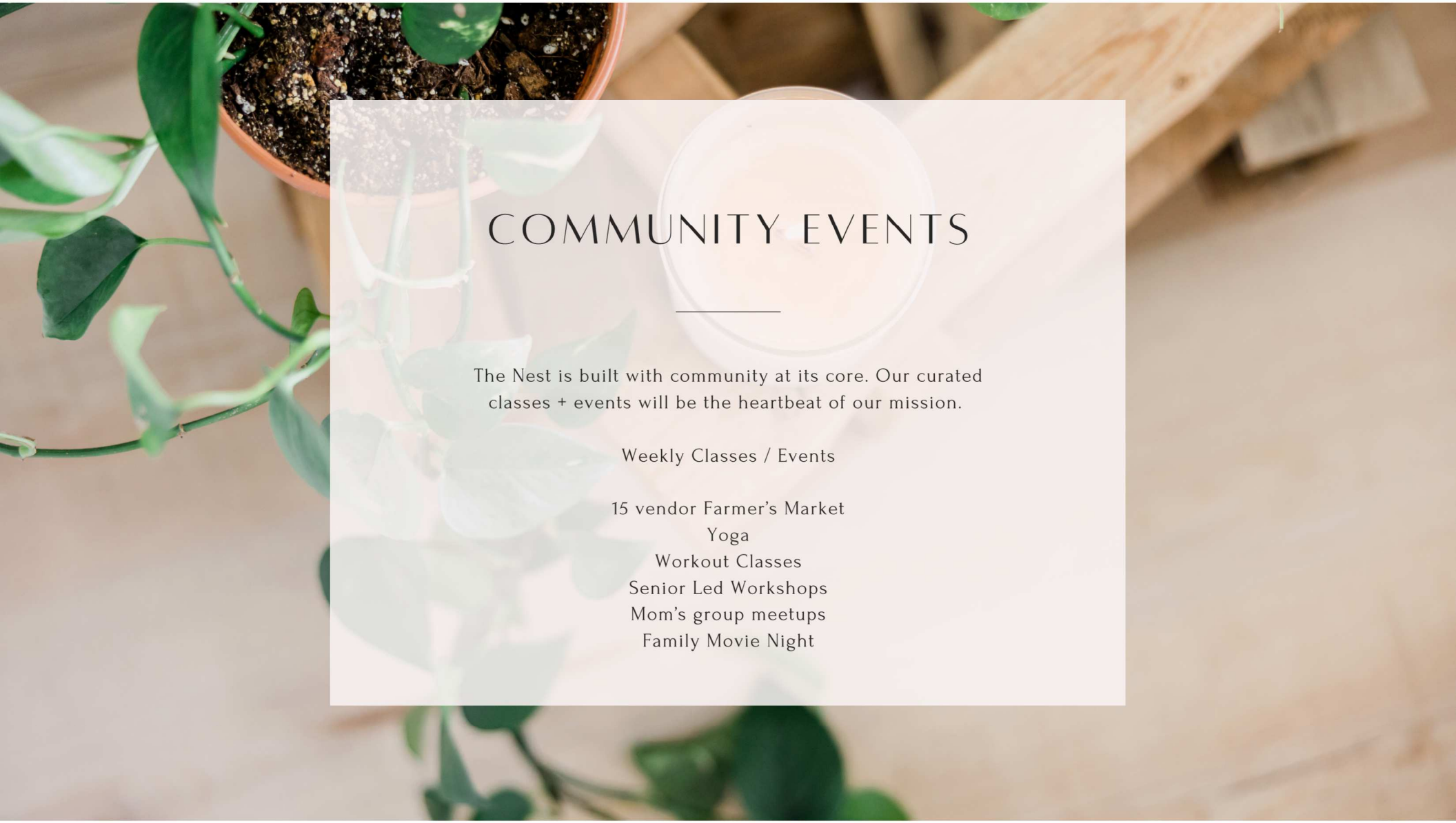
The Garden

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



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.,



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

TO EMBRACE ALL THINGS GOOD + BEAUTIFUL

Join us in creating a legacy space that celebrates the beauty of conscious living. The Nest Wellness Village will be a landmark in Dallas that gives families a space to gather, support motherhood initiatives, and curate an intergenerational lifestyle.

JOIN US

325-665-3322

hello@thenestrichardson.com

305 S Texas St
Richardson, TX

SITE PHOTOS – ZF 24 - 18



1 – Looking North



2– Looking East

SITE PHOTOS – ZF 24 - 18





Notice of Public Hearing
City Plan Commission

An application has been received by the City of Richardson for a:

SPECIAL DEVELOPMENT PLAN

File No.:	**ZF 24-18 The Nest Wellness Village**
Applicant:	Courtney Gowin
Location:	(See map on reverse side)
Request:	A request for approval of a Special Development Plan to allow a non-residential mixed-use health and wellness center comprised of multiple buildings in lieu of residential development on 1.33-acres, including 0.042 acres for a total of 1.37 acres currently zoned Main Street/Central Expressway PD Planned Development District (Main Street Sub-District) located at the southeast corner of E. Kaufman Street and S. Texas Street. Owner: Scott Sanders and the City of Richardson. Staff: Derica Peters

The City Plan Commission will consider this request at a public hearing on:

WEDNESDAY, AUGUST 7, 2024
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose the request.

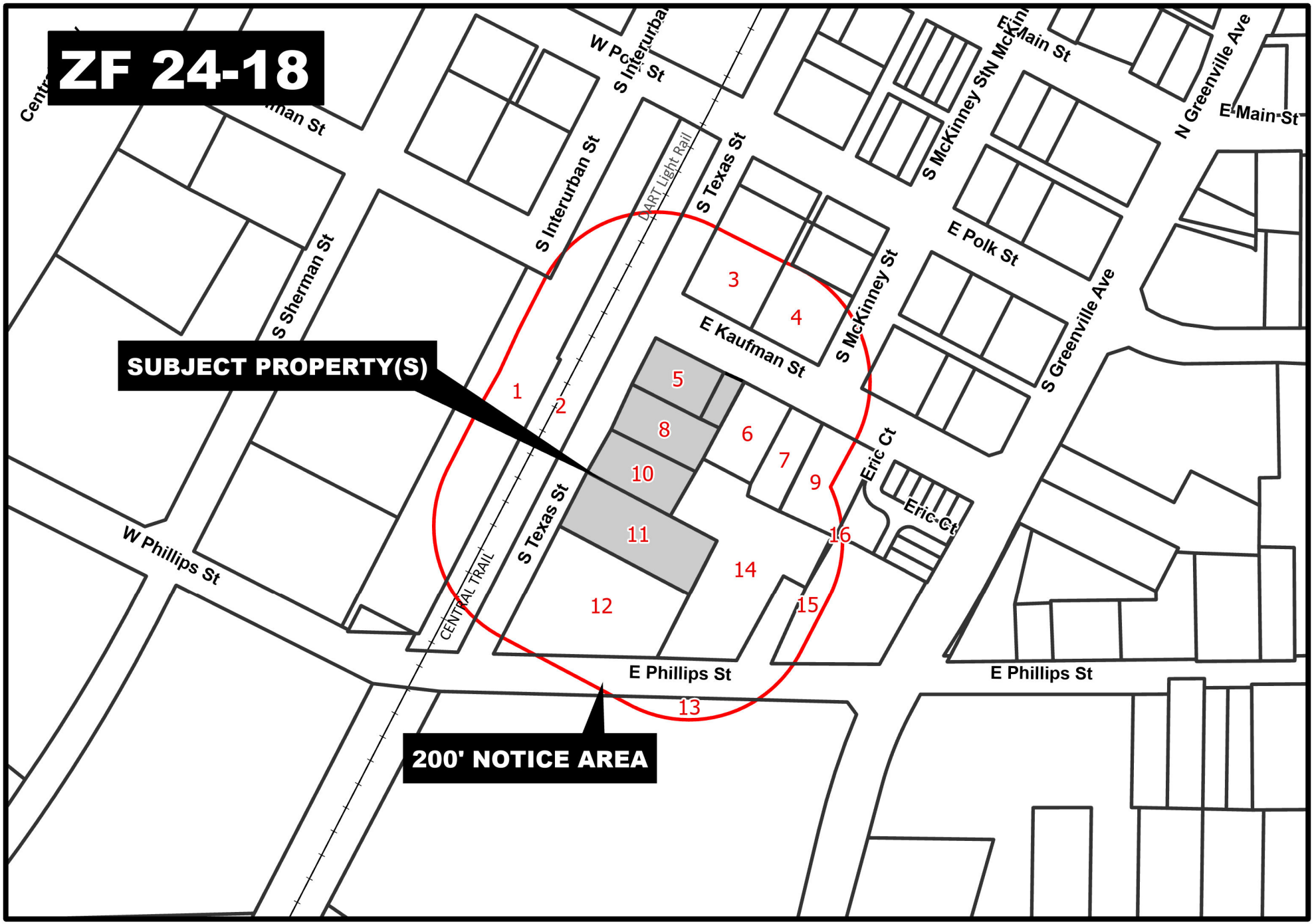
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions, or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: http://www.cor.net/index.aspx?page=1331.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-18.

Date Posted and Mailed: July 26, 2024



ZF 24-18 Notification Map
Special Development Plan
The Nest Wellness Village

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

RICHARDSON TEXAS

1 NORTH DALLAS TRADING CO
301 S INTERURBAN ST
RICHARDSON, TX 75081

2 DART
MB 7230
P O BOX 660163
DALLAS, TX 75266

3 MSR VENTURES LP
2808 FAIRMOUNT ST STE 100
DALLAS, TX 75201

4 MSR VENTURES LP
2808 FAIRMOUNT ST STE 100
DALLAS, TX 75201

5 SANDERS STANLEY SCOTT
10848 STRAIT LANE CIR
DALLAS, TX 75229

6 KINDER PAT M & ROBIN M
5917 FLINT RIDGE DR
FLOWER MOUND, TX 75028

7 HAMRICK THELMA L
122 E KAUFMAN ST
RICHARDSON, TX 75081

8 SANDERS STANLEY SCOTT
7826 YAMINI DRIVE
DALLAS, TX 75230

9 CONNELLY BOBBY
126 E KAUFMAN ST
RICHARDSON, TX 75081

10 SANDERS STANLEY SCOTT
7826 YAMINI DRIVE
DALLAS, TX 75230

11 SANDERS STANLEY SCOTT
7826 YAMINI DRIVE
DALLAS, TX 75230

12 OAKS 1 PROPERTIES LLC
241 COUNTRY CLUB DR
ROCKWALL, TX 75032

13 RICHARDSON ISD
TAX OFFICE
420 S GREENVILLE AVE
RICHARDSON, TX 75081
0257

14 KINDER DAVID LEE
121 E PHILLIPS ST
RICHARDSON, TX 75081

15 FIRST BAPTIST CHURCH OF
HAMILTON PARK
300 E PHILLIPS ST
RICHARDSON, TX 75081

16 KAUFMAN BROWNSTONE
ADDITION
212 E KAUFMAN ST
RICHARDSON, TX 75081

17 CITY OF RICHARDSON
2360 CAMPBELL CREEK BLVD, STE 525
RICHARDSON, TX 75082

ZF 24-18

COURTNEY GOWIN
4811 BROADWAY ST
ADDISON, TX 75001

ZF 24-18

ZF 24-18

From: donotreply@enotify.visioninternet.com <donotreply@enotify.visioninternet.com>
Sent: Friday, July 26, 2024 4:24 PM
To: Aimee Nemer <Aimee.Nemer@cor.gov>; Crystal Brown <Crystal.Brown@cor.gov>
Subject: Public Meeting Comment Card

A new entry to a form/survey has been submitted.

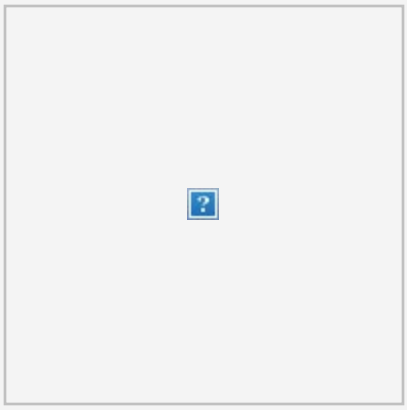
Form Name:	City Council Meeting Comment Card
Date & Time:	07/26/2024 4:23 PM
Response #:	61
Submitter ID:	27904
IP address:	2603:8081:2100:b61:947:b56a:654a:4008
Time to complete:	9 min. , 27 sec.

Survey Details

Page 1

WELCOME TO THE RICHARDSON CITY COUNCIL MEETING:

Thank you for your interest to provide input to the City Council. Please complete and submit this card to the City Secretary before the meeting begins, and you will be called upon at the appropriate time to provide your input. If you submitted a card online by 5 p.m., we have your information on file and your name will be called at the appropriate time to speak. Before submitting a Public Comment Card, please acknowledge you have reviewed the Public Comment Procedures provided at the sign-up desk.



I have read the Public Comment Procedures.

[×] Yes

Meeting Date:
View Council Agenda Postings for Meeting Dates

08/07/2024

OPPORTUNITIES TO SPEAK TO THE COUNCIL

During meetings there are three different forums available to speak to the Council. Please read the following descriptions and check the box next to the forum that best fits you:

Choose One:

Public Hearing – Applies to anyone wishing to express an opinion or concern on a public hearing scheduled on the meeting agenda.

Not answered

Item/Case #

Not answered

Public Hearing Comments

Not answered

Would you like to speak during the meeting?

(○) Yes

If NO, please check a box below to express your position:

(○) Support

Are you the applicant or representative?

(○) No

Public Comments on Agenda Items – Applies to anyone wishing to provide feedback in person on an item listed on the meeting agenda.

[×] I wish to make public comments on agenda items in person.

Agenda Item # or Topic:

Courtney Gowan - The Nest Wellness Village

Summary of comments to be submitted in person:

I would like to speak on behalf of a fellow core member welcoming a concept like this and sharing its benefit to the core district and the local economy. I also know Courtney professionally and can speak to her innovative thinking, community mindedness and personal character.

Public Comments on Agenda Items – Applies to anyone wishing to provide feedback online on an item listed on the meeting agenda.

Not answered

Agenda Item # or Topic:

Not answered

Public Comments on Agenda Items - Online

Not answered

VISITORS FORUM – Applies to anyone wishing to speak comments to the Council on any topic NOT listed on the meeting agenda.

Not answered

Topic:

Not answered

Visitors Forum Comments -In Person

Not answered

VISITORS FORUM – Applies to anyone wishing to submit comments to the Council on any topic NOT listed on the meeting agenda.

Not answered

Topic:

Not answered

Visitors Forum Comments - Online

Not answered

Contact Information

Name:	Merrick Porcheddu
Address:	5 Doral Place
City:	Richardson
ZIP:	75080
PHONE:	[redacted]
EMAIL:	Merrick@artistuprising.com

If you represent a group or organization, please list:

Not answered

THANK YOU FOR YOUR INTEREST IN PARTICIPATING IN YOUR LOCAL GOVERNMENT.

Thank you,
Richardson, TX

This is an automated message generated by Granicus. Please do not reply directly to this email.

Sent: Tuesday, August 6, 2024 2:57 PM
To: Aimee Nemer <Aimee.Nemer@cor.gov>; Crystal Brown <Crystal.Brown@cor.gov>
Subject: Public Meeting Comment Card

A new entry to a form/survey has been submitted.

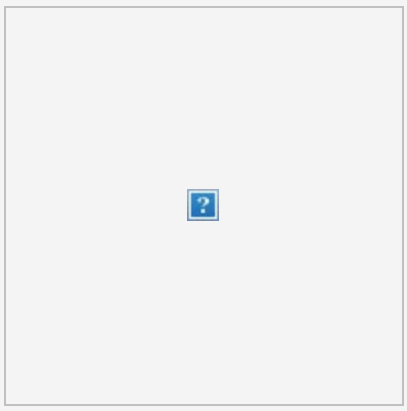
Form Name:	City Council Meeting Comment Card
Date & Time:	08/06/2024 2:56 PM
Response #:	63
Submitter ID:	27966
IP address:	99.58.2.75
Time to complete:	14 min. , 3 sec.

Survey Details

Page 1

WELCOME TO THE RICHARDSON CITY COUNCIL MEETING:

Thank you for your interest to provide input to the City Council. Please complete and submit this card to the City Secretary before the meeting begins, and you will be called upon at the appropriate time to provide your input. If you submitted a card online by 5 p.m., we have your information on file and your name will be called at the appropriate time to speak. Before submitting a Public Comment Card, please acknowledge you have reviewed the Public Comment Procedures provided at the sign-up desk.



I have read the Public Comment Procedures.

[×] Yes

Meeting Date:
View Council Agenda Postings for Meeting Dates

08/07/2024

OPPORTUNITIES TO SPEAK TO THE COUNCIL

During meetings there are three different forums available to speak to the Council. Please read the following descriptions and check the box next to the forum that best fits you:

Choose One:

Public Hearing – Applies to anyone wishing to express an opinion or concern on a public hearing scheduled on the meeting agenda.

[×] I wish to express an opinion or concern on a public hearing.

Item/Case #

ZF 24-18 The Nest Wellness Village

Public Hearing Comments

I wish to support the development plan of the nest wellness village. This development would be an asset to the city of richardson and its families. From my work with Richardson mothers and children, I am sure the nest village would be a success. The local community and small business owners would greatly benefit from having a development such as this nearby.

Would you like to speak during the meeting?

(○) Yes

If NO, please check a box below to express your position:

(○) Support

Are you the applicant or representative?

(○) No

Public Comments on Agenda Items – Applies to anyone wishing to provide feedback in person on an item listed on the meeting agenda.

Not answered

Agenda Item # or Topic:

Not answered

Summary of comments to be submitted in person:

Not answered

Public Comments on Agenda Items – Applies to anyone wishing to provide feedback online on an item listed on the meeting agenda.

Not answered

Agenda Item # or Topic:

Not answered

Public Comments on Agenda Items - Online

Not answered

VISITORS FORUM – Applies to anyone wishing to speak comments to the Council on any topic NOT listed on the meeting agenda.

Not answered

Topic:

Not answered

Visitors Forum Comments -In Person

Not answered

VISITORS FORUM – Applies to anyone wishing to submit comments to the Council on any topic NOT listed on the meeting agenda.

Not answered

Topic:

Not answered

Visitors Forum Comments - Online

Not answered

Contact Information

Name: Kasey Cummings
Address: 1214 Ashland Dr
City: Richardson
ZIP: 75080
PHONE: [redacted]

EMAIL:	kasey@allmoms.org

If you represent a group or organization, please list:

All Moms

THANK YOU FOR YOUR INTEREST IN PARTICIPATING IN YOUR LOCAL GOVERNMENT.

Thank you,
Richardson, TX

This is an automated message generated by Granicus. Please do not reply directly to this email.

August 8, 2024

To the City of Richardson City Plan Commission and the City Council:

Yesterday evening, several of my family members (David Kinder, Becky Kinder, Carie Juettner) and I attended the public hearing by the City Plan Commission on the Special Development Plan File No. ZF 24-18 The Nest Wellness Village.

My parents (David and Becky Kinder) own the home and large residential property at 121 E. Phillips Street which borders much of the eastern edge of the proposed zoning change, and my wife (Robin Kinder) and I own the property at 114 E. Kaufman Street which borders the remainder of the eastern edge of the proposed zoning change. My sister and brother-in-law (Carie and Mark Juettner) currently live in our home at 114 E. Kaufman Street, and my aunt (Leona Kinder) owns the home at 122 E. Kaufman Street. Additionally, my wife and I own the parking lot at the northwest corner of Phillips Street and Greenville Avenue. My family has a long history of residency, property ownership, and good stewardship of our properties on the block that is subject to the zoning change; my grandparents first moved to the block in the mid-1940s, and my family has lived continuously on the block for almost 80 years. My father, my aunt, my sister, my wife, and I are all graduates of Richardson High School.

My father, my mother, my sister, my wife, my son (who also lives in Richardson), and I met with Courtney Gowin on Saturday, August 3, to discuss the proposed zoning change and Courtney's plans for The Nest Wellness Village. It was a good meeting, and in general my family is supportive of her plans. However, regarding the proposed zoning for The Nest, my family and I do have several concerns and questions, which I raised when I spoke during yesterday's City Plan Commission public hearing, and which I have listed here:

1. **Fencing and Fence Line:** Page 6 of the Staff Report indicates the adjacent residential property owners (which consist of my wife (Robin Kinder) and myself (Pat Kinder) for 114 E. Kaufman Street, and my parents (David and Becky Kinder, of 121 E. Phillips Street)), have requested a new 6' wood fence along the perimeter adjacent to our property. That is not accurate. My parents, my sister, my wife, my son, and I met with Courtney Gowin on August 3rd and requested a new board-on-board, 8' wood privacy fence along the entire perimeter adjacent to our property. Additionally, we made it clear that we want the new fence to follow the existing fence lines, and we want to have input on the design of the fence (including the type of poles to be used (the poles need to be metal) and on which side of the fence those poles will be placed). (NOTE: Courtney Gowin is fully supportive of the 8' wood privacy fence, per our discussions with her on August 3rd and August 7th.)
2. **Dumpster:** The proposed placement of the dumpster is very disappointing, as the current plans show the dumpster being placed in the location closest to a single-family residence (my home at 114 E. Kaufman Street). In fact, the location is directly across from the room and window that my sister uses currently as her home office. I'm concerned about odors and trash migrating from the proposed dumpster location into our yard, and I am also concerned about noise from dumpster use and trash trucks emptying the dumpster. Additional considerations are the fact that there is a bar ditch on the north side of Kaufman Street, which is a narrow asphalt road (which would make garbage truck entry and egress challenging). Instead, I propose the dumpster be located near the southwest corner of the proposed development, which would be easily accessible from Texas Street for garbage collection services. Furthermore, placing the dumpster at the southwest corner of the proposed development would be further away from the existing single-family homes and would be no closer to the apartment complex units on the corner of Phillips Street and Texas Street than the apartment complex's own dumpster is currently located. (NOTE: There was much agreement among the City Plan Commission members that the dumpster location should be relocated to the southwest corner of the proposed development, and

Courtney Gowin is also supportive of locating the dumpster at the southwest corner, per our discussions with her on August 3rd and August 7th.)

3. **Foot Traffic:** For the area extending north from the end of the current 8' wood fence between my property at 114 E. Kaufman Street and the proposed development, we need to understand what options we have to prevent foot traffic from crossing our front lawn as people enter and leave The Nest. Will there be landscaping or other means to deter or prevent people from crossing our lawn?
4. **Abandonment and Quitclaim of Remnants:** Regarding the remnant of the alley right-of-way at the northeast corner of the proposed development, my wife and I fully intend to request part of the right-of-way be quitclaimed to us if the City of Richardson elects to abandon and quitclaim that right-of-way. I have been in discussion with Mr. Sam Chavez about potential options associated with this remnant alley right-of-way and another similar remnant piece of city property on the block (the other remnant is located in the east side of my parents' property at 121 E. Phillips Street, and that remnant is bordered to the south by Phillips Street and to the west, north, and east by property that my parents and my wife and I own). I look forward to continuing those discussions so we can work toward an outcome that would benefit my family as well as the proposed development by The Nest. Please provide guidance on the process to address both of those remnant pieces of property. Doing so would simplify the ownership rights to every square foot of property on that block.
5. **Lighting:** We see no language in the proposed zoning regarding lighting. We do not want any light poles that will shine into our property. Lighting should be minimal and designed to avoid light bleed into our properties.
6. **Drainage:** The current plans show changes to the bar ditch on the south side of Kaufman Street. How will water drainage be handled for the existing bar ditch on the south side of Kaufman Street in front of the single-family residences at 114 E. Kaufman and 122 E. Kaufman if the proposed development proceeds?
7. **Utilities:** Page 2 of the Staff Report states "The proposed request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area." However, I question whether there will be impacts to the existing utilities, as the homes on Kaufman Street are older homes and existing infrastructure such as the water lines are often impacted during construction in the area, and the sewer lines are old as well. While the overall utility system capacity may be sufficient to support the proposed development, have the potential impacts taken into consideration the age of the current utility infrastructure and the stress on current residences of adding to that infrastructure?
8. **Alcohol:** The proposal for The Nest states the development will be alcohol-free. Does the proposed zoning similarly restrict the sale and consumption of alcohol?

Regards,

Pat Kinder

co-owner (with my wife, Robin Kinder) of 114 E. Kaufman St., Richardson, TX 75081 and son of David Kinder and Becky Kinder, owners of 121 E. Phillips St., Richardson, TX 75081

From: donotreply@enotify.visioninternet.com <donotreply@enotify.visioninternet.com>
Sent: Thursday, August 8, 2024 8:14 AM
To: Sam Chavez <Sam.Chavez@cor.gov>; Chris Shacklett <Chris.Shacklett@cor.gov>; Anna Castaneda <Anna.Castaneda@cor.gov>
Subject: CPC Public Meeting Comment Card

Some people who received this message don't often get email from donotreply@enotify.visioninternet.com. Learn why this is important

A new entry to a form/survey has been submitted.

Form Name:	City Plan Commission Public Meeting Comment Card
Date & Time:	08/08/2024 8:13 AM
Response #:	120
Submitter ID:	28001
IP address:	38.142.39.254
Time to complete:	1 min. , 54 sec.

Survey Details

Page 1

Meeting Date:
08/07/2024

Do you plan to attend the meeting and speak before the City Plan Commission?
(○) Yes

Meeting Calendars: City Plan Commission

Contact Information

Name:	Pat Kinder
Address:	114 E. Kaufman St.
City:	Richardson
ZIP:	75081
PHONE:	(469) 939-1146

EMAIL: pat.kinder@verizon.net

Please identify the group or organization you represent, if any:

Homeowner

Please indicate if you are representing the applicant for a zoning case or item on the agenda:

Not answered

Page 2

VISITORS SECTION: This is an opportunity to submit comments on any topic that is not scheduled for a public hearing or an item that is not on the agenda.

I would like to comment during the:

(○) Public Hearing Item/Zoning File

Page 3

Page 4

Public Hearing Item/Zoning File Section

Select Your Position on this Item (Required):

(○) Neutral

Public Hearing Item Comments:

August 8, 2024

To the City of Richardson City Plan Commission and the City Council:

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Regards,

Pat Kinder
co-owner (with my wife, Robin Kinder) of 114 E. Kaufman St., Richardson, TX 75081 and son of David Kinder and Becky Kinder, owners of 121 E. Phillips St., Richardson, TX 75081

(○) I will appear in person and speak during the visitor/public hearing section. Please submit my card for the record.

Thank you,
Richardson, TX

This is an automated message generated by Granicus. Please do not reply directly to this email.

ZF-24-18

CITY OF RICHARDSON
CITY PLAN COMMISSION
APPEARANCE CARD

Please complete this card, and submit it to the Executive Secretary prior to the beginning of the meeting.

Name: PAT KINDER Phone: 469-939-1146 Date: 8/7/24

Address: 114 E. KAUFMAN ST. City: RICHARDSON Zip: 75081

Public Hearing Agenda Item # _____

_____ I wish to speak **IN FAVOR** of this item. X I wish to speak **IN OPPOSITION** to this item.

_____ I do **NOT** wish to speak; however, please record my **SUPPORT / OPPOSITION** (circle one).

Please identify the group or organization you represent, if any: HOMEOWNER ADJACENT TO PROPOSED DEVELOPMENT.

ZF 24-18

CITY OF RICHARDSON
CITY PLAN COMMISSION
APPEARANCE CARD

Please complete this card, and submit it to the Executive Secretary prior to the beginning of the meeting.

Name: Reid Robinson Phone: 469-580-1494 Date: 8-7

Address: 600 Nottingham Dr. City: Richardson Zip: 75080

Public Hearing Agenda Item # _____

____ I wish to speak **IN FAVOR** of this item. ____ I wish to speak **IN OPPOSITION** to this item.

____ I do **NOT** wish to speak; however, please record my **SUPPORT / OPPOSITION** (circle one).

Please identify the group or organization you represent, if any: Beyond the Bar, Core District

ZF24-18

CITY OF RICHARDSON
CITY PLAN COMMISSION
APPEARANCE CARD

Please complete this card, and submit it to the Executive Secretary prior to the beginning of the meeting.

Name: Julie Robinson Phone: (469)438-1374 Date: 8/7/24

Address: 600 Nottingham Drive City: Richardson Zip: 75081

Public Hearing Agenda Item # 24-18

✓ I wish to speak **IN FAVOR** of this item. ____ I wish to speak **IN OPPOSITION** to this item.

____ I do **NOT** wish to speak; however, please record my **SUPPORT / OPPOSITION** (circle one).

Please identify the group or organization you represent, if any: local business owner + parent/mom in favor of growth in the wellness community

ZF24-18

CITY OF RICHARDSON
CITY PLAN COMMISSION
APPEARANCE CARD

Please complete this card, and submit it to the Executive Secretary prior to the beginning of the meeting.

Name: Kasey Cummings Phone: 504-421-4046 Date: 8/7/24

Address: 1214 Ashland Dr. City: Richardson Zip: 75080

Public Hearing Agenda Item #3 Nest Village

✓ I wish to speak **IN FAVOR** of this item. ____ I wish to speak **IN OPPOSITION** to this item.

____ I do **NOT** wish to speak; however, please record my **SUPPORT / OPPOSITION** (circle one).

Please identify the group or organization you represent, if any: All Moms

ORDINANCE NO. 4508

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A CHILDCARE CENTER LOCATED AT 1006 HAMPSHIRE LANE, RICHARDSON, TEXAS, ZONED C-M COMMERCIAL, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 24-15).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be amended by granting a change in zoning by granting a Special Permit for a childcare center located at 1006 Hampshire Lane, Richardson, Texas, zoned C-M Commercial and being described in Exhibit "A" attached hereto and made a part hereof for all purposes ("the Property").

SECTION 2. That the Special Permit for a childcare center is hereby conditionally granted subject to the following special conditions:

1. The use of the property for a childcare center shall be limited to the area of the building located on the Property depicted on the concept plan, attached as Exhibit "B" (the "Concept Plan"), and made a part thereof.

2. No other person, company, business, or legal entity may operate childcare center on the Property other than Good Shepherd. 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.

3. A building permit for the property shall be obtained from the City in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

4. A shared dumpster agreement with the owner of 1000 Hampshire Lane (Lot 3-C, Block 1 of Hampshire Shopping Center) shall be executed prior to the issuance of a Certificate of Occupancy.

5. The childcare center shall be limited to a maximum enrollment of eighty (80) children.

6. A shared parking agreement with the owner of 1000 Hampshire Lane (Lot 3-C, Block 1 of Hampshire Shopping Center) to allow the use of a minimum of ten (10) parking spaces shall be executed prior to the issuance of a certificate of occupancy.

SECTION 3. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended.

SECTION 4. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended,

in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 26th day of August 2024.

APPROVED:

_____

MAYOR

APPROVED AS TO FORM:

_____

CITY ATTORNEY
(pgs:8-16-24)

CORRECTLY ENROLLED:

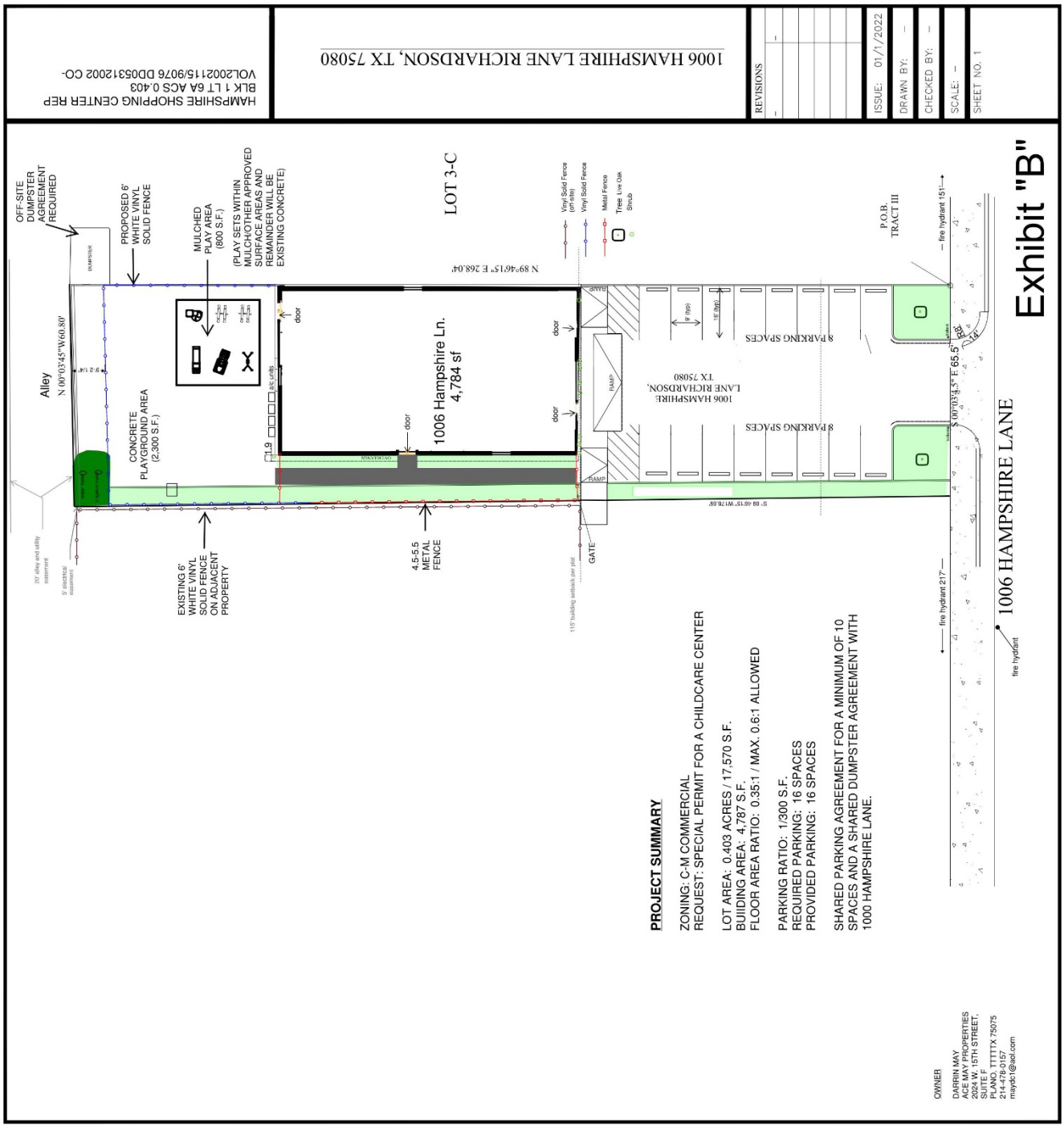
_____

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 24-15

BEING a 0.403-acre tract of land being Lot 6A, Block 1 of Hampshire Shopping Center, an addition of the City of Richardson, Texas according to the plat recorded in Document Number 201900144169 of the Map of Records of Dallas County, Texas.

EXHIBIT "B"
CONCEPT PLAN



RICHARDSON
TEXAS

MEMO

DATE: **August 16, 2024**

TO: **Don Magner – City Manager**

THROUGH: **Mark Nelson – Director of Transportation & Mobility**

FROM: **Daniel Herrig – Mobility & Special Projects Manager, Transportation & Mobility**

SUBJECT: **Consent to enter into Grant Agreement with FHWA: Safe Streets and Roads for All Safety Action Plan**

The City of Richardson was awarded a Fiscal Year 2023 Safe Streets and Roads for All (SS4A) grant with the United States Department of Transportation Federal Highway Administration (FHWA) to develop a Comprehensive Safety Action Plan. The resolution approving the terms and conditions of the Grant Agreement and authorizing its execution by the City Manager has been placed on the August 26, 2024, agenda for consideration by City Council.

The federal Bipartisan Infrastructure Law (BIL) established the Safe Streets and Roads for All (SS4A) discretionary grant program with $5 billion in appropriated funds over 5 years, 2022-2026. The SS4A program awards grants aimed at preventing roadway deaths and serious injuries. This initiative supports local efforts to implement "Vision Zero" plans and other comprehensive road safety strategies, with the goal of eliminating traffic fatalities and severe injuries while enhancing safe and equitable mobility for all.

As an implementation action item from the Active Transportation Plan, the City of Richardson pursued and was awarded funds to develop a Comprehensive Safety Action Plan and to conduct a demonstration project to evaluate the effectiveness of new technology for traffic signal preemption aimed to reduce emergency vehicle response time. A Comprehensive Safety Action Plan systematically identifies high-risk areas for all road users (motorists, pedestrians, bicycles, transit), develops a toolbox of countermeasures to improve safety, and prioritizes safety interventions to allocate resources effectively to reduce traffic fatalities and injuries. It also fosters community engagement through a stakeholder and public input process to help facilitate sustainable, long-term improvements in road safety for all users.

The total cost of the project is $400,000 with the SS4A grant reimbursing $320,000 (80%). The total funding to be provided by the City is the remaining $80,000 (20%) from the City of Richardson's Strategic Maintenance Initiatives (SMI) fund.

Staff recommends adoption of the resolution approving the Grant Agreement and authorizing its execution by the City Manager.

RESOLUTION NO. 24-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING AND AUTHORIZING EXECUTION OF A GRANT AGREEMENT UNDER THE FISCAL YEAR 2023 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richardson (the "City") has been awarded a $320,000 matching grant (the "Grant") by the U.S. Department of Transportation ("USDOT") through the Federal Highway Administration ("FHWA") in accordance with the Fiscal Year 2023 Safe Streets and Roads for All Grant Program (the "Grant Program"); and

WHEREAS, the City has been presented with a proposed *Grant Agreement Under the Fiscal Year 2023 Safe Streets and Roads for All Grant Program* ("Grant Agreement") between the City and FHWA setting forth the terms and conditions relating to the administration of the Grant; and

WHEREAS, upon full review and consideration of the Grant Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute the Grant Agreement, on behalf of the City of Richardson, Texas.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the terms, provisions, and conditions of the Grant Agreement Under the Fiscal Year 2023 Safe Streets and Roads for All Grant Program ("Grant Agreement") between the FHWA and the City, a copy of which is attached hereto as Exhibit "A", be, and the same are, hereby approved.

SECTION 2. That the City Manager is hereby authorized to execute the Grant Agreement on behalf of the City, and any amendments or other instruments related thereto.

SECTION 3. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 26th day of August 2024.

CITY OF RICHARDSON, TEXAS

_____

MAYOR

ATTEST

_____

CITY SECRETARY

APPROVED AS TO FORM:

_____

CITY ATTORNEY
(kbl:7/8/24:4879-7503-9438 v1)):

RESOLUTION NO. 24-11
EXHIBIT "A"

(Grant Agreement to be attached)

1. Federal Award No.
693JJ32440561

2. Effective Date
See No. 16 Below

3. Assistance Listings No.
20.939

4. Award To
City of Richardson
PO Box 830309
Richardson, Texas 75083-0309

Unique Entity Id.: EH1HGEKMM6W3
TIN No.: 75-6000648

5. Sponsoring Office
U.S. Department of Transportation
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue, SE
HSSA-1, Mail Drop E71-117
Washington, DC 20590

6. Period of Performance
Effective Date of Award – 24 months

7. Total Amount

Federal Share:	$320,000.00
Recipient Share:	$80,000
Other Federal Funds:	$0
Other Funds:	$0
Total:	$400,000.00

8. Type of Agreement
Grant

9. Authority
Section 24112 of the Infrastructure Investment and Jobs Act (Pub. L. 117–58, November 15, 2021; also referred to as the "Bipartisan Infrastructure Law" or "BIL")

10. Procurement Request No.
HSA240556PR

11. Federal Funds Obligated
Base Phase Safety Action Plan: $260,000.00

12. Submit Payment Requests To
See Article 5.

13. Accounting and Appropriations Data
15X0174E50.0000.055SR30500.5592000000.41010.61006600

14. Description of the Project
This award will be used by the City of Richardson to develop a comprehensive safety action plan, and to pilot a demonstration activity to evaluate the effectiveness of a GPS-based preemption system to reduce response time for emergency vehicles. The GPS detectors will be piloted along two corridors adjacent to the City's Fire Station 1.

RECIPIENT
15. Signature of Person Authorized to Sign

Signature Date
Name: Don Magner
Title: City Manager

FEDERAL HIGHWAY ADMINISTRATION
16. Signature of Agreement Officer

Signature Date
Name: Robin K. Hobbs
Title: Agreement Officer

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE
FISCAL YEAR 2023 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

This agreement is between the United States Department of Transportation's (the "**USDOT**") Federal Highway Administration (the "**FHWA**") and the City of Richardson, Texas (the "**Recipient**").

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All ("**SS4A**") Grant for the Richardson Comprehensive Safety Action Plan.

The parties therefore agree to the following:

ARTICLE 1
GENERAL TERMS AND CONDITIONS

1.1 General Terms and Conditions.

(a) In this agreement, "**General Terms and Conditions**" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2023 Safe Streets and Roads for All ("SS4A") Grant Program,", which is available at https://www.transportation.gov/grants/ss4a/grant-agreements under "Fiscal Year 2023." Articles 7–30 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.

(b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (BIL, div. G §§ 70901-27).

(c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

ARTICLE 2
APPLICATION, PROJECT, AND AWARD

2.1 Application.

Application Title: Richardson Comprehensive Safety Action Plan

Application Date: 07/10/2023

2.2 Award Amount.

SS4A Grant Amount: $320,000.00

2.3 Federal Obligation Information.

Federal Obligation Type: Multiple

Obligation Condition Table		
Phase the Project	Allocation of the SS4A Grant	Obligation Condition
Base Phase: Safety Action Plan	$260,000	
Phase 1: Demonstration Project	$60,000	The Recipient shall not expend any funds (Federal or non-Federal) for, seek reimbursement of eligible costs, or otherwise begin any part of the final design and construction of a Demonstration Project unless and until: (1) The requirements of the National Environmental Policy Act (42 U.S.C. § 4321 et seq.) ("NEPA"), Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) ("NHPA"), and any other applicable environmental laws and regulations have been met; and (2) FHWA, or a State with applicable NEPA Assignment authority, has approved the NEPA document for the Project and provided the Recipient with a written notice that the environmental review process is complete; and (3) FHWA has obligated additional funds for this phase and notified the Recipient in writing that the Recipient may proceed to the next activity after NEPA approval, and the Recipient has acknowledged receipt in writing of FHWA's notification. Recipient shall not proceed with any such activities until (2) and (3) as described in this section are met. Costs that are incurred before (2) and (3) as described in this section are met are not allowable costs under this agreement. Extent of activities that are permissible before NEPA is complete are those activities constituting "preliminary design" as specified in FHWA Order 6640.1A.

2.4 Budget Period.

Base Phase Budget Period: 24 months from the starting date of the signed agreement

Phase 1 Budget Period: 24 months from the starting date of the signed agreement

2.5 Grant Designation.

Designation: Planning and Demonstration

ARTICLE 3
SUMMARY PROJECT INFORMATION

3.1 Summary of Project's Statement of Work.

Base Phase: Safety Action Plan: The tasks to be completed to develop a citywide comprehensive safety action plan are as follows:

1. Project kick-off, Vision Zero and Safe Systems Overview
2. Public Engagement Strategies / Demonstration Projects
3. Regional Crash Profiles, High Injury Network, Crash Hot Spots by Mode
4. Engineering Countermeasures (to establish toolbox for local efforts)
5. Non-Engineering Countermeasures
6. Policy Assessment/Draft Resolutions
7. Develop Priority List of projects based on crash data and equity factors

Phase 1: Demonstration Project: Conduct an equipment-based (no construction) demonstration project to evaluate the effectiveness of a GPS-based preemption system to reduce response time for emergency vehicles. The GPS detectors will be piloted along two corridors adjacent to the City's Fire Station 1. The project includes two roadway corridors. The first corridor spans from Beltline Road, starting at Greenville Avenue and ending at Floyd Road, running in an east-west direction. The second corridor extends along Greenville Avenue from Centennial Boulevard to Arapaho Road in a north-south direction. A total of 10 signalized intersections have been designated for this pilot demonstration.

3.2 Project's Estimated Schedule.

Action Plan Schedule

Milestone	Schedule Date
Planned NEPA Completion Date:	December 1, 2024
Planned Draft Plan Completion Date:	January 1, 2026
Planned Final Plan Completion Date:	April 1, 2026
Planned Final Plan Adoption Date:	June 1, 2026
Planned SS4A Final Report Date:	July 1, 2026

Demonstration Activity Schedule

Milestone	Schedule Date
Planned NEPA Completion Date:	December 1, 2024
Planned Construction Start Date	August 1, 2025
Planned Evaluation Period End Date:	February 1, 2026
Planned SS4A Final Report Date:	July 1, 2026

3.3 Project's Estimated Costs.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	$320,000.00
Other Federal Funds:	$0
State Funds:	$0
Local Funds:	$80,000.00
In-Kind Match:	$0
Other Funds:	$0
Total Eligible Project Cost:	$400,000.00

(b) Cost Classification Table – Planning and Demonstration Grants with demonstration activities and Implementation Grants Only

Cost Classification	Total Costs	Non-SS4A Previously Incurred Costs	Eligible Costs
Architectural and engineering fees	$343,000	$0	$343,000
Equipment	$52,000	$0	$52,000
Contingency	$5,000	$0	$5,000
Project Total	**$400,000**	**$0**	**$400,000**

(c) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient's approved Budget Application. In the event the Recipient's indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient's indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

ARTICLE 4
RECIPIENT INFORMATION

4.1 Recipient Contact(s).

Daniel Herrig
Mobility and Special Project Manager
City of Richardson
2360 Campbell Creek Boulevard, Richardson, Texas-75083
972-744-4321
Daniel.herrig@cor.gov

4.2 Recipient Key Personnel.

Name	Title or Position
Daniel Herrig	Mobility and Special Project Manager
Sanjida Ahsan	Transportation Engineer
Tiffany Hernandez	Signal System Administrator

4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager
Federal Highway Administration
Office of Safety
HSSA-1, Mail Stop: E71-117
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-366-2822
SS4A.FHWA@dot.gov

and

Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-42, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-493-2402
HCFASS4A@dot.gov

and

Agreement Officer's Representative (AOR)
Achille Alonzi
Division Administrator – Texas
U.S. Department of Transportation| Federal Highway Administration
300 E. 8th Street, Room 826, Austin, Texas 78701
512-536-5900
Texas.FHWA@dot.gov

and
Texas Division Office Lead Point of Contact
Barbara C. Maley, AICP
Air Quality Specialist and Transportation Planner
U.S. Department of Transportation| Federal Highway Administration
300 E. 8th Street, Room 826, Austin, Texas 78701
972-561-8025
barbara.maley@dot.gov

ARTICLE 5
USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the "**AO**") are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327. Note: This clause is only applicable to grants that do not include construction.

In accordance with 2 CFR 200.308(c)(6), unless described in the application and funded in the approved award, the Recipient must obtain prior written approval from the AO for the subaward, transfer, or contracting out of any work under this award above the Simplified Acquisition Threshold. This provision does not apply to the acquisition of supplies, material, equipment, or general support services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

There are no subawards or contracts currently approved under the Agreement by the AO.

5.2 Reimbursement Requests

(a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.

(b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.

(c) The Recipient's supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient's share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer's Representative (the "**AOR**") may withhold processing that request until the Recipient provides sufficient detail.

(d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.

(e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.

(f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

ARTICLE 6
SPECIAL GRANT TERMS

6.1 SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section 2.4 in this agreement.

6.2. The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.

6.3 SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.

6.4 The Recipient of a Planning and Demonstration Grant acknowledges that the Action Plan will be made publicly available and agrees that it will publish the final Action Plan on a publicly available website.

6.5 The Recipient of a Planning and Demonstration Grant that involves a demonstration activity agrees to provide an assessment of each demonstration activity and update the existing Action Plan, which will incorporate the information gathered in the Action Plan's list of projects or strategies and/or inform another part of the existing Action Plan. The Recipient also agrees that demonstration activities are temporary in nature and must be removed and/or ended following the conclusion of the project if the assessment of the demonstration activities does not affirm that the activities provide safety benefits.

6.6 The Recipient acknowledges that it is required to conduct certain environmental analyses and to prepare and submit to FHWA, or State with applicable NEPA Assignment authority, documents required under NEPA, and other applicable environmental statutes and regulations before the Government will obligate funds for Option Phase 1 under this agreement and provide the Recipient with a written notice to proceed with Option Phase 1.

6.7 The Government's execution of this agreement does not in any way constitute pre-approval or waiver of any of the regulations imposed upon Recipient under the applicable Federal rules, regulations and laws regarding SS4A projects undertaken in accordance with the terms and conditions of this agreement. The Recipient shall comply with all applicable Federal requirements before incurring any costs under this agreement.

6.8 There are no other special grant requirements.

ATTACHMENT A
PERFORMANCE MEASUREMENT INFORMATION

Study Area: The Safety Action Plan is citywide. The demonstration proposes to focus on two corridor segments within Fire District 1 in the City of Richardson. The first corridor spans from Beltline Road, starting at Greenville Avenue and ending at Floyd Road, running in an east-west direction. The second corridor extends along Greenville Avenue from Centennial Boulevard to Arapaho Road in a north-south direction.

Baseline Measurement Date: August 2025

Baseline Report Date: October 2025

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Safety Performance Planning and Demonstration Grants with demonstration activities	Fatalities: Total annual fatalities in the project location(s)	Annually and within 120 days after the end of the period of performance
Safety Performance Planning and Demonstration Grants with demonstration activities	Serious Injuries: Total annual serious injuries in the project location(s) [if available]	Annually and within 120 days after the end of the period of performance
Safety Performance Planning and Demonstration Grants with demonstration activities	Crashes by Road User Category: Total annual crashes in the project location(s) broken out by types of roadway users involved (e./g., pedestrians, bicyclists, motorcyclist, passenger vehicle occupant, commercial vehicle occupant)	Annually and within 120 days after the end of the period of performance
Equity Planning and Demonstration Grants with demonstration activities	Percent of Funds to Underserved Communities: Funding amount (of total project amount) benefitting underserved communities, as defined by USDOT	Within 120 days after the end of the period of performance
Costs	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Planning and Demonstration Grants with demonstration activities		
Outcomes and Benefits Planning and Demonstration Grants with demonstration activities	Quantitative Project Benefits: Quantification of evidence-based projects or strategies implemented (e.g., miles of sidewalks installed, number of pedestrian crossings upgraded, etc.)	Within 120 days after the end of the period of performance
Outcomes and Benefits Planning and Demonstration Grants with demonstration activities	Qualitative Project Benefits: Qualitative description of evidence-based projects or strategies implemented (e.g., narrative descriptions, testimonials, high-quality before and after photos, etc.)	Within 120 days after the end of the period of performance
Outcomes and Benefits Planning and Demonstration Grants with demonstration activities	Project Location(s): GIS/geo coordinate information identifying specific project location(s)	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations Planning and Demonstration Grants with demonstration activities	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

ATTACHMENT B
CHANGES FROM APPLICATION

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" in Section 3.3 of the table.

Scope: No change

Schedule: No change

Budget: No change

ATTACHMENT C
RACIAL EQUITY AND BARRIERS TO OPPORTUNITY

1. Efforts to Improve Racial Equity and Reduce Barriers to Opportunity.

The Recipient states that rows marked with "X" in the following table align with the application:

	A racial equity impact analysis has been completed for the Project. *(Identify a report on that analysis or, if no report was produced, describe the analysis and its results in the supporting narrative below.)*
	The Recipient or a project partner has adopted an equity and inclusion program/plan or has otherwise instituted equity-focused policies related to project procurement, material sourcing, construction, inspection, hiring, or other activities designed to ensure racial equity in the overall delivery and implementation of the Project. *(Identify the relevant programs, plans, or policies in the supporting narrative below.)*
	The Project includes physical-barrier-mitigating land bridges, caps, lids, linear parks, and multimodal mobility investments that either redress past barriers to opportunity or that proactively create new connections and opportunities for underserved communities that are underserved by transportation. *(Identify the relevant investments in the supporting narrative below.)*
	The Project includes new or improved walking, biking, and rolling access for individuals with disabilities, especially access that reverses the disproportional impacts of crashes on people of color and mitigates neighborhood bifurcation. *(Identify the new or improved access in the supporting narrative below.)*
	The Project includes new or improved freight access to underserved communities to increase access to goods and job opportunities for those underserved communities. *(Identify the new or improved access in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to improve racial equity and reduce barriers to opportunity, as described in the supporting narrative below.
X	The Recipient has not yet taken actions related to the Project to improve racial equity and reduce barriers to opportunity but intends to take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions related to the Project to improve racial equity and reduce barriers to opportunity and will not take those actions under this award.

2. Supporting Narrative.

The Project's public outreach efforts will proactively aim to reach all neighborhoods in the community, including underserved and underinvested communities. The Council-appointed Community Inclusion and Engagement Committee will inform this process to help it be successful. Additionally, the High Injury Network (HIN) analysis will also consider the proportion of HIN corridors within minority or low-income areas compared to the total.

ATTACHMENT D
CLIMATE CHANGE AND ENVIRONMENTAL JUSTICE IMPACTS

1. Consideration of Climate Change and Environmental Justice Impacts.

The Recipient states that rows marked with "X" in the following table align with the application:

	The Project directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Equitable Development Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Energy Baseline Study that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Recipient or a project partner used environmental justice tools, such as the EJScreen, to minimize adverse impacts of the Project on environmental justice communities. *(Identify the tool(s) in the supporting narrative below.)*
X	The Project supports a modal shift in freight or passenger movement to reduce emissions or reduce induced travel demand. *(Describe that shift in the supporting narrative below.)*
	The Project utilizes demand management strategies to reduce congestion, induced travel demand, and greenhouse gas emissions. *(Describe those strategies in the supporting narrative below.)*
	The Project incorporates electrification infrastructure, zero-emission vehicle infrastructure, or both. *(Describe the incorporated infrastructure in the supporting narrative below.)*
	The Project supports the installation of electric vehicle charging stations. *(Describe that support in the supporting narrative below.)*
	The Project promotes energy efficiency. *(Describe how in the supporting narrative below.)*
	The Project serves the renewable energy supply chain. *(Describe how in the supporting narrative below.)*
	The Project improves disaster preparedness and resiliency *(Describe how in the supporting narrative below.)*
	The Project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, such as through reduction in Clean Air Act criteria pollutants and greenhouse gases, improved stormwater management, or improved habitat connectivity. *(Describe how in the supporting narrative below.)*
	The Project repairs existing dilapidated or idle infrastructure that is currently causing environmental harm. *(Describe that infrastructure in the supporting narrative below.)*
	The Project supports or incorporates the construction of energy- and location-efficient buildings. *(Describe how in the supporting narrative below.)*

	The Project includes recycling of materials, use of materials known to reduce or reverse carbon emissions, or both. *(Describe the materials in the supporting narrative below.)*
	The Recipient has taken other actions to consider climate change and environmental justice impacts of the Project, as described in the supporting narrative below.
	The Recipient has not yet taken actions to consider climate change and environmental justice impacts of the Project but will take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions to consider climate change and environmental justice impacts of the Project and will not take those actions under this award.

2. Supporting Narrative.

The Project will define measures to help improve safety for all transportation modes, including walking, biking, and transit. In support of the City's efforts to implement the Active Transportation Plan, these safety measures will help in a modal shift toward walking, biking, and transit.

ATTACHMENT E
LABOR AND WORKFORCE

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with "X" in the following table align with the application:

	The Recipient demonstrate, to the full extent possible consistent with the law, an effort to create good-paying jobs with the free and fair choice to join a union and incorporation of high labor standards. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of local and economic hiring preferences in the overall delivery and implementation of the Project. *(Describe the relevant provisions in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of registered apprenticeships in the overall delivery and implementation of the Project. *(Describe the use of registered apprenticeship in the supporting narrative below.)*
	The Recipient or a project partner will provide training and placement programs for underrepresented workers in the overall delivery and implementation of the Project. *(Describe the training programs in the supporting narrative below.)*
	The Recipient or a project partner will support free and fair choice to join a union in the overall delivery and implementation of the Project by investing in workforce development services offered by labor-management training partnerships or setting expectations for contractors to develop labor-management training programs. *(Describe the workforce development services offered by labor-management training partnerships in the supporting narrative below.)*
	The Recipient or a project partner will provide supportive services and cash assistance to address systemic barriers to employment to be able to participate and thrive in training and employment, including childcare, emergency cash assistance for items such as tools, work clothing, application fees and other costs of apprenticeship or required pre-employment training, transportation and travel to training and work sites, and services aimed at helping to retain underrepresented groups like mentoring, support groups, and peer networking. *(Describe the supportive services and/or cash assistance provided to trainees and employees in the supporting narrative below.)*
X	The Recipient or a project partner has documented agreements or ordinances in place to hire from certain workforce programs that serve underrepresented groups. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*

x	The Recipient or a project partner participates in a State/Regional/Local comprehensive plan to promote equal opportunity, including removing barriers to hire and preventing harassment on work sites, and that plan demonstrates action to create an inclusive environment with a commitment to equal opportunity, including: a. affirmative efforts to remove barriers to equal employment opportunity above and beyond complying with Federal law; b. proactive partnerships with the U.S. Department of Labor's Office of Federal Contract Compliance Programs to promote compliance with EO 11246 Equal Employment Opportunity requirements and meet the requirements as outlined in the Notice of Funding Opportunity to make good faith efforts to meet the goals of 6.9 percent of construction project hours being performed by women and goals that vary based on geography for construction work hours and for work being performed by people of color; c. no discriminatory use of criminal background screens and affirmative steps to recruit and include those with former justice involvement, in accordance with the Fair Chance Act and equal opportunity requirements; d. efforts to prevent harassment based on race, color, religion, sex, sexual orientation, gender identity, and national origin; e. training on anti-harassment and third-party reporting procedures covering employees and contractors; and f. maintaining robust anti-retaliation measures covering employees and contractors. *(Describe the equal opportunity plan in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. *(Describe those actions in the supporting narrative below.)*
	The Recipient has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the project, will take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions related to the Project to improving good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

The Recipient or a project partner has documented agreements or ordinances in place to hire from certain workforce programs that serve underrepresented groups. A Memorandum of Understanding (MOU) between Richardson Independent School District's Project Search Program and City of Richardson. The Program is a unique Transition-to-Work Program that is a business-led, one-year employment preparation program that takes place entirely at the workplace. The City of Richardson also partners with Richardson Independent School District's Memorial Park Academy to mentor, develop, train, and intern at-risk youth through the TAG Program (Train, Advance, Grow). The students in this school come from single-parent families, experienced family members with criminal offenses, live independently, or have committed minor crimes but chose to return to school and obtain their high school education. More information about the school is found here: https://web.risd.org/mpa/.

The Recipient or a project partner participates in a State/Regional/Local comprehensive plan to promote equal opportunity, including removing barriers to hire and preventing harassment on work sites, and that plan demonstrates action to create an inclusive environment with a commitment to equal opportunity. The City of Richardson has an Equal Employment Opportunity Plan that addresses the following grant requirements:

a. Affirmative efforts to remove barriers to equal employment opportunity above and beyond complying with Federal law – the City of Richardson has civil service rules, policies, and related ordinances that prohibit employment discrimination as an employer.

b. Proactive partnerships with the U.S. Department of Labor's Office of Federal Contract Compliance Programs to promote compliance with EO 11246 Equal Employment Opportunity requirements and meet the requirements as outlined in the Notice of Funding Opportunity to make good faith efforts to meet the goals of 6.9 percent of construction project hours being performed by women and goals that vary based on geography for construction work hours and for work being performed by people of color – the City of Richardson's minority workforce population is 47.7% while 51.4% represent our female workforce as of a report captured in June 2023. This exceeds the minimum federal goal of 6.9% required by DOL.

c. No discriminatory use of criminal background screens and affirmative steps to recruit and include those with former justice involvement, in accordance with the Fair Chance Act and equal opportunity requirements – the City of Richardson reviews criminal history on a case-by-case basis and makes employment decisions solely on job requirements and the relation and potential impact of a reported crime to the essential job functions. We request hiring officials to talk to candidates regarding past criminal offenses to gain clarity at the time of employment consideration. For our general positions, we have also removed the barrier to exclude prior criminal offenses when posting job opportunities with Texas Workforce Commission to encourage and broaden our applicant pool to fill current vacancies.

d. Efforts to prevent harassment based on race, color, religion, sex, sexual orientation, gender identity, and national origin – the City of Richardson conducts citywide annual workforce training on Harassment Prevention and maintains record of those trained.

e. Training on anti-harassment and third-party reporting procedures covering employees and contractors – the City of Richardson conducts citywide annual workforce training on Harassment Prevention and maintains record of those trained.

f. Maintaining robust anti-retaliation measures covering employees and contractors - the City of Richardson conducts has policies to prevent retaliation and processes to address such acts if they occur.

ATTACHMENT F
CRITICAL INFRASTRUCTURE SECURITY AND RESILIENCE

1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.

The Recipient states that rows marked with "X" in the following table are accurate:

X	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	For projects in floodplains: The Recipient appropriately considered whether the project was upgraded consistent with the Federal Flood Risk Management Standard, to the extent consistent with current law, in Executive Order 14030, Climate-Related Financial Risk (86 FR 27967), and Executive Order 13690, Establishing a Federal Flood Risk Management Standard and a Process for Further Solicit and Considering Stakeholder Input (80 FR 6425).

2. Supporting Narrative.

The City will consider and address all security risks associated with the technology components of the demonstration project proposed.

RICHARDSON®
TEXAS

MEMO

DATE: **August 20, 2024**

TO: **Anita Cothran – Director of Finance**

FROM: **Ally Dobbins – Purchasing Manager** AD TDG

SUBJECT: **Award of Bid #47-24 for Traffic Signal Construction Waterview Parkway at Frank Johnson Drive to Road Solutions, LLC in the amount of $447,765.25**

Proposed Date of Award: August 26, 2024

I concur with the recommendation of Mark Nelson –Director of Transportation and Mobility, and request permission to award a contract to the lowest responsible bidder, Road Solutions, LLC for the above referenced project in the amount of $447,765.25 as outlined in the attached memo.

Funding is from Transportation General Special Projects and Grant Funding.

The bid was advertised in *The Dallas Morning News* on May 13, 20, 28, 2024 and posted on Periscope. A total of 18,548 electronic solicitations were distributed and thirty-eight (38) vendors viewed the bid. A pre-bid conference was held online via Cisco Webex on June 10, 2024, and four (4) bids were received.

Concur:

Anita Cothran

Anita Cothran

ATTACHMENTS

RICHARDSON
TRANSPORTATION & MOBILITY

MEMO

411 W. Arapaho Road, Ste. 204, Richardson, TX 75081 | Ph: 972-744-4320

TO: Ally Dobbins, Purchasing Manager

FROM: Mark Nelson, Director of Transportation and Mobility

CC: Pritam Deshmukh, Assistant Director of Transportation and Mobility

DATE: August 9, 2024

SUBJECT: Transportation and Mobility – Award of Contract for construction of a New Traffic Signal at Waterview Parkway/Frank Johnson Drive (Bid 47-24).

Transportation & Mobility Department (T&M) is requesting approval to execute a contract with Road Solutions, LLC. for construction of a new traffic signal at the intersection of Waterview Parkway and Frank Johnson Drive. The City solicitated bids for installation of a new traffic signal and received responses from four firms.

The following are the bids from the four responsive bidders:

Road Solutions, LLC.	$447,765.25
Texas Standard Construction, LTD	$456,842.10
Durable Specialties	$495,818.00
Roadway Solutions, Inc.	$499,550.00

Based on the bids received and reviewed by staff, Road Solutions, LLC. was the lowest apparent bidder. The engineer's estimate for the project was $450,958 based on the TxDOT's twelve-month averages and the lowest bid from Road Solutions, LLC. is 0.7% below the engineer's estimate. The primary funding for this project is through a COVID-19 federal grant for the amount of $350,000. The remaining cost will be covered through strategic maintenance initiative funds allocated for this project. Staff recommends awarding the traffic signal construction contract to Road Solutions, LLC.

Project Name: CSJ 0918-24-268 - New Traffic Signal at Waterview Parkway/Frank Johnson Drive
BID NO. 47-24
Bids opened 06/20/24

RICHARDSON
ENGINEERING &
CAPITAL PROJECTS

					Road Solutions, LLC.		Texas Standard Construction, LTD		Durable Specialties, Inc.		Roadway Solutions, Inc.		Engineer's Estimate	
		Acknowledge Addendum No. 1			Yes		Yes		Yes		No			
ITEM NO.	CODE	DESCRIPTION	Quantity	Units	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
162	6002	BLOCK SODDING	4	SY	$ 225.00	$ 900.00	$ 26.00	$ 104.00	$ 85.00	$ 340.00	$ 250.00	$ 1,000.00	$ 25.00	$ 100.00
168	6001	VEGETATIVE WATERING	1	MG	$ 4,280.00	$ 4,280.00	$ 640.00	$ 640.00	$ 750.00	$ 750.00	$ 3,500.00	$ 3,500.00	$ 60.00	$ 60.00
416	6032	DRILL SHAFT (TRF SIG POLE) (36 IN)	52	LF	$ 425.00	$ 22,100.00	$ 695.00	$ 36,140.00	$ 715.00	$ 37,180.00	$ 850.00	$ 44,200.00	$ 797.67	$ 41,478.84
500	6001	MOBILIZATION	1	LS	$ 40,000.00	$ 40,000.00	$ 14,700.00	$ 14,700.00	$ 18,270.00	$ 18,270.00	$ 23,250.00	$ 23,250.00	$ 40,309.68	$ 40,309.68
502	6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	4	MO	$ 15,000.00	$ 60,000.00	$ 2,800.00	$ 11,200.00	$ 7,800.00	$ 31,200.00	$ 7,500.00	$ 30,000.00	$ 14,157.74	$ 56,630.96
506	6042	BIODEG EROSN CONT LOGS (INSTL) (18")	34	LF	$ 15.00	$ 510.00	$ 29.00	$ 986.00	$ 2.00	$ 68.00	$ 1.00	$ 34.00	$ 15.00	$ 510.00
506	6043	BIODEG EROSN CONT LOGS (REMOVE)	34	LF	$ 8.75	$ 297.50	$ 2.00	$ 68.00	$ 1.00	$ 34.00	$ 1.00	$ 34.00	$ 1.27	$ 43.18
531	6003	CONC SIDEWALKS (6")	5	SY	$ 488.00	$ 2,440.00	$ 219.00	$ 1,095.00	$ 345.00	$ 1,725.00	$ 750.00	$ 3,750.00	$ 165.00	$ 825.00
618	6023	CONDT (PVC) (SCH 40) (2")	20	LF	$ 12.00	$ 240.00	$ 41.00	$ 820.00	$ 32.00	$ 640.00	$ 22.00	$ 440.00	$ 22.00	$ 440.00
618	6024	CONDT (PVC) (SCH 40) (2") (BORE)	205	LF	$ 33.00	$ 6,765.00	$ 54.00	$ 11,070.00	$ 64.00	$ 13,120.00	$ 55.00	$ 11,275.00	$ 32.00	$ 6,560.00
618	6029	CONDT (PVC) (SCH 40) (3")	135	LF	$ 15.00	$ 2,025.00	$ 53.00	$ 7,155.00	$ 34.00	$ 4,590.00	$ 23.00	$ 3,105.00	$ 35.00	$ 4,725.00
618	6030	CONDT (PVC) (SCH 40) (3") (BORE)	950	LF	$ 39.00	$ 37,050.00	$ 67.00	$ 63,650.00	$ 66.00	$ 62,700.00	$ 65.00	$ 61,750.00	$ 45.00	$ 42,750.00
620	6006	ELEC CONDR (NO.10) INSULATED	810	LF	$ 0.98	$ 793.80	$ 5.40	$ 4,374.00	$ 2.00	$ 1,620.00	$ 3.00	$ 2,430.00	$ 3.77	$ 3,053.70
620	6009	ELEC CONDR (NO.6) BARE	1,080	LF	$ 2.18	$ 2,354.40	$ 6.10	$ 6,588.00	$ 3.00	$ 3,240.00	$ 3.00	$ 3,240.00	$ 3.76	$ 4,060.80
620	6010	ELEC CONDR (NO.6) INSULATED	60	LF	$ 2.50	$ 150.00	$ 6.70	$ 402.00	$ 3.00	$ 180.00	$ 3.00	$ 180.00	$ 3.77	$ 226.20
624	6008	GROUND BOX TY C (162911)W/APRON	8	EA	$ 1,380.00	$ 11,040.00	$ 2,105.00	$ 16,840.00	$ 2,400.00	$ 19,200.00	$ 2,700.00	$ 21,600.00	$ 2,340.00	$ 18,720.00
628	6187	ELC SRV TY D 120/240 070(NS)SS(E)PS(U)	1	EA	$ 9,890.00	$ 9,890.00	$ 8,710.00	$ 8,710.00	$ 10,250.00	$ 10,250.00	$ 12,750.00	$ 12,750.00	$ 10,940.00	$ 10,940.00
644	6001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	1	EA	$ 700.00	$ 700.00	$ 985.00	$ 985.00	$ 1,200.00	$ 1,200.00	$ 1,400.00	$ 1,400.00	$ 884.35	$ 884.35
680	6005	INS HY TRF SIG (DPT SUP CNT & CAB)(ISO)	1	EA	$ 41,620.00	$ 41,620.00	$ 62,500.00	$ 62,500.00	$ 41,000.00	$ 41,000.00	$ 26,750.00	$ 26,750.00	$ 50,000.00	$ 50,000.00
682	6001	VEH SIG SEC (12")LED(GRN)	8	EA	$ 355.00	$ 2,840.00	$ 729.00	$ 5,832.00	$ 700.00	$ 5,600.00	$ 700.00	$ 5,600.00	$ 620.42	$ 4,963.36
682	6002	VEH SIG SEC (12")LED(GRN ARW)	4	EA	$ 360.00	$ 1,440.00	$ 729.00	$ 2,916.00	$ 700.00	$ 2,800.00	$ 700.00	$ 2,800.00	$ 618.30	$ 2,473.20
682	6003	VEH SIG SEC (12")LED(YEL)	8	EA	$ 355.00	$ 2,840.00	$ 729.00	$ 5,832.00	$ 700.00	$ 5,600.00	$ 700.00	$ 5,600.00	$ 620.42	$ 4,963.36
682	6004	VEH SIG SEC (12")LED(YEL ARW)	4	EA	$ 360.00	$ 1,440.00	$ 729.00	$ 2,916.00	$ 700.00	$ 2,800.00	$ 700.00	$ 2,800.00	$ 618.30	$ 2,473.20
682	6005	VEH SIG SEC (12")LED(RED)	8	EA	$ 355.00	$ 2,840.00	$ 729.00	$ 5,832.00	$ 700.00	$ 5,600.00	$ 700.00	$ 5,600.00	$ 620.42	$ 4,963.36
682	6006	VEH SIG SEC (12")LED(RED ARW)	4	EA	$ 360.00	$ 1,440.00	$ 729.00	$ 2,916.00	$ 700.00	$ 2,800.00	$ 700.00	$ 2,800.00	$ 618.30	$ 2,473.20
682	6018	PED SIG SEC (LED)(COUNTDOWN)	6	EA	$ 975.00	$ 5,850.00	$ 1,195.00	$ 7,170.00	$ 1,585.00	$ 9,510.00	$ 1,200.00	$ 7,200.00	$ 1,150.00	$ 6,900.00
682	6051	BACK PLATE W/REFL BDR (3 SEC)ALUM	6	EA	$ 115.00	$ 690.00	$ 269.00	$ 1,614.00	$ 125.00	$ 750.00	$ 220.00	$ 1,320.00	$ 196.25	$ 1,177.50
682	6052	BACK PLATE W/REFL BDR (4 SEC)ALUM	2	EA	$ 120.00	$ 240.00	$ 299.00	$ 598.00	$ 135.00	$ 270.00	$ 220.00	$ 440.00	$ 212.50	$ 425.00
682	6053	BACK PLATE W/REFL BDR (5 SEC)ALUM	2	EA	$ 125.00	$ 250.00	$ 329.00	$ 658.00	$ 150.00	$ 300.00	$ 220.00	$ 440.00	$ 228.75	$ 457.50
684	6046	TRF SIG CBL (TY A)(14 AWG)(20 CONDR)	620	LF	$ 5.00	$ 3,100.00	$ 6.58	$ 4,079.60	$ 8.00	$ 4,960.00	$ 11.00	$ 6,820.00	$ 8.00	$ 4,960.00
684	6055	TRF SIG CBL (TY A)(18 AWG)(4 CONDR)	340	LF	$ 4.55	$ 1,547.00	$ 5.20	$ 1,768.00	$ 4.00	$ 1,360.00	$ 6.00	$ 2,040.00	$ 3.45	$ 1,173.00
684	6057	TRF SIG CBL (TY A)(18 AWG)(7 CONDR)	925	LF	$ 4.78	$ 4,421.50	$ 5.60	$ 5,180.00	$ 4.00	$ 3,700.00	$ 7.00	$ 6,475.00	$ 5.80	$ 5,365.00
684	6080	TRF SIG CBL (TY C)(14 AWG)(2 CONDR)	795	LF	$ 3.89	$ 3,092.55	$ 3.95	$ 3,140.25	$ 3.00	$ 2,385.00	$ 4.00	$ 3,180.00	$ 3.00	$ 2,385.00
686	6049	INS TRF SIG PL AM(S)1 ARM(48')	2	EA	$ 22,740.00	$ 45,480.00	$ 21,390.00	$ 42,780.00	$ 26,925.00	$ 53,850.00	$ 16,000.00	$ 32,000.00	$ 16,000.00	$ 32,000.00
686	6051	INS TRF SIG PL AM(S)1 ARM(48')LUM	2	EA	$ 24,180.00	$ 48,360.00	$ 21,890.00	$ 43,780.00	$ 28,115.00	$ 56,230.00	$ 21,000.00	$ 42,000.00	$ 21,000.00	$ 42,000.00
687	6001	PED POLE ASSEMBLY	5	EA	$ 3,850.00	$ 19,250.00	$ 3,407.00	$ 17,035.00	$ 6,100.00	$ 30,500.00	$ 3,200.00	$ 16,000.00	$ 4,955.00	$ 24,775.00
688	6001	PED DETECT PUSH BUTTON (APS)	6	EA	$ 958.00	$ 5,748.00	$ 995.00	$ 5,970.00	$ 1,890.00	$ 11,340.00	$ 1,200.00	$ 7,200.00	$ 1,200.00	$ 7,200.00
688	6003	PED DETECTOR CONTROLLER UNIT	1	EA	$ 4,500.00	$ 4,500.00	$ 3,619.00	$ 3,619.00	$ 5,000.00	$ 5,000.00	$ 3,700.00	$ 3,700.00	$ 3,862.50	$ 3,862.50
305	NCTCOG	BARRIER FREE RAMP (SIDEWALK)	5	EA	$ 5,740.00	$ 28,700.00	$ 5,105.00	$ 25,525.00	$ 4,915.00	$ 24,575.00	$ 6,500.00	$ 32,500.00	$ 1,219.71	$ 6,098.55
804	NCTCOG	4-INCH WHITE DASHED LINE (CAT TRAX)	105	LF	$ 3.00	$ 315.00	$ 14.82	$ 1,556.10	$ 2.00	$ 210.00	$ 20.00	$ 2,100.00	$ 0.82	$ 86.10
804	NCTCOG	4-INCH WHITE SOLID LINE	700	LF	$ 3.10	$ 2,170.00	$ 2.40	$ 1,680.00	$ 4.00	$ 2,800.00	$ 20.00	$ 14,000.00	$ 0.25	$ 175.00
804	NCTCOG	8-INCH WHITE SOLID LINE	289	LF	$ 6.50	$ 1,878.50	$ 5.03	$ 1,453.67	$ 6.00	$ 1,734.00	$ 20.00	$ 5,780.00	$ 0.73	$ 210.97
804	NCTCOG	24-INCH WHITE SOLID LINE	452	LF	$ 19.00	$ 8,588.00	$ 7.94	$ 3,588.88	$ 9.00	$ 4,068.00	$ 20.00	$ 9,040.00	$ 5.52	$ 2,495.04
804	NCTCOG	4-INCH YELLOW SOLID LINE	467	LF	$ 3.00	$ 1,401.00	$ 2.40	$ 1,120.80	$ 4.00	$ 1,868.00	$ 20.00	$ 9,340.00	$ 0.33	$ 154.11
804	NCTCOG	WHITE ARROW	5	EA	$ 260.00	$ 1,300.00	$ 705.00	$ 3,525.00	$ 525.00	$ 2,625.00	$ 1,200.00	$ 6,000.00	$ 111.31	$ 556.55
804	NCTCOG	WHITE SHARED LANE MARKING	1	EA	$ 355.00	$ 355.00	$ 705.00	$ 705.00	$ 525.00	$ 525.00	$ 1,950.00	$ 1,950.00	$ 170.00	$ 170.00
804	NCTCOG	WHITE BKE LANE SYMBOL	2	EA	$ 500.00	$ 1,000.00	$ 705.00	$ 1,410.00	$ 710.00	$ 1,420.00	$ 1,200.00	$ 2,400.00	$ 98.96	$ 197.92
BID ITEM CLAR.		WHITE STANDARD BAY LINE (RAISED PAVEMENT MARKINGS)	800	LF	$ 3.00	$ 2,400.00	$ 3.80	$ 3,040.00	$ 3.00	$ 2,400.00	$ 11.00	$ 8,800.00	$ 3.41	$ 2,728.00
BID ITEM CLAR.		WHITE DOUBLE DASH BAY LINE (RAISED PAVEMENT MARKINGS)	202	LF	$ 4.00	$ 808.00	$ 4.90	$ 989.80	$ 3.00	$ 606.00	$ 11.00	$ 2,222.00	$ 2.99	$ 603.98
BID ITEM CLAR.		YELLOW REFLECTIVE TWO WAY TYPE II AA (RAISED PAVEMENT MARKINGS)	65	LF	$ 5.00	$ 325.00	$ 9.00	$ 585.00	$ 5.00	$ 325.00	$ 11.00	$ 715.00	$ 2.68	$ 174.20
		BASE BID TOTAL:				**$ 447,765.25**		**$ 456,842.100**		**$ 495,818.00**		**$ 499,550.00**		**$ 450,958.31**

Pritam Deshmukh, P.E., Asst. Director of Transportation & Mobility

RICHARDSON®
TEXAS

MEMO

DATE: **August 20, 2024**

TO: **Anita Cothran – Director of Finance**

FROM: **Ally Dobbins – Purchasing Manager** AD TDG

SUBJECT: **Award of Bid #99-24 for Cooperative Annual Requirements Contracts for Urban Forest Maintenance to SavATree LLC, Smith Lawn and Tree, and TreeNewal LLC, through City of Plano Bid #2022-0128-AC**

Proposed Date of Award: August 26, 2024

I concur with the recommendation of Shohn Rodgers – Assistant Director of Parks and Recreation, and request permission to award contracts for Urban Forest Maintenance to SavATree, Smith Lawn and Tree, and TreeNewal pursuant to the attached unit prices in City of Plano Bid #2022-0128-AC.

The City of Plano competitively bid the annual requirements contracts for the above services on bid #2022-0128-AC, which were awarded by its City Council on June 13, 2022. The initial contracts began on June 25, 2022 for a term of one (1) year with options to renew for up to four (4) additional one-year periods. The award of these contracts allow the city to purchase urban forest maintenance services as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for a minimum or maximum amount of goods, payment will be rendered pursuant to the unit prices specified in the contract.

The City of Richardson and the City of Plano have an existing interlocal agreement for cooperative purchasing, which grants us the authority to cooperatively purchase goods and services as provided by Texas Government Code Chapter 791.025 and Texas Local Government Code Chapter 271.102.

City staff estimates to spend $50,000 annually on this contract. Funding is available in the Parks and Recreation Operating Budget.

Concur:

Anita Cothran

Anita Cothran

ATTACHMENTS

RICHARDSON, TX®
PARKS & RECREATION

MEMORANDUM

TO: Ally Dobbins, Purchasing Manager

FROM: Shohn Rodgers, Asst. Director of Parks and Recreation-Parks & Planning SDR

DATE: 8/12/24

RE: Award of Annual Contract for Urban Forest Maintenance

The Parks and Recreation Department seeks council approval to award an annual contract for Urban Forest Maintenance to the following firms:

- Savatree
- Smith Lawn and Tree
- TreeNewal
-

This proposed award is based on City of Plano bid # 2022-0128-AC. These contractors have agreed to extend pricing to all entities who have entered into or will enter into joint purchasing interlocal cooperation agreements with the City of Plano. This contract was awarded to all three contractors and will be utilized based on availability of each contractor at the time work is needed. Any necessary tree work will be rotated between all three vendors.

Awarding this contract will allow us to have tree work such as pruning, trimming, and tree removal, performed in parks and on public property more efficiently, and at a pre-determined hourly rate that represents best pricing from these vendors.

It is estimated that the Parks and Recreation Department will spend approximately $50,000 annually for this contract. Funding is budgeted in the following account:

- 0110-30-50-720-000-553399

1	2 man crew (2 Groundsmens)						
	Supplier	**QTY**	**UOM**	**Estimated**	**Price**	**Extended**	**Supplier Notes**
	Smith Lawn and Tree (The Paysa	1	Hour		$150.00	$150.00	
	TreeNewal LLC	1	Hour		$180.00	$180.00	Billing commences at yard departure.
	SavATree, LLC	1	Hour		No Bid		

2	3 man crew (3 Groundsmen)						
	Supplier	**QTY**	**UOM**	**Estimated**	**Price**	**Extended**	**Supplier Notes**
	Smith Lawn and Tree (The Paysa	1	Hour		$180.00	$180.00	
	SavATree, LLC	1	Hour		$255.00	$255.00	$85.00 per man hour
	TreeNewal LLC	1	Hour		$270.00	$270.00	Billing commences at yard departure.

3	3 man crew (1 Groundsman 2 Climbers)						
	Supplier	**QTY**	**UOM**	**Estimated**	**Price**	**Extended**	**Supplier Notes**
	Smith Lawn and Tree (The Paysa	1	Hour		$190.00	$190.00	
	SavATree, LLC	1	Hour		$255.00	$255.00	$85.00 per man hour
	TreeNewal LLC	1	Hour		$270.00	$270.00	Billing commences at yard departure.

4	3 man crew (2 Groundsmen 1 Climber)						
	Supplier	**QTY**	**UOM**	**Estimated**	**Price**	**Extended**	**Supplier Notes**
	Smith Lawn and Tree (The Paysa	1	Hour		$190.00	$190.00	
	SavATree, LLC	1	Hour		$255.00	$255.00	$85.00 per man hour
	TreeNewal LLC	1	Hour		$270.00	$270.00	Billing commences at yard departure.

5	4 man crew (2 Groundsmen 2 Climber)						
	Supplier	**QTY**	**UOM**	**Estimated**	**Price**	**Extended**	**Supplier Notes**
	Smith Lawn and Tree (The Paysa	1	Hour		$225.00	$225.00	
	SavATree, LLC	1	Hour		$340.00	$340.00	$85.00 per man hour
	TreeNewal LLC	1	Hour		$360.00	$360.00	Billing commences at yard departure.

6	4 man crew (3 Groundsmen 1 Climber)						
	Supplier	**QTY**	**UOM**	**Estimated**	**Price**	**Extended**	**Supplier Notes**
	Smith Lawn and Tree (The Paysa	1	Hour		$225.00	$225.00	
	SavATree, LLC	1	Hour		$340.00	$340.00	$85.00 per man hour
	TreeNewal LLC	1	Hour		$360.00	$360.00	Billing commences at yard departure.

7	5 man crew (3 Groundsmen 2 Climbers)						
	Supplier	**QTY**	**UOM**	**Estimated**	**Price**	**Extended**	**Supplier Notes**

Smith Lawn and Tree (The Paysa	1	Hour		$270.00	$270.00	
SavATree, LLC	1	Hour		$425.00	$425.00	$85.00 per man hour
TreeNewal LLC	1	Hour		$450.00	$450.00	Billing commences at yard departure.

8 Arborist Fee

Supplier	QTY	UOM	Estimated	Price	Extended	Supplier Notes
Smith Lawn and Tree (The Paysa	1	Hour		$90.00	$90.00	
SavATree, LLC	1	Hour		$125.00	$125.00	$125.00 per man hour
TreeNewal LLC	1	Hour		$168.75	$168.75	

9 Emergency Service Surcharge

Supplier	QTY	UOM	Estimated	Price	Extended	Supplier Notes
TreeNewal LLC	1	Each		$180.00	$180.00	60 percent Emergency Service's Surcharge c
Smith Lawn and Tree (The Paysa	1	Each		$400.00	$400.00	
SavATree, LLC	1	Each		$500.00	$500.00	$500.00 additional flat fee to be charge any

10 Stump Grinding (operator + equipment)

Supplier	QTY	UOM	Estimated	Price	Extended	Supplier Notes
Smith Lawn and Tree (The Paysa	1	Hour		$95.00	$95.00	
SavATree, LLC	1	Hour		$175.00	$175.00	$175.00 per man hour for operator and equ
TreeNewal LLC	1	Hour		$200.00	$200.00	

11 Forest Mulching (operator + equipment)

Supplier	QTY	UOM	Estimated	Price	Extended	Supplier Notes
Smith Lawn and Tree (The Paysa	1	Hour		$150.00	$150.00	4 hour minimum
TreeNewal LLC	1	Hour		$264.00	$264.00	8 hour minimum
SavATree, LLC	1	Hour		No Bid		

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TEXAS

MEMO

DATE: **August 20, 2024**

TO: **Anita Cothran – Director of Finance**

FROM: **Ally Dobbins – Purchasing Manager** AD JBG

SUBJECT: **Award of Bid #102-24 for a Cooperative Contract for Facilities Emergency Generator Annual Preventive Maintenance ($39,013) and Repairs ($56,996) to Clifford Power Systems, Inc. in the total amount of $96,009 through The Interlocal Purchasing System ("TIPS") Contract #221004**

Proposed Date of Award: August 26, 2024

I concur with the recommendation of Wayne Corum – Director of Facilities & Fleet Services and request permission to issue a contract for facilities emergency generator annual preventive maintenance in the amount of $39,013. Facilities is anticipating repair costs of $56,996, which may vary depending on findings from the preventive maintenance. The total estimated annual cost for preventive maintenance and repairs is $96,009, as provided in the attached quote from Clifford Power Systems, Inc.

The above referenced services have been competitively bid through TIPS Contract #221004. The City of Richardson participates in the TIPS program through its existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code Section 791.025 and Texas Local Government Code Section 271.102.

Funding is provided from the Facilities Services Operating Funds.

Concur:

Anita Cothran

Anita Cothran

ATTACHMENTS

RICHARDSON
TEXAS

MEMO

TO: Ally Dobbins, Purchasing Manager

THROUGH: Kent Pfeil, Chief Financial Officer

FROM: Wayne Corum, Director of Facilities and Fleet Services

SUBJECT: Facilities Emergency Generator Service and Repair Contract

DATE: August 14, 2024

ACTION REQUESTED:

Council to consider award of contract to perform annual preventive maintenance in the amount of $39,013, and service repair maintenance in the amount of $56,996, on the emergency generators to Clifford Power Systems, Incorporated in a total amount not to exceed $96,009.

BACKGROUND INFORMATION:

The City of Richardson needs a reliable vendor to address multiple maintenance services required by NFPA Code 110 and ISO requirements to maintain critical emergency generators throughout the city. Presently, Facilities Services appropriates repair services from several vendors to maintain these generators.

Approval of the Clifford Power Systems, Incorporated contract will provide the City with a single reliable service to meet our general needs and any emergency repairs for city facilities. Clifford Power Systems, Incorporated will provide maintenance and repair services for city buildings. The contract is based on TIPS Co-op Contract #221004. The FY25 budgeted estimated cost for the emergency generator maintenance and repair service is $96,009 ($39,013 + $56,996).

FUNDING:

Funding is from Facilities Services operating funds– Facilities account number 0110-20-31-715-000-553399.

CLIFFORD POWER

PLANNED MAINTENANCE (PM) AGREEMENT (TIPS) Revision 3

Clifford Power Systems, Inc. ("CPS") agrees to provide **City of Richardson** ("Customer"), and Customer agrees to accept and pay for parts and services necessary to perform periodic Planned Maintenance ("PM") of ("Equipment").

Customer Address:	1260 Columbia Drive	**City:**	Richardson	**ST:**	Tx	**ZIP:**	75081
Equip Address:	Various – See Table Below	**City:**	Richardson	**ST:**	Tx	**ZIP:**	

EQUIPMENT

FACILITY	LOCATION	MAKE	MODEL	SERIAL	KW	TIPS Minor PM (Each)	TIPS Qrtly (3 Minor PM's)	TIPS Major PM	TIPS Load Bank
SERVICE CENTER (Primary)	1260 COLUMBIA	GENERAC	7743900400	2092277	375	$200.00	$600.00	$1,202.00	$1,386.00
SERVICE CENTER (SCADA)	1260 COLUMBIA	CUMMINS/ONAN	dgcb-4955785	B101210236	60	$131.00	$393.00	$641.00	$740.00
EISEMANN CENTER	2351 PERFORMANCE DR.	CUMMINS/ONAN	DFGB4955005	C010218492	600	$200.00	$600.00	$1,874.00	$1,549.00
PUBLIC SAFETY PD/FS #1	200 N. Greenville	CUMMINS	DQGAA-188035	I180427997	1200	$263.00	$789.00	$3,129.00	$2,793.00
DETENTION CENTER	140 N. GREENVILLE	CUMMINS	DFEK-1942449	L190695577	500	$200.00	$600.00	$1,202.00	$1,675.00
FIRE STATION #2	1009 N.WATERVIEW	CUMMINS	DSGAC-721048	G080196786	150	$131.00	$393.00	$782.00	$1,134.00
FIRE STATION #3	2519 Custer Pkwy	CUMMINS	D200D6D	H190627610	200	$200.00	$600.00	$940.00	$1,313.00
FIRE STATION #4	1500 Apollo Rd.	CUMMINS	DQDAA-10532817	B120304737	250	$200.00	$600.00	$940.00	$1,313.00
FIRE STATION #5	2001 E. RENNER Rd.	CUMMINS	60 RD	BUO1J022	75	$131.00	$393.00	$641.00	$971.00
FIRE STATION #6	3591 PARK VISTA RD.	CUMMINS	DGCB4483066	F000115680	75	$131.00	$393.00	$641.00	$971.00
Fire Training Center	1621 E Lookout Rd.	CUMMINS	DSGAE-1320846	B13045256	200	$200.00	$600.00	$940.00	$1,313.00
MUNICIPAL COURT	2100 E. CAMPBELL	GENERAC 2000	2730680200	2069712	80	$131.00	$393.00	$641.00	$740.00
Temp City Hall Gen	2360 Campbell Creek Blvd	Kohler	350REOZDD	2330846	350	$200.00	$600.00	$1,202.00	$1,386.00
NOTES:				**TOTALS**			**$6,954.00**	**$14,775.00**	**$17,284.00**
Pricing based on all services peformed during regular business hours (Monday/Friday 8AM-5PM)									
Load Bank Pricing based on having distance of 50' or less for LB Trailer to connect to Generator									
Load Bank Pricing marked in Red are 2 Hour Load Bank Tests. The rest are 4 Hour Load Bank Tests									

This agreement will be in accordance to the following terms and conditions, for a period of (1) year. Effective October 1st, 2024 through September 30th, 2025.
***Pricing below based upon TIPS Co-op Contract #221004* In consideration of the agreements herein contained:**

1. **Customer agrees to:** Remit **$21,729.00** for the PM services and **$17,284.00** for the 2 & 4 Hour Load Banks for a total annual amount of **$39,013.00** per year payable after each Semi-annual maintenance inspection service performed by CPS. Customer will receive a copy of CPS maintenance inspection report with all applicable areas filled out by the service technician. ***Customer also agrees to pay all applicable taxes and environmental fees.***

2. **CPS agrees to:** Perform PM inspections of Equipment **4** times per year at approximate **03** month intervals. Work to be performed during regular business hours **8:00AM to 5:00PM Monday through Friday**. All applicable items of Equipment shall be inspected and reported to the Customer. CPS shall also report any noted problems with Equipment and recommended courses of corrective action to the Customer. CPS will perform normal maintenance on Equipment including oil and filter changes. The following are maintenance service intervals for filter and fluid changes, and other services not performed at every inspection. ***All applicable items will be performed or checked at the first inspection after this agreement is accepted***.

INCLUDED PM ITEMS

A. Oil change once per year.	B. Oil filter change at time of oil change.
C. Fuel filter change (if applicable) once per year.	D. Oil analysis will be done (by outside laboratory) at time of oil change.
E. Coolant maintenance as necessary. Includes testing for freeze point & inhibitor levels. Conditioners added as needed. If coolant replacement necessary, a disposal fee of **$1.00** per gallon will be assessed.	

OPTIONAL PM SERVICE & APPLICABLE CHARGES ***(not included in Totals above)***

F. Perform Triennial Service on units listed above annually (2025).	G. Perform annual fuel maintenance treatment.
$56,996.00 cost ____ **Accept** ____ **Decline**	**$ N/A cost** ____ **Accept** ____ **Decline**
Performed Annually **Initial Appropriate Line**	**Initial Appropriate Line**

3. **CPS warrants its work:** For a period of thirty (30) days from the date of service. This warranty is limited to failure as a result of workmanship and does not include failures resulting from improper or unauthorized installation, misuse, negligence, accident, over-loading, over-speeding, repairs made by someone other than CPS, fire, flood, vandalism, theft or any other acts beyond the control of CPS

4. **Failures of new parts installed by CPS:** Failure of any new part/s installed by CPS during the course of maintenance service, shall be covered by the manufacturer's warranty of said part(s).

PLANNED MAINTENANCE (PM) AGREEMENT (TIPS) Revision 1 - Continued

5. **This agreement may be cancelled by either party:** With a ninety (60) day written notification.

6. **Limitation of Liability:** Clifford Power System, Inc.'s liability under this agreement, if any, shall be limited to the contract amount of this agreement. In no event shall CPS be liable for any consequential, incidental or exemplary damages, including, but not limited to, loss of profits or down time.

CPS and Customer have agreed to the above this day.

By: _____ By: 

Customer or Customer's Representative ***CPS- Service Sales Rep***

Date: _____ **PO #** _____ Date: **8-05-2024**

CLIFFORD POWER

SERVICE LEVEL CHECKS

QUARTERLY PLANNED MAINTENANCE

99-POINT INSPECTION – TO BE PERFORMED QUARTERLY

ENGINE ELECTRICAL (STARTING SYSTEM)

- **Batteries** – Check battery water level, age, specific gravity & perform load test. Clean batteries externally including cables & posts.
- **Alternator** – Visually inspect alternator & alternator belt. Measure & record alternator DC voltage output.
- **Glow Plugs** (where applicable) – Check for proper operation.
- **Battery Charger** – Visually inspect, measure & record DC voltage output.
- **Starting Motor** – Visually inspect, test for proper operation (Performed during engine start).
- **Spark Plugs** (where applicable) – Check spark plugs & spark plug wires condition & annotate recommendations for repair or replacement.
- **Distributor Cap** – (where applicable) – Inspect. Annotate recommendations for repair or replacement.

GENERATOR

- **Windings** – Visually inspect windings.
- **Bearings** – Inspect for proper lubrication.
- **Brushes/Diodes** – Visually inspect for wear.
- **Leads/Connections** – Visually inspect for wear.
- **Circuit Breaker** – Test for proper operation.
- **Mounts/Bolts** – Visually inspect for wear and/or damage.
- **Noise** – Annotate operational noise indicators of mechanical malfunctions.

SAFETY CONTROLS / CONTROL PANEL

- **Voltage** (where applicable) – Measure & record loaded & unloaded AC voltage.
- **Frequency** (where applicable) – Measure & record loaded & unloaded Hertz frequency.
- **Amperage** (where applicable) – Measure & record loaded amperage.
- **Auto Start/Stop** – Check for proper operation. If allowed, check for automatic start.
- **Shutdowns** – Visually inspect for wiring deterioration. Verify proper operation of shutdowns.
- **Pre-alarms** – Verify proper annunciation of pre-alarms.
- **Remote Annunciator** (where applicable) – Inspect for proper operation.

INSTRUMENTATION

- **Oil Pressure Gauge** – Check for proper operation. Measure & record oil pressure PSI.
- **Water Temperature Gauge** – Check for proper operation. Measure & record water temperature in degrees Fahrenheit.
- **Ammeter** - Check for proper operation. Measure & record amperage in DC amps.
- **AC Electric Meters** - Check for proper operation. Measure & record readings.
- **Control Panel Wiring** – Visually inspect for signs of wear & correct observed loose connections.

AIR INDUCTION & EXHAUST

- **Precleaner** – Visually inspect condition & clean when necessary.
- **Air Filter** – Inspect & clean air filter. Recommend replacement when necessary. Note condition of filter housing.
- **Intake** – Visually inspect & note condition of intake piping & gaskets.
- **Turbocharger** – Visually inspect turbocharger for leaks, physical condition, & annotate auditory indicators of wear.
- **Exhaust/Silencer** – Visually inspect for leaks & proper operation including rain cap (where applicable). Annotate anomalies in exhaust smoke.

LUBRICATION SYSTEM

- **Lubrication Oil** – Check for proper oil level.
- **Crankcase Breather** – Clean breather (where applicable). Annotate condition & any excessive blow by.
- **Governor** – Check oil level.
- **Tubes, Lines, Seals & Gaskets** – Visually inspect for deterioration or indications of wear.

COOLING SYSTEM

- **Radiator** – Visually inspect radiator core condition, annotate indications of coolant leakage or core blockage. Check coolant level.
- **Radiator Cap** – Check for indications of wear.
- **Coolant** – Measure & record antifreeze freeze point & PH level.
- **Hoses** – Visually inspect hoses, clamps, gaskets & connections.
- **Fan Assembly** – Visually inspect fan, fan bearing, pulleys & belts for indications of wear. Measure belt tension for proper operation.
- **Water Pump** – Visually inspect for proper operation, leaks, or audible indications of wear.
- **Jacket Water Heater** – Inspect for proper operation, indication of wear on heater & associated hoses & clamps.
- **Thermostat** – Check for proper operation

FUEL SYSTEM

- **Fuel Lines & Connections** – Visually inspect for proper operation & indications of deterioration.
- **Priming Pump** (where applicable) – Verify proper operations & inspect for seal damage or deterioration.
- **Fuel Filters** – Visually inspect for damage, leaks, & proper operation.
- **Governor & Controls** – Inspect controls & linkage for proper operation.
- **Carburetor/Mixer** – Visually inspect & verify proper operation.
- **Day Tank/Fuel Cell** – Visually inspect for leaks & check for proper operation. Make note of water in fuel cell & level of fuel.

ATS

- **Wiring & Contacts** – Visually inspect.
- **Connections Temp.** – Check temperature of connections with infrared temperature gun.
- **Contactor Operation** – If allowed, perform simulated power failure to test operation of contactor.
- **Timers & Controls** – Observe all time delays during simulated test.

99-POINT INSPECTION & ENGINE SERVICE – TO BE PERFORMED ANNUALLY

ENGINE SERVICE INCLUDES:

- **Fuel System** – Fuel filter & fuel/water separator filter replacement. Check for proper seal & operation.
- **Lubricating System** – Replace oil filters. Inspect all gaskets & seals. Remove existing lubricating oil & dispose. Fill with fresh engine oil, Oil sampling analyzed by independent laboratory.
- **Generator** – Lubricate bearings if applicable.

Tulsa, OK	Longview, TX	Little Rock, AR
Oklahoma City, OK	San Antonio, TX	Fort Smith, AR
Dallas-Fort Worth, TX	Houston, TX	Kansas City, MO
Austin, TX	Abilene, TX	Wichita, KS