

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JANUARY 6, 2026**

The Richardson City Plan Commission met on January 6, 2026, at 6:00 p.m. in the Multipurpose Room #CH157 of the Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX.

MEMBERS PRESENT: Bryan Marsh, Chairman
Jeremy Thomason, Vice Chairman
Michael Keller, Commissioner
Gary Beach, Commissioner
Nate Roberts, Commissioner
Joe Quirk, Commissioner
Kristen Schascheck, Commissioner
Byron Purdy, Commissioner
Rebecca Poynter, Commissioner

MEMBERS ABSENT: None

CITY STAFF PRESENT: Tina Firgens, Director of Development Services
Andrew Bogda, Asst. Director of Dev. Services – Planning
Derica Peters, Senior Planner
Christine Ross, Planner II
Anna Jo Castaneda, Executive Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff at 6:00 p.m. for a discussion of regular agenda items. Regarding proposed amendments to the Commission’s bylaws, Tina Firgens, Director of Development Services, gave a presentation that summarized feedback received from the Commission at their meeting on December 16, 2025, as well as additional proposed amendments to the bylaws following consultation with the City Attorney after the December 16, 2025, meeting, and as summarized in the staff memo (refer to agenda packet).

No formal action was taken. The briefing session was adjourned at 6:59 p.m.

CALL TO ORDER

Chairman Marsh called the regular business meeting to order at 7:06 p.m.

PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

REGULAR BUSINESS MEETING

- 1. Approval of the Minutes of the regular business meeting of December 16, 2025.**

Motion: Commissioner Quirk made a motion to approve the minutes with corrections. Commissioner Beach seconded the motion. Motion passed 7-0.

PUBLIC HEARING

- 1. Zoning File 25-23 – Richland Park Apartments:** Consider and act on a request to rezone a 3.1-acre lot located at 951 Abrams Road, on the east side of Abrams Road, on the south side of Buckingham Road from R Retail to PD Planned Development for the R-950-M Apartment District with modified development standards to accommodate the addition of up to 5 units in an existing multi-family development and other related site improvements. Owner: RPAPT, LLC. Staff: Derica Peters

Derica Peters, Senior Planner, presented the Commission with the details of the proposed request and advised that no comments were received in favor or opposition to the request.

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

Eddie Cervantes, Schwarz-Hanson Architects, 901 W. First Street, Fort Worth, Texas, was present on behalf of the applicant and made himself available for questions from the Commission.

Chairman Marsh asked if he had the total bedroom count for the development.

Mr. Cervantes answered that there are 123 existing bedrooms: 45 one-bedroom, 33 two-bedroom, and 4 three-bedroom units; the count will be 128 with the additional five (5) units.

Chairman Marsh asked if the extra parking spaces are needed.

Mr. Cervantes stated they proposed additional parking spaces to meet City standards; however, they are currently 98% occupied and have plenty of parking. There are currently 168 spaces, and soon one will be removed to accommodate an ADA space, leaving 167 spaces on site.

Chairman Marsh asked if the applicant liked the idea of an additional playground.

Mr. Cervantes answered yes, there are many families in the complex and having a playground next to the pool would be beneficial for the north and central buildings; however, the outdoor space next to the pool would remain but be reduced.

Chairman Marsh asked if there was enough parking located next to the building with the new apartment units.

Mr. Cervantes advised there is plenty of parking in front of and surrounding the building.

Chairman Marsh asked the applicant if his preference was to keep the green space or to add more parking. He also asked if any trees would need to be removed. He noted that if they keep the parking as it is today, they would be parked at a ratio of 1.3 spaces per bedroom.

Mr. Cervantes answered that he preferred to keep the green space, as it would be utilized more than the parking. The large tree on Abrams Road would remain, but the smaller tree near the south building may be removed for additional parking.

Commissioner Schascheck stated she concurred with Chairman Marsh because while the complex is already at 98% occupancy, there seems to be ample parking, and keeping the green space would make a meaningful visual difference.

Vice Chairman Thomason asked if there was any reserved parking available for the residents, as that could inform them about the demand for parking.

Mr. Cervantes advised the only reserved parking is the covered parking at the rear of the complex.

Chairman Marsh stated he is in favor of more green space and doesn't want to force the applicant to provide more pavement if it is not needed. He thought it was great that the applicant is willing to provide the additional playground, but was considering providing relief from that requirement as well.

Mr. Cervantes reported that the applicant has considered installing outdoor workout equipment for adults instead of an additional children's playground; however, he was not sure how many amenity points are given for the equipment.

Chairman Marsh asked what staff's position was on amenity points and whether the points differ between a playground and a workout area. He suggested they consider a variance on the amenity points.

Andrew Bogda, Assistant Director of Development Services – Planning, stated the ordinance does not specifically identify outdoor workout equipment for adults as a listed amenity and that the point value awarded would be subject to review by the Director of Parks and Recreation.

Chairman Marsh suggested consideration of a variance from the base zoning requirements to allow a total number of amenity points of less than 70, perhaps reducing it to 60 points.

Tina Firgens, Director of Development Services, stated that if the Commission was comfortable with the remaining amenities being provided on-site as being sufficient, the development standards could be revised to reduce the total number of required amenity points to 60, which gives the applicant some relief and flexibility to add additional amenities.

Commissioner Schascheck commented that with the complex being only 87 units, and the standard required amenity points threshold for all apartment complexes being the same for apartment complexes up to 250 units, reducing to 60 points would keep the amenities they are offering at a good baseline relative to the size of the development.

Ms. Firgens agreed and acknowledged that the development is smaller, so keeping the amenity points at a level more commensurate with the size of the development is appropriate if the Commission wants to move forward with providing that relief.

Commissioner Purdy asked if there are affordable or workforce housing concessions for this proposal.

Mr. Cervantes stated they are adding efficiency units, but he was not aware of any concessions or affordable housing components.

With no further questions, Chairman Marsh asked for any public comments in favor or opposition. With no further speakers, Commissioner Beach made a motion to close the public hearing. Commissioner Roberts seconded the motion. The motion passed 7-0.

Motion: Chairman Marsh made a motion to recommend approval of the request with the amended conditions that the number of required parking spaces is reduced to 166 spaces and that the required recreational amenity points be reduced from 70 points to 60 points. Commissioner Schascheck seconded the motion. The motion passed 7-0.

3. Consider and take action regarding proposed amendments to the City Plan Commission Bylaws.

Chairman Marsh suggested, and confirmed with the Commission, that they would refer to the information provided in the briefing session presentation.

Ms. Firgens made herself available for questions. There was extensive discussion among the Commission about tie votes and the resolution of a case. Key comments that formed the majority consensus of the Commission were as follows:

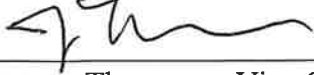
- The purpose of the Commission is to provide a recommendation to Council. A tie vote does not achieve a recommendation, and the Council could potentially be placed in peril without a recommendation from the Commission.
- The Commission did not want the applicant to be penalized where a supermajority vote would be required at Council as a result of the Commission's tie vote.
- The Commission liked the ambiguity in the proposed language because it does not require the case to be resolved at the same meeting. A continuance of the case provides an opportunity for an odd number of Commissioners to vote at a subsequent meeting, thus avoiding a tie. The proposed bylaw amendments also do not currently state that a decision must be made the same night the case is initially heard. The Commission would make every attempt to reach a majority vote, even if that means continuing the case to a subsequent meeting.

At the conclusion of the discussion, it was the majority consensus that the Commission was accepting of the language included in the proposed bylaw amendments as presented, but requested staff review this section of the bylaws with the City Attorney to assess if the language needed to be modified further.

Staff agreed to bring the proposed bylaw amendments back to the Commission for action at their meeting on January 20, 2026. No action was taken.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 8:09 p.m.



Jeremy Thomason, Vice Chairman

ON BEHALF OF

Bryan March
CPC Chairman