

# CITY PLAN COMMISSION MEETING

March 3, 2026

Meeting Begins at 6:00 P.M.

# AGENDA

## Minutes

1. Minutes of the February 3, 2026 CPC Meeting

## Consent Agenda

2. Replat– Bush Central Station, Lot 1A, Block G
3. Replat – K-Mart Plaza, Lot 1E and 4A, Block 1
4. Replat - First Assembly of God Addition, Lot 1B, Block D:

## Public Hearing

5. ZF 26-01 – Kid N Play

## Individual Consideration

6. Staff report on pending development, zoning permits, and planning matters.

# FEBRUARY 3, 2025 CPC MEETING MINUTES

# CONSENT AGENDA

# ZF 26-01 SPECIAL PERMIT KID N PLAY

March 3, 2026

## 506 LOCKWOOD DR

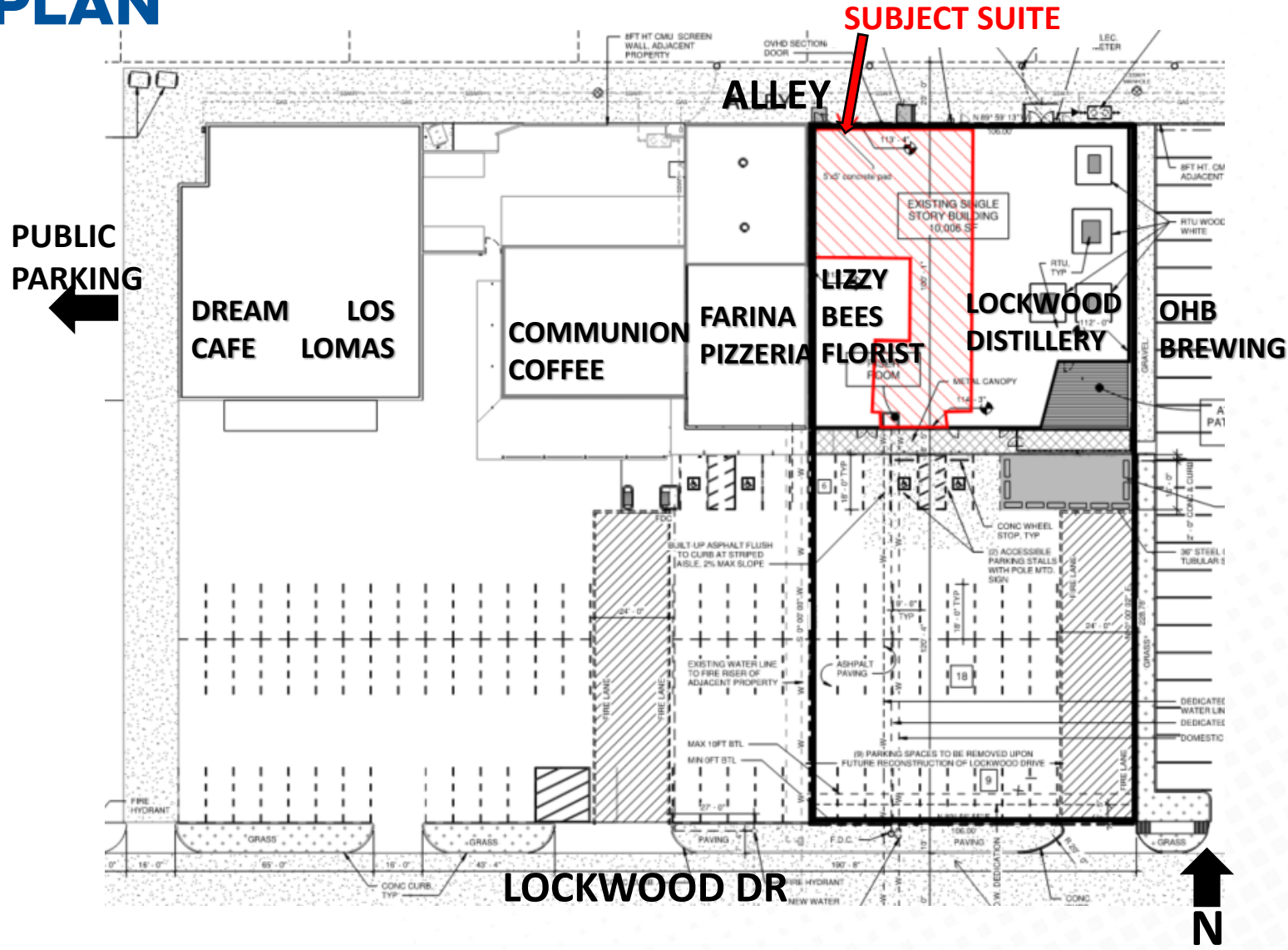
- Request: Special Permit for a Commercial Amusement Center (Indoor Playground)
- Location: on the north side of Lockwood Drive, west of Custer Road, east of Inge Drive
- Zoned: PD Planned Development Main Street/Central Expressway Form-Based Code (Central Place Subdistrict)



# PROPOSED CONCEPT PLAN

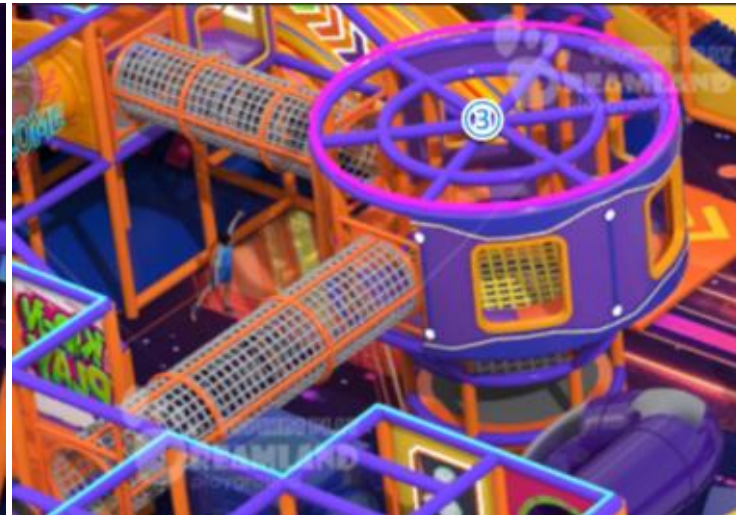
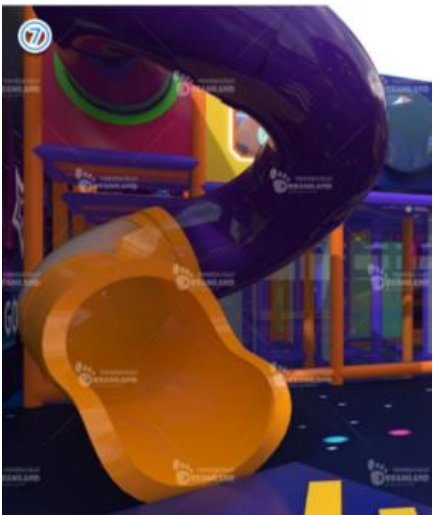
SITE DATA	
Site Area	0.56 ac.
Building Area	10,006 sq. ft.
Suite Area	3,500 sq. ft.
Building Height	Single Story
Parking Required (for entire building)	33 spaces*
Parking Provided (for entire building)	34 spaces

\*33 spaces within subject site parking lot in front of building



# PLAYGROUND OPERATIONS

- Play offered for children ages 0-7 years
- Maximum number of guests: 30
- Hours of Operation:
  - Monday: Closed
  - Tuesday - Friday (Open Play): 9 a.m. - 5:30 p.m.
  - Saturday - Sunday (Birthday parties only): 9 a.m. - 6 p.m.



ENTRANCE

# FLOOR PLAN CONCEPT

**ENTRANCE**



# SITE PHOTOS

Suite Interior



South Elevation – View from Street



South Elevation

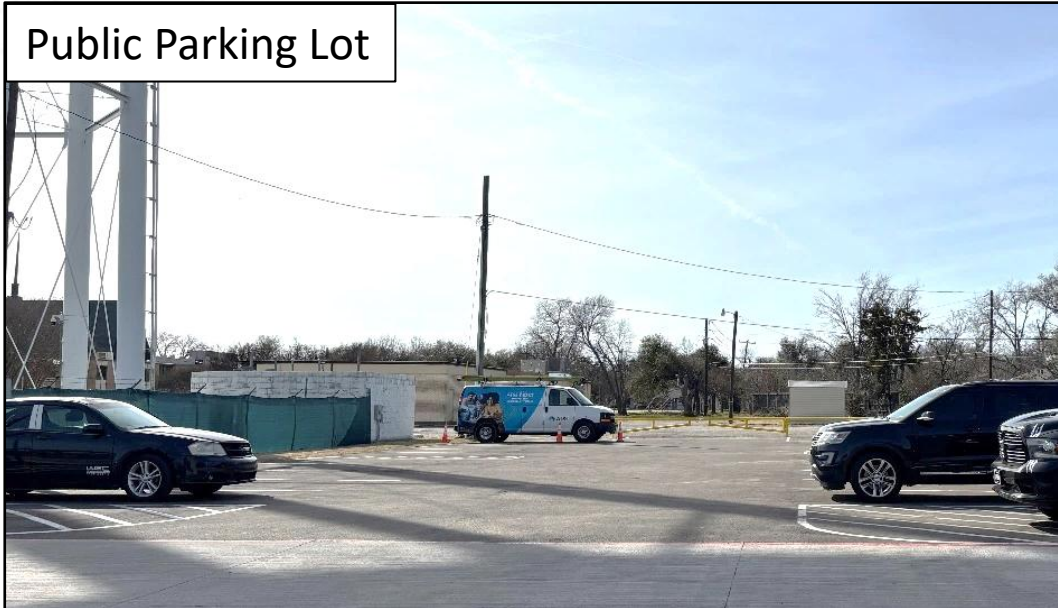


# SITE PHOTOS

East Elevation – View from Adjacent Property



Public Parking Lot

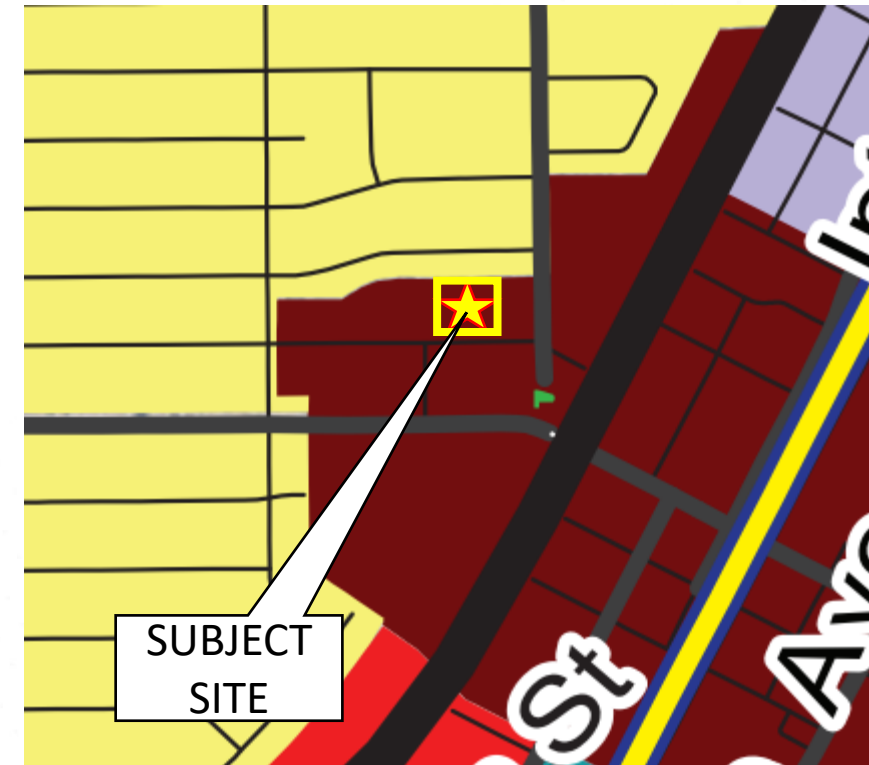


North Elevation – View from Alley



## ENVISION RICHARDSON

- Future Land Use Plan designates this area as part of the **Neighborhood Mixed Use PlaceType**
- This PlaceType offers the ability to live, work, and play in one geographically compact area with multiple uses organized around nodes of activity. Additionally, this PlaceType includes space for recreation and gathering.
- Mixed-Use Buildings are identified as a primary use and Entertainment/Recreation is identified as a secondary use
  - The requested use aligns most closely with entertainment/recreation and is therefore consistent with the secondary use recommendation



## ZF 26-01 REQUEST SUMMARY

Should the City Plan Commission accept the applicant's request as presented, the motion should include the following special conditions:

1. The Special Permit for a Commercial Amusement Center (Indoor Playground) shall be limited to Kid-N-Play Club LLC and Tiffany Long. No other person, company, business or legal entity may operate an indoor playground establishment on the property other than Kid-N-Play Club LLC and Tiffany Long. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
2. The property shall be developed in substantial conformance with the Concept Plan, attached as Exhibit "B" and made a part hereof.
3. The Indoor Playground's hours of operation shall be limited to Tuesdays through Friday from 9:00 a.m. – 5:30 p.m. and Saturdays and Sundays from 9:00 a.m. – 6:00 p.m.
4. There shall be no outdoor operations associated with this allowed use.

# REPLAT

## BUSH CENTRAL STATION

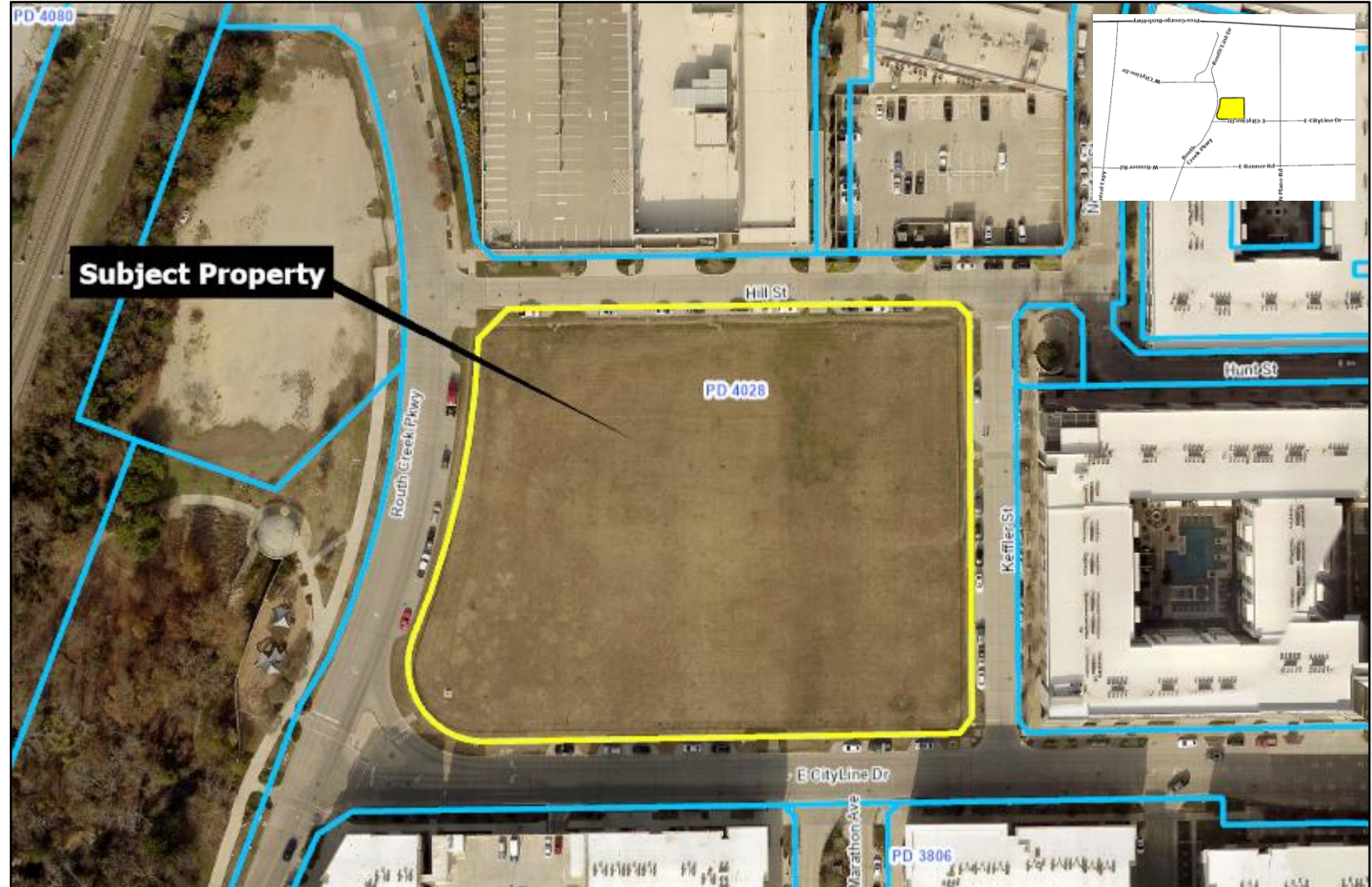
## LOTS 1A, BLOCK G

March 3, 2026



# AERIAL AND ZONING MAP

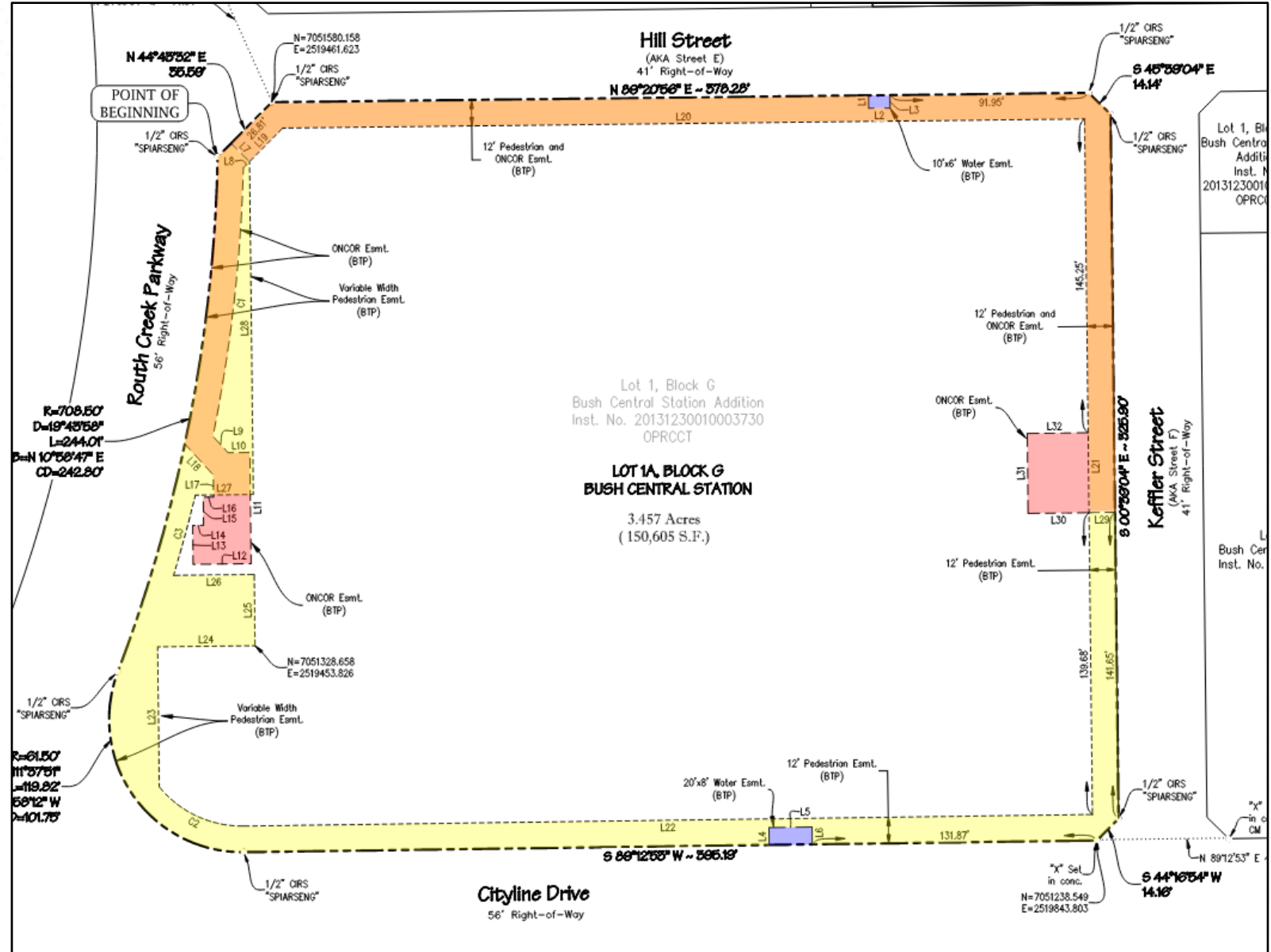
- Location: Northeast corner of Routh Creek Parkway and E. CityLine Drive.
- Zoned: PD- Planned Development (Ord. 4028)



# REPLAT

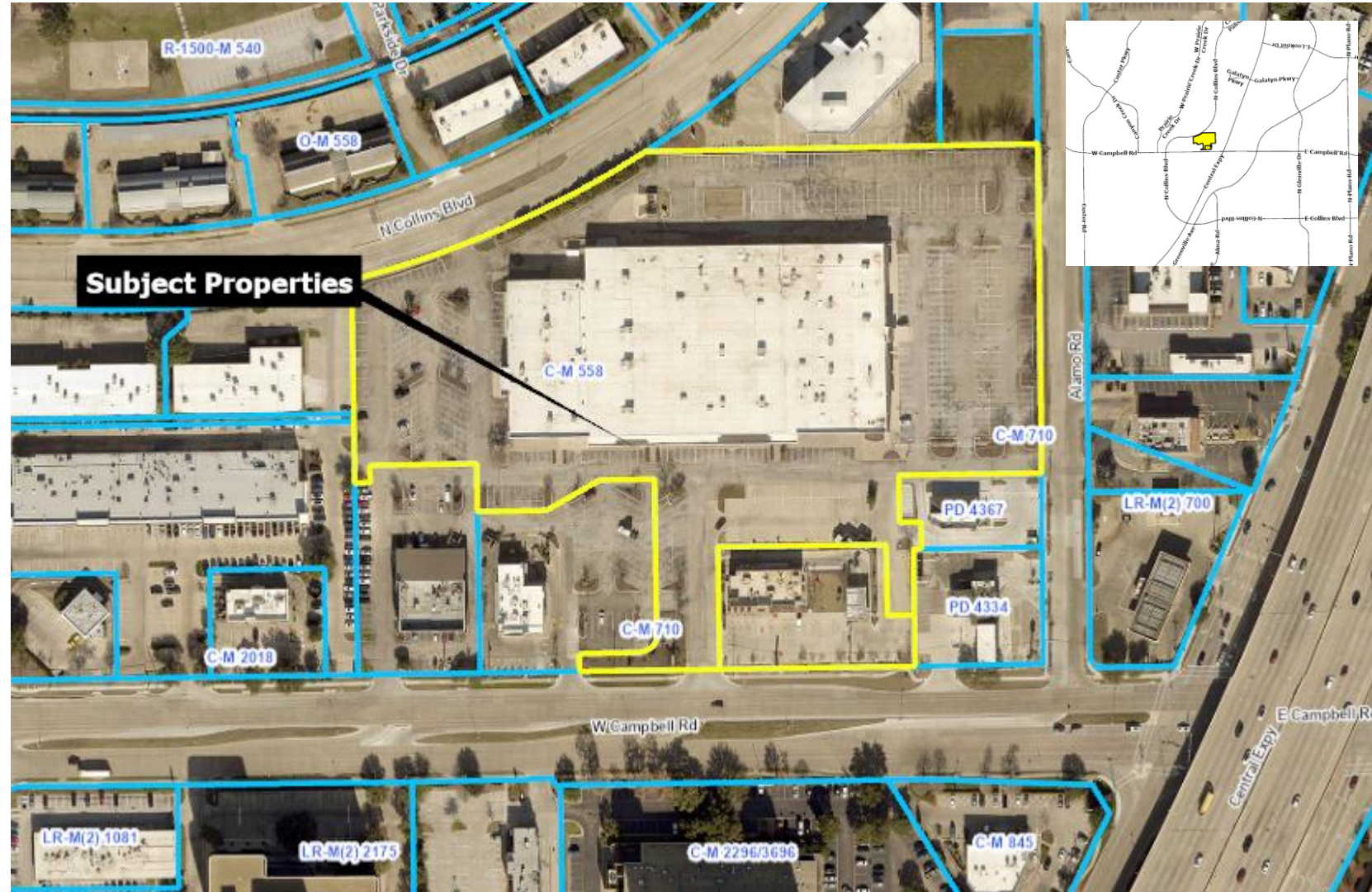
Purpose of the replat is to:

- Dedicate water (blue), Oncor (red), and pedestrian (yellow) easements for a multifamily development.



# AERIAL AND ZONING MAP

- Location: Northwest corner of W. Campbell Road and Alamo Road.
- Zoned: C-M Commercial (Ord. 558 and 710)

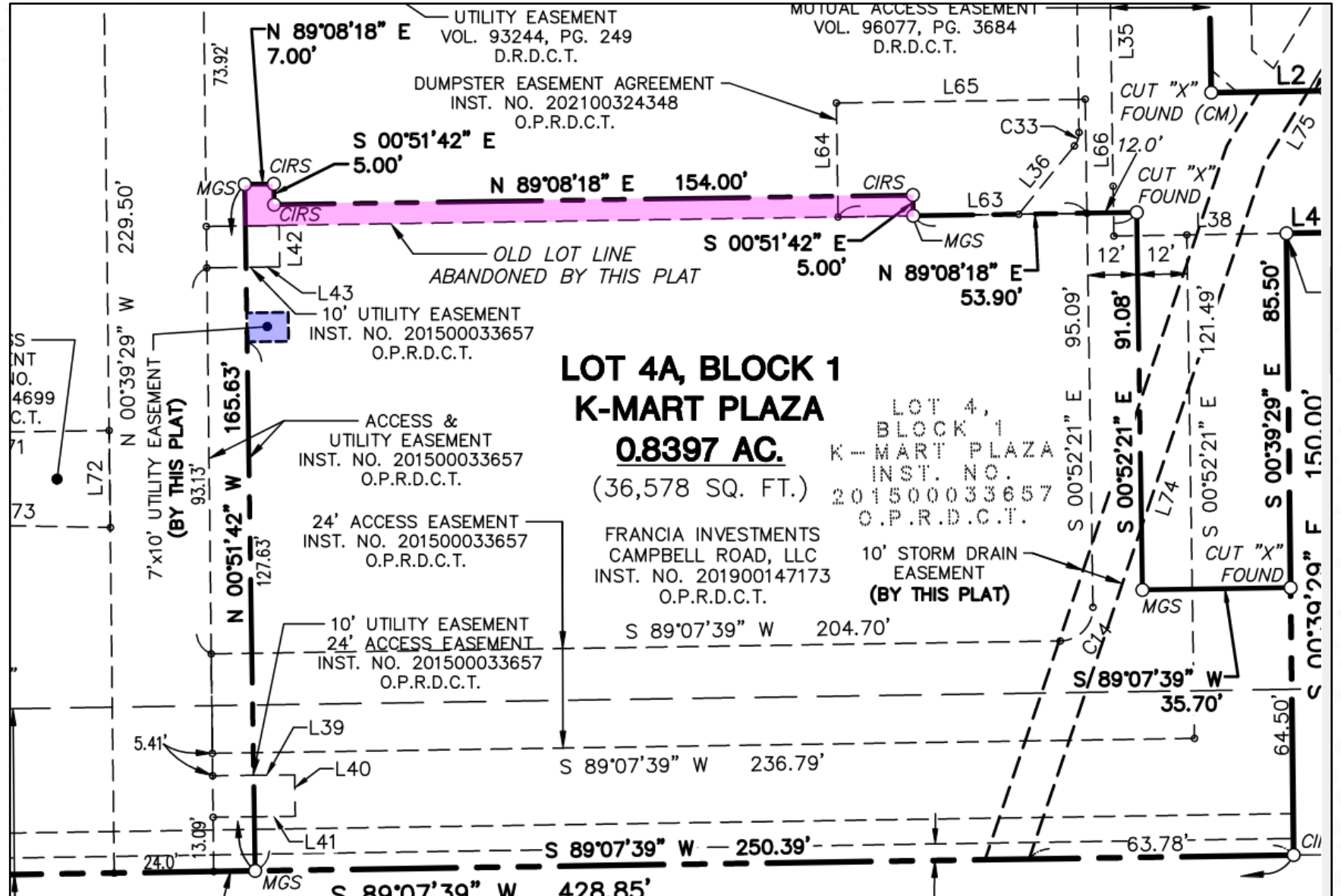




# REPLAT

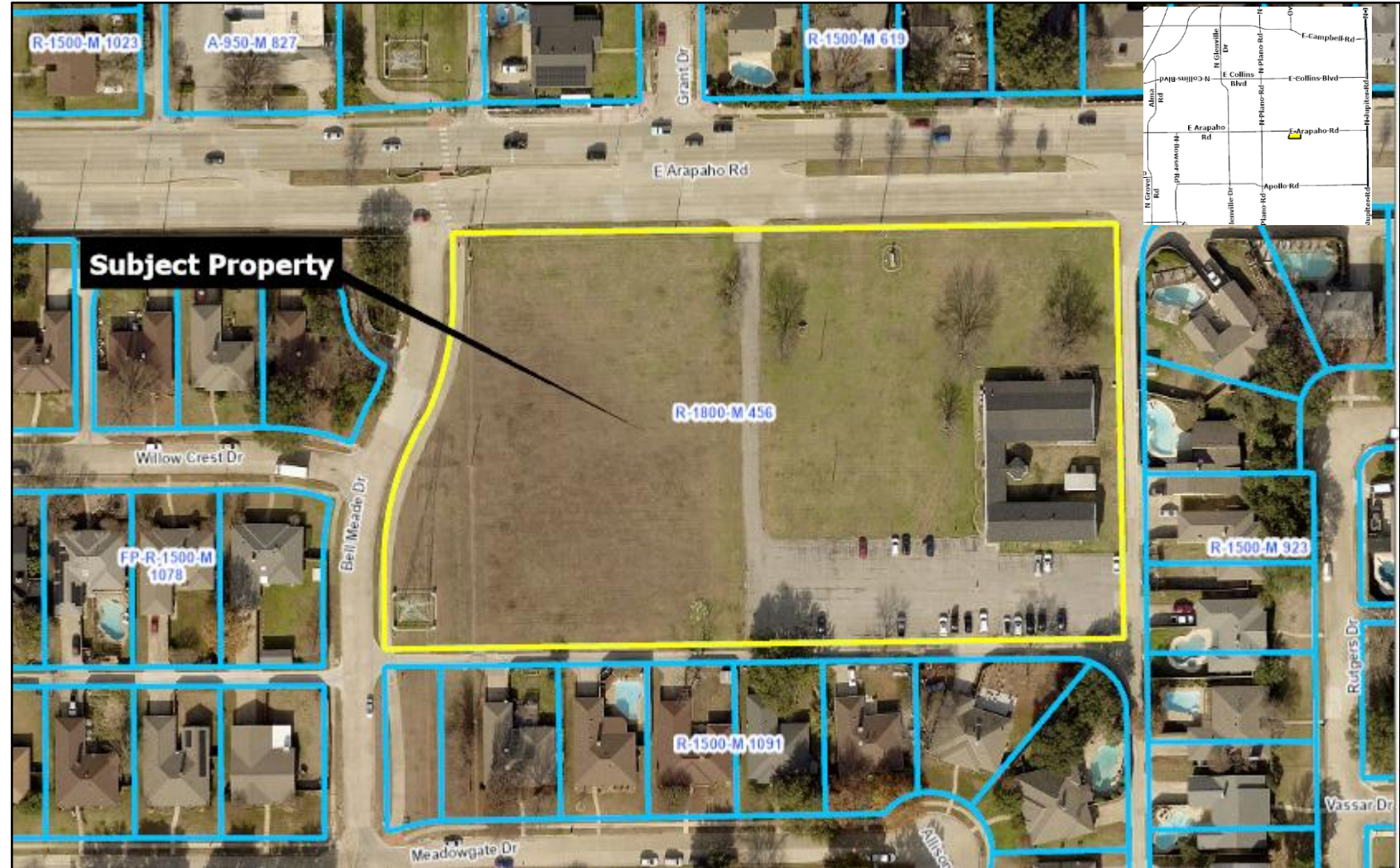
Purpose of the replat is to:

- Convey property (pink) and dedicate a water easement (blue).



# AERIAL AND ZONING MAP

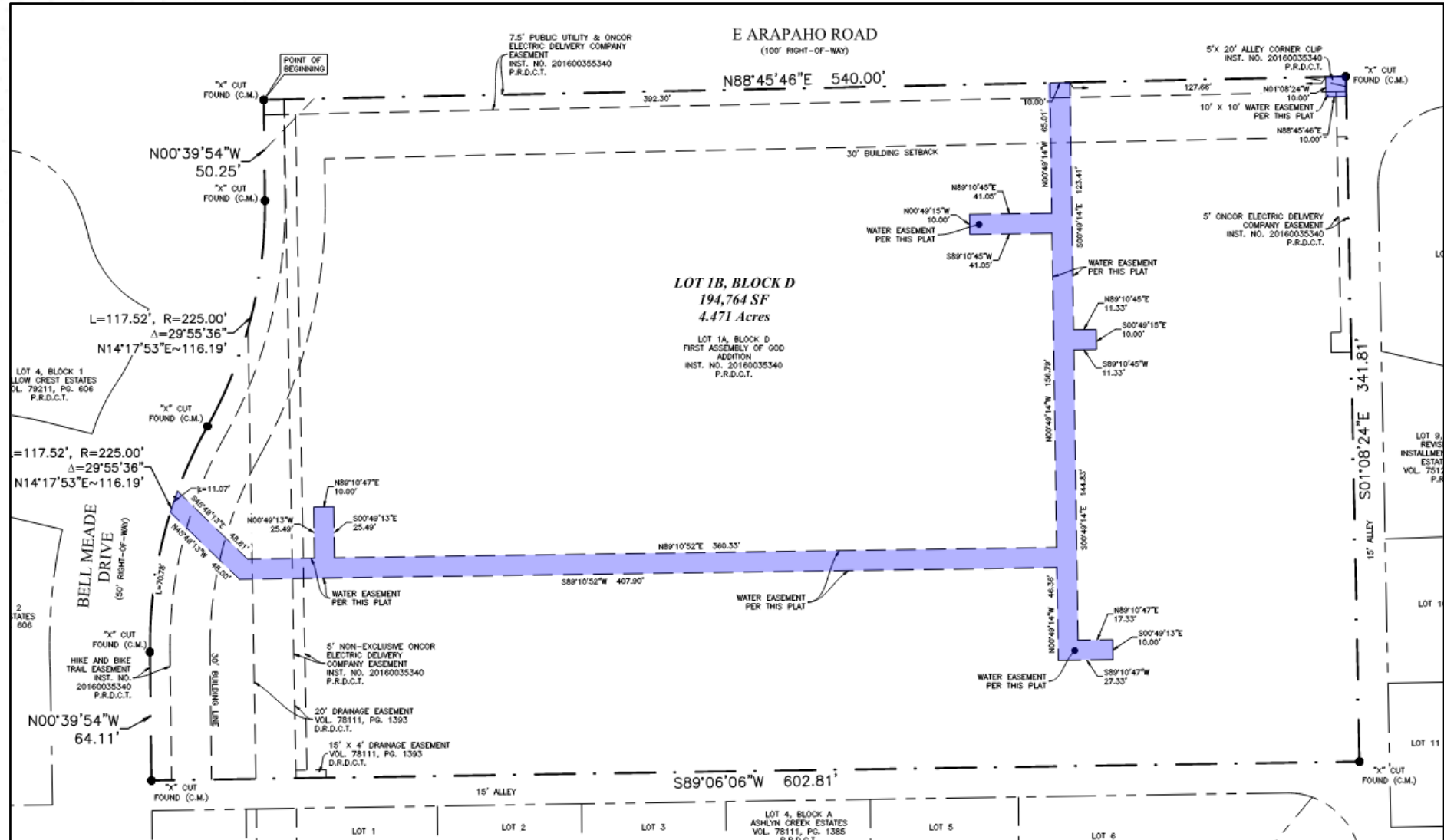
- Location: Southeast corner of E Arapaho Road and Bell Meade Drive.
- Zoned: R-1800-M (Ord. 456 and VAR 23-01)



# REPLAT

Purpose of the replat is to:

- Dedicate (blue) and abandon (red hatch) water easements for a church development



# REPLAT

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- Dedicate (blue) and abandon (red hatch) water easements for a church development

