

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – FEBRUARY 3, 2026

The Richardson City Plan Commission met on February 3, 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, Chairperson
Nate Roberts, Commissioner
Joe Quirk, Commissioner
Rebecca Poynter, Commissioner (Alternate)

MEMBERS ABSENT: Jeremy Thomason, Vice Chairperson
Michael Keller, Commissioner
Gary Beach, Commissioner
Kristen Schascheck, Commissioner
Byron Purdy, Commissioner (Alternate)

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

CALL TO ORDER

Chairperson Marsh called the regular business meeting to order at 6:00 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 January 20, 2026.

Motion: Commissioner Roberts made a motion to approve the minutes as presented.
Commissioner Poynter seconded the motion. Motion passed 4-0.

PUBLIC HEARINGS

2. Zoning File 25-22 – Richardson West Middle School: Consider and act on a request to Amend a PD Planned Development for the properties located at 1309 Holly Drive, on the north side of W. Belt Line Road, between Dogwood Drive and Mimosa Drive, and 1245 W. Belt Line Road, on the south side of W. Belt Line Road, east side of Dublin Drive, and a change in zoning from R-1100-M to PD Planned Development with a base zoning district of R-1100-M for the property located at 1310 Holly Drive, on the north side of Holly Drive, between Dogwood Drive and Mimosa Drive, to accommodate the redevelopment of Richardson West

Junior High School and other related site modifications. Owner: Richardson Independent School District. Staff: Derica Peters.

Derica Peters, Senior Planner, presented the Commission with the details of the proposed request. She stated that staff had received four (4) public comments in opposition to the request.

Commissioners asked staff questions related to the following:

- Proposed light pole locations, orientation of light fixtures, and compliance with maximum one (1) foot-candle measurement at the property line;
- Whether vinyl chain link fences are acceptable;
- Location of staff parking;
- Demolition of the existing building and new construction coordination, including potential concerns associated with noise, dust and construction traffic.

Chairperson Marsh opened the public hearing and asked the applicant to come forward.

James Watson, Senior Executive Director of Operations, RISD, 400 S. Greenville Avenue, Richardson, Texas provided remarks related to the proposed project and introduced the architect on the Richardson West Middle School project.

Greg Estes, Glen Partners, 2118 Arnold Place, Dallas, Texas presented the proposed project, addressing the redevelopment of the property and providing information related to the proposed exterior and interior of the new school building.

Chairperson Marsh asked where the baseball team activities will take place during construction.

Mr. Watson stated they cannot provide definitive plans as they are still working through options.

Chairperson Marsh asked what steps would be taken to minimize any negative impacts of construction on the neighborhood.

Mr. Watson said they have not fully developed a construction plan but will do that in collaboration with the construction management firm and they can share those plans when they are completed.

Chairperson Marsh asked about staff and visitor parking.

Mr. Watson pointed out the designated parking areas for staff, visitors, and baseball game attendees.

Chairperson Marsh asked about the orientation of the new baseball field.

Mr. Watson said by reconfiguring to face east, they will have less issues with the sun from the west, and the new building will likely receive more foul balls compared to Holly Street. He noted the outfield will have extended netting.

Commissioner Roberts asked if there would be more parking spaces provided with the new school.

Mr. Watson said yes, and that there will be an additional 38 parking spaces.

Chairperson Marsh asked what traffic problems are currently happening at the school.

Mr. Watson said there is limited ability to queue on site, which encourages cars to park on neighborhood streets. He further explained how the new plan will alleviate that, including addressing the increased available on-site queueing.

Pritam Deshmukh, Assistant Director of Transportation and Mobility addressed the following:

- Current traffic issues around the existing school;
- Level of service operations for roadways intersecting with Belt Line Road, both current and future conditions, and maintaining traffic flow on Belt Line Road;
- How the new plan will affect surrounding roads and intersections, and addressing the orientation of the new school entrance towards the northwest area of the site is anticipated to improve operations at the Holly Drive/Mimosa Drive intersection;
- Possibility of expanding area school zones to address cut-through traffic on Magnolia Drive; and
- Existing no parking signage on nearby streets.

Commissioner Quirk commented that parents may still queue on adjacent streets, so it is an issue the school may have to continue to deal with. Also, enforcement may be an issue.

With no further questions, Chairperson Marsh asked for any public comments in favor or opposition.

The following persons spoke in opposition to the request:

1. Chrissy Cortez Mathis, 1309 Magnolia Drive, Richardson
2. Rob Hopper, 1315 Magnolia Drive, Richardson

Comments received in opposition included the following:

- Concerns about overall redevelopment of the property and impacts on the neighborhood;
- Potential for increased traffic on their streets;
- Magnolia Drive currently experiences cut-through traffic today due to persons wanting to avoid existing school zones in the area;
- Impacts of the new parking lot on the north side of Holly Street adjacent to a residential neighborhood, including lighting, increased heat island effects, increased stormwater runoff, and type of screening being proposed;
- Use of the property on the north side of Holly Street for construction staging during the duration of the project, and what the setback will be from the adjacent alley;
- Requested the traffic and screening/buffering plan be more finalized; and
- Concerns regarding the existing alley west of the new parking lot being used by persons leaving the school.

Mr. Watson confirmed the new parking lot will serve as a lay down area during construction and the general contractor can respond to concerns that come during the course of the project. He said they will investigate ways to continue to share information with the neighborhood.

Commissioner Poynter asked what is being done to incentivize bike riding to the school, if bicycles are permissible on public sidewalks, and if there would be bike racks provided then, where would

they be located. She also stated that it appears that bike travel has not been addressed in the proposed plan.

Mr. Estes answered that bike racks would be placed in front of the school.

Chairperson Marsh requested staff respond to public comments made related to traffic concerns. Mr. Deshmukh responded to discussing potential mitigation methods to address concerns on Magnolia Drive, Holly Drive/Mimosa Drive congestion challenges, and on-street parking on Holly Drive and Dogwood Drive.

Chairperson Marsh asked if the applicant considered alternative sites for the school and the amount of investment being made in this site.

Mr. Watson replied that there are no other sites with available space for this proposed school. The construction budget for this project is \$119 million dollars.

With no further speakers, Commissioner Quirk made a motion to close the public hearing. Commissioner Poynter seconded the motion. The motion passed 4-0.

Motion: Commissioner Poynter made a motion to recommend approval of the request with staff's recommended conditions. Commissioner Quirk seconded the motion. The motion passed 4-0.

3. Zoning File 25-24 – Dallas Scalp Associates: Consider and act on a request for a special permit for a Cosmetic Tattooing Establishment, within an approximately 1,000-square-foot-suite space within an existing multi-tenant building on a 2.5-acre lot addressed as 2100 Alamo Road, on the east side of Alamo Road, the west side of Central Expressway, east of N. Collins Boulevard, and north of Campbell Road, and currently zoned PD Planned Development for Local Retail LR-M(2). Owner: Bravo Central LLC. Staff: Christine Ross.

Christine Ross, Planner II, presented the Commission with the details of the proposed request. She stated that staff received three (3) comments in support of the request and (1) in opposition to the request.

Commissioners asked staff questions related to the following:

- Confirmation that this was a Special Permit request and not a change in the zoning of the property;
- Clarification regarding the hours of operation; and
- Number of employees.

Chairperson Marsh asked the applicant to come forward.

Chris Torres, Dallas Scalp Associates, 2100 Alamo Road, Suite V, Richardson, TX stated he is applying for a Special Permit to provide cosmetic tattooing. He stated the services offered will include scalp micropigmentation, areola tattooing for breast cancer patients, scar camouflage, eyebrow tattooing, and lip pigmentation services. Mr. Torres stated his hours of operation are Monday through Saturday from 12:00 pm to 8:00 pm, with Sunday available by appointment only.

There was some discussion between the Commission, applicant and staff regarding the following:

- How cosmetic tattooing is learned;
- How cosmetic tattooing is distinguished from traditional tattooing;
- Enforcement of the conditions limiting the use to cosmetic tattooing;
- The risk to the applicant involved with leasing space if the City were to potentially revoke the Special Permit if the conditions were not adhered to; and
- If the conditions proposed with this Special Permit are like the conditions that were associated with the applicant's prior Special Permit.

With no further questions, Chairperson Marsh opened the public hearing and asked for any public comments in favor or opposition.

There were no speakers.

Chairperson Marsh made a motion to close the public hearing. Commissioner Quirk seconded the motion. The motion passed 4-0.

Commissioner Roberts stated he had a family member that was a breast cancer survivor and that this cosmetic tattooing service can provide value.

Motion: Chairperson Marsh made a motion to recommend approval of the request with staff's recommended conditions. Commissioner Quirk seconded the motion. The motion passed 4-0.

4. INDIVIDUAL CONSIDERATION

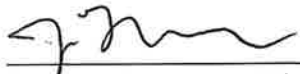
Andrew Bogda, Assistant Director of Development Services-Planning gave a staff report on pending development, zoning permits, and planning matters.

Tina Firgens, Director of Development Services reported that a discussion related to City Council's Development priorities was given to City Council at their meeting on February 2, 2026, and there was initial unanimous support from City Council for a new Comprehensive Zoning Ordinance, and that staff would be going back to City Council on March 9, 2026, for additional discussion. Ms. Firgens suggested the Commission view the video from February 2, 2026, City Council meeting.

No Action was taken.

ADJOURN

With no further business before the Commission, Chairperson Marsh adjourned the regular business meeting at 8:07 p.m.



Jeremy Thomason, Vice Chairperson

ON BEHALF OF
Bryan Marsh, Chairperson