

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – MARCH 3, 2026**

The Richardson City Plan Commission met on March 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: Jeremy Thomason, Vice Chairperson
Michael Keller, Commissioner (arrived at 6:15 pm)
Gary Beach, Commissioner
Kristen Schascheck, Commissioner
Joe Quirk, Commissioner
Rebecca Poynter, Commissioner (Alternate)
Byron Purdy, Commissioner (Alternate)

MEMBERS ABSENT: Bryan Marsh, Chairperson
Nate Roberts, Commissioner

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

CALL TO ORDER

Vice Chairperson Thomason 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 February 3, 2026.

Motion: Commissioner Quirk made a motion to approve the minutes as presented.
Commissioner Purdy seconded the motion. Motion passed 6-0.

CONSENT AGENDA

- 2. Replat – Bush Central Station, Lot 1A, Block G:** Consider and act on a request for approval of a replat of Lot 1, Block G of Bush Central Station, to dedicate certain easements for a multifamily development. The 3.5-acre tract is located at the northeast corner of Routh Creek Parkway and E. CityLine Drive. *Owner: Ryan Conway, BCS West Land Investments, LP. Staff: Aaron Zilz.*
- 3. Replat – K-Mart Plaza, Lot 1E and 4A, Block 1:** Consider and act on a request for approval of a replat of Lot 1D & Lot 4, Block 1 of K-Mart Plaza, to dedicate certain easements and convey property for an existing commercial development. The 9.6-acre tract is located generally at the northwest corner of W. Campbell Road and Alamo Road. *Owners: H. Daniel*

*Kim, PWE Campbell 75, LLC & Gabriel Francia, Francia Investments Campbell Road, LLC.
Staff: Aaron Zilz.*

4. **Replat – First Assembly of God Addition, Lot 1B, Block D:** Consider and act on a request for approval of a replat of Lot 1A, Block D of First Assembly of God Addition, to dedicate and abandon certain water easements for a new church building. The 4.5-acre tract is located at the southeast corner of E. Arapaho Road and Bell Meade Drive. *Owner: Shawn Kuriakose, First Assembly of God Church. Staff: Aaron Zilz.*

Motion: Commissioner Beach made a motion to approve the Consent Agenda as presented. Commissioner Schascheck seconded the motion. Motion passed 6-0.

PUBLIC HEARINGS

5. **Zoning File 26-01 – Kid N Play:** Consider and act on a request for a Special Permit for a Commercial Amusement Center (Indoor Playground) within an existing approximately 3,500-square-foot lease space within a multi-tenant building on a 0.56-acre lot addressed as 506 Lockwood Drive, on the north side of Lockwood Drive, west of Custer Road, east of Inge Drive, and currently zoned PD Planned Development Main Street/Central Expressway Form-Based Code in the Central Place Subdistrict. District. *Owner: Manasseh Durkin (506 Lockwood LLC). Staff: Derica Peters.*

Derica Peters, Senior Planner, presented the Commission with the details of the proposed request and stated that staff had not received any public comments in response to the public notification.

Commissioners asked staff questions related to the following:

- Proximity of the requested use to businesses that sell or serve alcohol, such as the distillery; distance requirements do not apply to the requested use and even if they did, they would not apply because the businesses that sell or serve alcohol were established first
- Dedicated parking for particular tenants and enforcement, which would be a private property matter between the property owner and the tenants
- Occupancy limits and sprinkler requirements for the building space, which are subject to review by the Fire Marshal

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

Tiffany Long, Kid-N-Play Club, 506 Lockwood Drive, Richardson presented her request and responded to the Commissioners' questions with the following:

- This would be the only indoor play area in Richardson.
- She and her husband are both working but have the flexibility to work remotely.
- They want to provide a play area for children under five (5) years old, as well as a comfortable space for parents to hang out while the kids play.
- Open play requires an entrance fee, but the majority of the revenue will come from birthday parties and memberships.
- They met with the Heights HOA President, who did not have concerns.
- The proposed facility would be an ideal meeting place for groups like the PTA.

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

There were no speakers.

Commissioner Beach made a motion to close the public hearing. Commissioner Quirk seconded the motion. The motion passed 7-0.

There were final comments from Commissioners who stated the concept was innovative and a good fit for the neighborhood.

Motion: Commissioner Schascheck made a motion to recommend approval of the request with staff's recommended conditions. Commissioner Poynter seconded the motion. The motion passed 7-0.

INDIVIDUAL CONSIDERATION

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

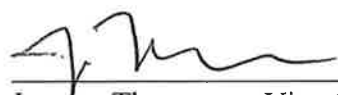
Andrew Bogda, Assistant Director of Development Services – Planning, reported the following:

- There will not be a meeting on March 17, 2026.
- Staff received three (3) new applications, currently tracking for the April 7, 2026, meeting.
- The City Council will be discussing Amazon drone concerns at their upcoming meeting on March 9, 2026.

No action was taken.

ADJOURN

With no further business before the Commission, Vice Chairperson Thomason adjourned the regular business meeting at 6:34 p.m.



Jeremy Thomason, Vice Chairperson