

City of Richardson City Plan Commission Agenda Packet Tuesday, April 21, 2026

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AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, APRIL 21, 2026, AT 6:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, 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.

Meeting Information

- Public hearing information: <https://www.cor.net/PublicHearing>
 - Public Comment Cards for comments or public hearings can be found at www.cor.net/PublicCommentForm and submitted online by 5:00 p.m. on the date of the meeting or in person before the meeting begins to be included in the public record.
 - City Plan Commission meetings are available for viewing via live-stream online and on-demand at <https://www.cor.net/city>.
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The City Plan Commission meeting will be held in the Multipurpose Room #CH 157, of the Richardson City Hall located at 2360 Campbell Creek Boulevard, Richardson, TX 75082.

REGULAR BUSINESS MEETING 6:00 P.M. – MULTIPURPOSE ROOM #CH 157

PUBLIC COMMENTS ON AGENDA ITEMS

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

MINUTES

1. **[Approval of the minutes of the regular business meeting of April 7, 2026.](#)**

PUBLIC HEARING

2. **[Zoning File 26-02 – Greenwood Park:](#)** Consider and act on a request to rezone approximately 4.7 acres located on the west side of West Shore Drive, south of Wisteria Way, north of Arapaho Road, from LR-M(2) Local Retail to PD Planned Development with a base zoning district of R-1100-M Residential District with amended development standards to accommodate the development of up to 40 single-family residential lots. Owner: DJC Realco Richardson LLC. Staff: Derica Peters.

INDIVIDUAL CONSIDERATION

3. **[Staff report on pending development, zoning permits, and planning matters.](#)**

WORK SESSION DISCUSSION

4. Present and **[discuss potential updates to the Comprehensive Zoning Ordinance](#)** related to zoning protest criteria and the definition of “Family”.

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M., WEDNESDAY, APRIL 15, 2026.

ANNA JO CASTANEDA, EXECUTIVE SECRETARY
DEVELOPMENT SERVICES

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

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 RICHARDSON ROOM AND OR COUNCIL CHAMBERS OF ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.

Agenda Item 1

Approval of the minutes of the regular business meeting of April 7, 2026

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – APRIL 7, 2026**

The Richardson City Plan Commission met on April 7, 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
Jeremy Thomason, Vice Chairperson
Michael Keller, Commissioner
Gary Beach, Commissioner
Nate Roberts, Commissioner
Kristen Schascheck, Commissioner
Joe Quirk, Commissioner
Rebecca Poynter, Commissioner (Alternate)
Byron Purdy, Commissioner (Alternate)

MEMBERS ABSENT: None

CITY STAFF PRESENT: Tina Firgens, Director of Development Services
Andrew Bogda, Asst. Director of Dev. Services – Planning
Aaron Zilz, Planner II
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 March 3, 2026.

Motion: Chairperson Marsh made a motion to approve the minutes as presented. Commissioner Roberts seconded the motion. Motion passed 7-0.

CONSENT AGENDA

- 1. Replat – Easton:** Consider and act on a request for approval of a replat of Lot 1, Block A of the Shiloh-Renner Addition, to dedicate easements and establish lot lines for a townhome development. The 7.1-acre tract is located northeast of the intersection of Shiloh Road and Wynview Drive. Owner: Kristin Sies, Pulte Homes of Texas, L.P. Staff: Aaron Zilz

- 2. Replat – Greenwood Square:** Consider and act on a request for approval of a replat of Greenwood Square Addition, Lot 8X, Block C, Lot 4X, Block D, and Lot 3X, Block E,

to dedicate and abandon certain easements, and establish lot lines for a single-family development. The 1.8-acre tract is located at the northeast and northwest corners of Greenwood Lane and W. Arapaho Road. *Owners: Michael Smith, D.R. Horton, Inc. Staff: Aaron Zilz*

Motion: Chairperson Marsh made a motion to approve the Consent Agenda as presented. Commissioner Quirk seconded the motion. Motion passed 7-0.

PUBLIC HEARINGS

- 3. Zoning File 26-03 – Casa Loma:** Consider and act on a request for a Special Permit for a Private University located within an existing approximately 79,400-square-foot multi-tenant office building on an approximately 5.1-acre lot addressed as 1202 Richardson Drive, on the east side of Richardson Drive, the south side of Monte Blaine Lane, and west of N. Central Expressway, and zoned O-M Office District. Owner: Dallas North Office LLC. Staff: Christine Ross

Christine Ross, Planner II, 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.

There was discussion with staff related to the following:

- Traffic impact analysis
- Compatibility of the requested use with other tenants that occupy the building
- Proximity of the requested use to other schools offering the same curriculum

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

Skye Thibodeaux, Mission Ridge Consultants, 1900 Firman Drive, Richardson presented the applicant's request and was available for questions.

There was discussion with the applicant related to the following:

- Demand for nursing and healthcare programs in the region
- Interior improvements to the building
- Plans for security
- Phasing plans and lease terms
- Tuition costs and whether there would be any plans for leading-edge programs
- History of the school and other locations
- The condition of surrounding streets
- The leasing of older office space with a lack of highway frontage

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

There were no speakers.

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

Final comments from commissioners included the following:

- There is an expected shortage of nurses in the near future
- Repurposing an existing older office building with a lack of highway frontage for a college is a good thing for Richardson
- Expected traffic generated by the use is not a concern

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

INDIVIDUAL CONSIDERATION

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

Andrew Bogda, Assistant Director of Development Services – Planning updated the Commission regarding cases that City Council took action on that were previously considered by the Commission, as well as briefed the Commission on their upcoming cases scheduled for future meeting dates.

No action was taken.

ADJOURN

With no further business before the Commission, Chairperson Marsh adjourned the regular business meeting at 6:36 p.m.

Bryan Marsh, Chairperson

Agenda Item 2

Zoning File 26-02:
Greenwood Park

Agenda Item 3

Individual Consideration

Agenda Item 4

Work Session Discussion