

**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, reported the following:

- There will be a meeting on April 21, 2026 with a zoning request for residential development.
- On May 5, 2026, the Commission will likely consider some amendments to the Comprehensive Zoning Ordinance related to recent state legislation.
- On May 19, 2026, there are potentially three (3) special permit requests tentatively scheduled for consideration.
- On March 23, 2026, the City Council denied the special permit request for a cosmetic tattooing establishment at 2100 Alamo Road and approved the special permit request for a commercial amusement center (Kid-N-Play) at 506 Lockwood Drive.

No action was taken.

#### **ADJOURN**

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




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Bryan Marsh, Chairperson