

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – APRIL 21, 2026

The Richardson City Plan Commission met on April 21, 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
Nate Roberts, Commissioner
Kristen Schascheck, Commissioner
Joe Quirk, Commissioner
Rebecca Poynter, Commissioner (Alternate)

MEMBERS ABSENT: Gary Beach, Commissioner
Byron Purdy, Commissioner (Alternate)

CITY STAFF PRESENT: Tina Firgens, Director of Development Services
Andrew Bogda, Asst. Director of Dev. Services – Planning
Derica Peters, Senior Planner
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 April 7, 2026.

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

PUBLIC HEARINGS

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.

Derica Peters, Senior Planner, presented the Commission with the details of the proposed request and stated that staff received four (4) written statements in support of the request and one (1) neutral to the request.

There was discussion between the Commission and staff related to the following:

- Driveway, alley, and street widths;
- Vehicle maneuverability into garages;
- Sidewalk design and maintenance;
- Visitor parking;
- Garage placement and setbacks;
- Perimeter screening and landscaping;
- Homeowner's Association responsibilities and timeline; and
- Construction activity during and after development.

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

Ben Caldwell, Caldwell Residential, 1436 Cheyenne Drive, Richardson presented his request with exhibits of conceptual renderings illustrating the proposed building form and placement.

There was discussion between the Commission and the applicant related to the following:

- Garage placement and setbacks;
- Vehicle maneuverability into garages;
- Vehicle maneuverability through the development;
- Perimeter screening and landscaping;
- Expected house sizes;
- Building materials, architectural styles, and conceptual renderings;
- Whether the development is considered missing middle housing;
- Ownership status of the property;
- Public outreach conducted by the applicant in advance of the public hearing; and
- Potential builder partners.

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

The following persons provided comments neutral to the request:

1. Martin Dunstone, 820 Wisteria Way, Richardson
2. Bonnie Gordan, 805 Wisteria Way, Richardson

Comments received included the following:

- Potential for increased traffic on their streets;
- Concern about construction traffic;
- Concern about whether the new streets can accommodate emergency vehicles; and
- Concerns that two-story houses may affect privacy for adjacent single-story houses.

In response to the public comments, Mr. Caldwell confirmed that construction traffic would remain within the development rather than in the adjacent neighborhood. He also noted that the adjacent neighborhood also has the right to construct two-story homes up to 40 feet in height.

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

Commissioners commented that the main challenges with this development will include construction management, congestion, and parking, but that the development will include open space and provide enhanced character. Commissioners also appreciated the public outreach and acknowledged that, while dense, the development provides new single-family residential housing and a mix of product types; the project would also provide an increase in taxable value to the city.

Commissioner Poynter stated that she was uncomfortable with the level of transparency in the public outreach, noting the architectural renderings were only conceptual and could be misleading in setting expectations for building materials and design.

Motion: Commissioner Schascheck made a motion to recommend approval of the request with staff's recommended conditions. Chairperson Marsh seconded the motion. The motion passed 6-1 (Commissioner Poynter opposed).

INDIVIDUAL CONSIDERATION

3. 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 upcoming cases scheduled for future meeting dates.

No action was taken.

WORK SESSION DISCUSSION

4. Present and discuss potential updates to the Comprehensive Zoning Ordinance related to zoning protest criteria and the definition of “Family”.

Andrew Bogda advised the Commission that following the conclusion of the State of Texas' 89th Legislative Regular Session, staff identified several procedural and regulatory changes that are necessary to ensure compliance with the newly adopted state statutes. While several procedural items have already been addressed, HB 24 and SB 1567 will require updates to the City's Comprehensive Zoning Ordinance (CZO) to ensure compliance.

During a work session with City Council on April 6, 2026, staff presented the proposed CZO amendments, answered questions, and received feedback from the councilmembers. Council concurred with staff's proposed approach; staff is seeking additional feedback from the City Plan Commission before preparing formal amendments for consideration by the Commission and Council through the dual public hearing process.

Mr. Bogda provided an overview of HB 24, related to zoning protest criteria, including information on the current regulations, the specifics of the bill, and the proposed CZO amendments to ensure compliance. He also discussed SB 1567, related to the definition of “family”, including the current definition, the specifics of the bill, and the proposed CZO amendments to ensure compliance.

The Commission had questions related to HB 24, specifically regarding the procedures applicable to mixed-use developments, as well as how a three-fourths majority of the governing body is

calculated under different scenarios. Staff responded that they would research these questions and bring back information to the Commission at the next meeting.

Mr. Bogda indicated that staff will make any necessary updates after incorporating the feedback and prepare formal CZO amendments for consideration by the Commission and Council through the dual public hearing process.

No action was taken.

ADJOURN

With no further business before the Commission, Chairperson Marsh adjourned the regular business meeting at 8:14 p.m.

A handwritten signature in cursive script, appearing to read "Bryan Marsh", written in black ink.

Bryan Marsh, Chairperson