

**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, May 19, 2026, AT 6:00 P.M.**  
**RICHARDSON CITY HALL**  
**2360 CAMPBELL CREEK BOULEVARD, SUITE 525**  
**RICHARDSON, TX 75082**

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**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.

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**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](http://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.

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**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 May 5, 2026.**

**PUBLIC HEARING**

2. **Zoning File 26-06 – Back Nine Golf:** Consider and act on a request for a Special Permit for a Commercial Amusement Center (Indoor Golf Simulator) in an existing approximately 3,000-square-foot lease space at 1920 N. Coit Road, Suite 220, on the east side of Coit Road, south of Campbell Road, and currently zoned LR-M(2) Local Retail. *Owner: Pavillion East, Ltd. Staff: Christine Ross. (Public hearing continued from the May 5, 2026, meeting)*
3. **Zoning File 26-08 – Solow Garage:** Consider and act on a request for a Special Development Plan and a Special Permit for a Motor Vehicle Body Shop on 0.4 acres at 409 and 411 N. Interurban Street, and a Special Permit for a Motor Vehicle Storage Lot on 0.2 acres at 407 N. Interurban Street, on the west side of Interurban Street, north of Jackson Street, south of Davis Street and currently zoned MainStreet/Central Expressway PD Planned Development (Interurban Sub-District). *Owner: Classic Richardson Ventures LLC and 404 Bishop Avenue LLC. Staff: Derica Peters.*
4. **Zoning File 26-10: CZO Text Amendments - Home occupations and home-based businesses (no impact):** Consider and act on a request for City-initiated amendments to Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article I., Sec. 2 (Definitions) to amend the definition for "Home occupation" and add a definition for "home-based business (no impact)"; Article IV. R-1500-M Residential District Regulations, Sec. 1. Use Regulations to add the use "Home-based business (no impact)"; Article IV-A. R-2000-M Residential District Regulations, Sec. 1. Use Regulations to add the use "Home-based business (no impact)"; Article IV-B. R-1800-M Residential District Regulations, Sec. 1. Use

Regulations to add the use "Home-based business (no impact)"; Article VI. R-1250-M Residential District Regulations, Sec. 1. Use Regulations to add the use "Home-based business (no impact)"; Article VII. R-1100-M Residential District Regulations, Sec. 1. Use Regulations to add the use "Home-based business (no impact)"; Article VIII. R-1000-M Residential District Regulations, Sec. 1. Use Regulations to add the use "Home-based business (no impact)"; Article IX. R-950-M Residential District Regulations, Sec. 1. Use Regulations to add the use "Home-based business (no impact)"; Article XI. R-850-F Residential District Regulations, Sec. 1. Use Regulations to add the use "Home-based business (no impact)"; Article XII. R-850-M Residential District Regulations, Sec. 1. Use Regulations to add the use "Home-based business (no impact)"; and Article XXII-E. to add a new section, Sec. 10. Home Occupations and home-based businesses (no-impact).

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

**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, MAY 13, 2026.

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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](mailto: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.