AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, MARCH 3, 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/citv.

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 February 3, 2026.**

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.*

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.*

INDIVIDUAL CONSIDERATION

6. 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, FEBRUARY 25, 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.

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.