CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – OCTOBER 8, 2026

The Richardson City Plan Commission met on October 8, 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
Michael Keller, Commissioner
Kristen Schascheck, Commissioner
Gary Beach, Commissioner
Joe Quirk, Commissioner
Byron Purdy, Commissioner (Alternate)

MEMBERS ABSENT: Nate Roberts, Commissioner
Jeremy Thomason, Vice Chairperson
Rebecca Poynter, Commissioner (Alternate)

CITY STAFF PRESENT: Tina Firgens, Director of Development Services
Dan Tracy, Assistant Director of Development Services
Derica Peters, Senior Planner
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 September 15, 2026.**

   Motion: Commissioner Quirk made a motion to approve the minutes as presented. Commissioner Schascheck seconded the motion. Motion passed 6-0.

CONSENT AGENDA

2. **Replat – DSP Richardson Innovation Campus Addition, Lots 1 and 2, Block 1:** Consider and act on a request for approval of a replat of Lot 1B, Block 1 of Fujitsu Campus Addition to subdivide the lot, abandon building setbacks, and dedicate and abandon certain easements for an industrial development. The 66.56-acre tract is located at the southwest corner of Telecom Parkway and Breckinridge Boulevard. *Owner: Mike Magee, HIG/DSP Richardson Owner, LLC. Staff: Aaron Zilz.*

Chairperson Marsh stated that the proposed plat complies with state and local government requirements.

Motion: Chairperson Marsh made a motion to approve the Consent Agenda as presented. Commissioner Beach seconded the motion. Motion passed 6-0.

PUBLIC HEARING

3. **Zoning File 26-19 – Methodist Richardson Medical Center:** Consider and act on a request to amend and expand an existing PD Planned Development District with a base zoning district of 1-M(1) Industrial with modified uses and development standards, to include rezoning 8.95-acres from 1-M(1) Industrial to PD Planned Development with a base zoning district of 1-M(1) Industrial with modified uses and development standards, for approximately 20.45 total acres bounded by Renner Road, Shiloh Road, and President George Bush Highway (3001 E. President George Bush Highway). Owner: Scott Simmons, representing Methodist Health Systems. *Staff: Derica Peters. (Public hearing is being renoticed for the October 20, 2026 meeting.)*

Chairperson Marsh advised that due to an error in the public notice, the case would be renoticed for the CPC meeting on October 20, 2026. There was no public hearing nor staff presentation. No action was required.

4. **Zoning File 26-17 – Patio by LaPasha:** Consider and act on a request for a Special Permit for a smoking establishment on outdoor patios in conjunction with a restaurant use, for and existing 3,660-square-foot building on a 0.86-acre lot, located at 1600 E. Belt Line Road, on the south side of E. Belt Line Road, east of S. Plano Road and west of S. Yale Blvd, and currently zoned LR-M(2) Local Retail District. *Staff: Christine Ross. (Public hearing requested to be continued indefinitely.)*

Chairperson Marsh stated the applicant is requesting to continue the public hearing indefinitely, and there will be no staff presentation or other action taken by the Commission.

Chairperson Marsh opened the public hearing and asked if there was anyone present who wanted to speak in favor or opposition to the request. Seeing none, Chairperson Marsh asked for a motion.

Motion: Chairperson Marsh made a motion to continue the public hearing indefinitely. Commissioner Quirk seconded the motion. Motion passed 6-0.

5. **Zoning File 26-16 – Golf Ranch:** Consider and act on a request to amend a Special Permit for an existing golf driving range, golf-related activities, and outdoor storage on an approximately 31-acre lot, located at 3570 Waterview Parkway and currently zoned LR-M(1) Local Retail District with Special Conditions, in order to accommodate related use and site modifications. Owner: The University of Texas at Dallas. *Staff: Derica Peters. (Public hearing continued from the September 15, 2026 meeting.)*

Derica Peters, Senior Planner, presented the Commission with the details of the proposed request including acknowledging a correction made to the proposed list of Special Conditions associated with the zoning case. She stated she was available for any questions.

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

- The applicant may construct the new food and beverage concession building from a shipping container or any other permitted building type such as traditional stick-built or prefabricated building.
- How the drainage will be addressed for the new parking lot given the existing drainage culvert in the northeast corner of the property.
- Protected trees removed as a result of site improvements will be mitigated through replanting trees or fee in lieu, in accordance with the City's Tree Mitigation Permit.
- The proposed new median opening and left-turn lane on Renner Road satisfy dimensional spacing requirements and will improve traffic circulation for vehicles accessing the site from Renner Road; access for the property on the north side of Renner Road was also taken into consideration.

Chairperson Marsh opened the public hearing.

Josh Buhr, Head of Operations for Golf Ranch, 3750 Waterview Parkway, Richardson introduced himself and stated he was available for questions. There was discussion with the applicant related to the following:

- The facility has been successful since they expanded their operations in 2023 by adding an aluminum canopy cover and additional amenities; this facility serves as the flagship site location for the Golf Ranch national brand.
- The temporary gravel parking lot was needed to address increased parking demand, and this gravel parking lot will be removed, and landscaping will be restored in this area.
- The applicant expects the new northeast parking lot to meet the current parking demand and does not anticipate needing to construct the northwest parking lot due to not having the capacity to accommodate additional business growth, however, they want to retain the flexibility to construct the future northwest parking lot, if needed.
- The applicant took over the lease to operate the facility in January 2023.
- The University of Texas at Dallas (UTD) campus and Golf Ranch facility have a strong partnership because Golf Ranch provides an amenity and employment opportunities for UTD students. This year, UTD students purchased 5,000 buckets of balls and more than 50% of Golf Ranch staff are UTD students.

Chairperson Marsh asked if there was anyone present who wanted to speak in favor or opposition to the request. Seeing none, Chairperson Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion. The motion passed 6-0.

Chairperson Marsh stated that this facility is an amenity for the City and UTD, complimented the applicant for updating the facilities and customer experience, and that the proposed improvements will make the facility better including the paved parking lot instead of gravel parking and median opening with turn lane.

Motion: Commissioner Beach made a motion to recommend approval of the request as presented. Commissioner Quirk seconded the motion. Motion passed 6-0.

INDIVIDUAL CONSIDERATION

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

Tina Firgens, Director of Development Services, informed the Commission of the following:

- No action has been taken on cases by City Council since their last meeting, and next zoning case before City Council for consideration will be the Collins/Arapaho Planned Development District amendment;
- There will be a CPC meeting on October 20, 2026;
- The Community Revitalization Awards entry deadline has been extended;
- A new Assistant Director has been hired, Ms. Caitlyn Strickland; and
- The City of Richardson is the recipient of the Richard R. Lillie Planning Excellence Award for 2026.

No action was taken.

ADJOURN

With no further business before the Commission, Chairperson Marsh adjourned the regular business meeting at 6:31 p.m.

Bryan Marsh, Chairperson