

**CITY OF RICHARDSON**  
**CITY PLAN COMMISSION MINUTES – JUNE 4, 2024**

The Richardson City Plan Commission met on June 4, 2024, at 7:00 p.m. in the Multipurpose Room #CH157 of the Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX.

**MEMBERS PRESENT:** Bryan Marsh, Chairman  
Kenneth Southard, Vice Chairman  
Joe Costantino, Commissioner  
Sebrena Bohnsack, Commissioner  
Gary Beach, Commissioner  
Rebecca Poynter, Commissioner  
Michael Keller, Commissioner

**MEMBERS ABSENT:** Byron Purdy, Commissioner  
Nate Roberts, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Director of Development Services  
Derica Peters, Senior Planner  
Anna Jo Castaneda, Executive Secretary

**BRIEFING SESSION**

Prior to the start of the regular business meeting, the City Plan Commission met with staff regarding staff reports and agenda items. No action was taken.

**REGULAR BUSINESS MEETING**

**1. Approval of Minutes of the regular business meeting of May 21, 2024.**

**Motion:** Vice Chairman Southard made a motion to approval the minutes as presented for May 21, 2024. Commissioner Beach seconded the Motion.  
Motion passed 7-0.

**PUBLIC HEARINGS**

**2. ZF 24-12 Party Street** - A request for approval of a Special Permit for a 2,758-square foot special event center located within a 10,630 square foot retail building of a 43,714 square foot shopping center located northeast of the northeast corner at E. Campbell Road and N. Plano Road. The 4.4-acre site is zoned LR-M(2) Local Retail. Owner: Xiaogang Fan, 1403 East Campbell LLC. *Staff: Derica Peters.*

Ms. Peters began by stating that ZF 24-12 is a request for a Special Permit for a special event center at 1403 E. Campbell Road currently zoned as Local Retail LR-M2 with 4.41-acres, developed with 3 single-story buildings occupied with a mix of retail and commercial, and one (1) undeveloped pad site.

Ms. Peters continued by stating Party Street is proposed a special event center that will cater toward families and children. This special permit will be limited a maximum of forty-nine (49) guests and hours of operation will be Saturdays and Sundays from 10:00 am to 10:00 pm. She advised that the city does not have an established parking ratio for special event centers. The site will provide 28 parking spaces at a ratio of one (1) to 100-square feet of the suite space. She continued stating that the applicant provided parking observations and reported most of the parking spaces remained available on the weekends. Also, the applicant proactively reached out to the surrounding Homeowners Associations and provided correspondence with Owens Park HOA leadership in support of the proposal.

Chairman Marsh asked if there were any questions for staff, seeing none the public hearing was opened and the applicant was asked to come forward.

Mr. Erick Vera and Mr. Omar Escalante, Merakids Fun & Party LLC, 1165 S. Stemmons Freeway, Lewisville Texas, introduced themselves as the business owners and played a video introducing the business. He continued by explaining they started this company seven (7) years ago in Mexico where they have four (4) locations and currently have locations in Lewisville, Irving, and Bedford in Texas. The company is a special event center focused on family where 60% of the parties are for kids and 30% - 35% are for gender reveals or baby showers. Mr. Vera stated that have not had any issues in their other locations, they have good relations with the other businesses and surrounding neighborhoods, and the music volume is controlled.

Chairman Marsh asked if the space is rented by the hour.

Mr. Vera replied yes, and 3-hour party rentals are the most popular.

Chairman Marsh inquired about their basic services.

Mr. Vera answered their services are to provide the space, set-up, decorations, and clean-up.

Chairman Marsh asked if this company is a franchise.

Mr. Vera replied, no.

Chairman Marsh asked if he also operates the other business locations.

Mr. Vera answered yes.

Chairman Marsh inquired into why they were only open on Saturday and Sunday.

Mr. Vera answered they have found most clients prefer to have parties on the weekend.

Chairman Marsh asked the applicant if they are satisfied with the limited hours of operation.

Mr. Vera replied that all their locations operate the same days and hours.

Chairman Marsh asked if he was aware that the special permit limits the maximum guests to 49.

Mr. Vera answered yes.

Mr. Escalante asked to clarify that during the weekdays, their employees work in the venue to get the area ready for parties.

Mr. Vera explained that he polled the other businesses in the shopping center and reported on their hours of operation and found that many would be closed during the times Party Street is open only on the weekends.

Chairman Marsh asked if anyone in attendance would like to come forward to speak in favor or against the request. Seeing none, Chairman Marsh made a motion to close the public hearing and Vice Chairman Southard seconded the motion. Motion passed 7-0.

**Motion:** Commissioner Beach made a motion to recommend approval of the request as presented. Commissioner Costantino seconded the motion. Motion passed 7-0.

### **ADJOURN**

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 7:16 p.m.

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Bryan Marsh, Chairman