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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

260480

CITY SECRETARY

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City Plan Commission

May 21, 2026

Briefing - 9:30 AM

Public Hearing - 12:30 PM

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, MAY 21, 2026
ORDER OF BUSINESS**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Planning and Development Department's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and bit.ly/cityofdallastv:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m4825864f62c606d8d7333b1c12df5c8d>

Public hearings will not be heard before 12:30 p.m.

BRIEFING ITEMS

APPROVAL OF MINUTES

Approval of Minutes of the May 7, 2026 City Plan Commission Hearing.

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT	Items 1-6
ZONING CASES – UNDER ADVISEMENT	Items 7-10
ZONING CASES – INDIVIDUAL	Items 11-12

AUTHORIZATION OF A HEARING: Item 13

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 14-16
SUBDIVISION CASES – RESIDENTIAL REPLAT	Item 17

AUTHORIZED HEARINGS – ZONING: Items 18-19

OTHER MATTERS:

Consideration of Appointments to CPC Committees

ADJOURMENT

CALL TO ORDER**BRIEFINGS:****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the May 7, 2026 City Plan Commission Hearing.

ACTIONS ITEMS:**ZONING DOCKET:****Zoning Cases - Consent:**

1. [26-1766A](#) An application to amend and expand Specific Use Permit 275 for an electric substation on property zoned R-10(A) Single Family and R-7.5(A) Single Family Districts, on the west line of S. Hampton Road and the east line of S. Franklin Street north of Gibbs Williams Road.

Staff Recommendation: **Approval**, subject to an amended site plan and conditions.

Applicant: Kimley-Horn / Gage Blake

Representative: Kimley-Horn / Rob Myers

Planner: Justin Lee

Council District: 3

Z-26-000047

Attachments: [Z-26-000047 Case Report](#)
[Z-26-000047 Site Plan](#)

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2. [26-1767A](#) An application for an amendment to Specific Use Permit 2439 for commercial motor vehicle parking on property zoned CS Commercial Service District with deed restrictions Z201-345, on the southeast line of Telephone Road and the west line of Bonnie View Road.
Staff Recommendation: **Approval** for a five-year period, with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan, landscape plan, and conditions
Applicant: Cartage Capital / Steffen Van Doesburg
Representative: Baldwin Associates, LLC / Robert Baldwin
Planner: Justin Lee
Council District: 8
Z-26-000055
- Attachments:** [Z-26-000055 Case Report](#)
[Z-26-000055 Site Plan](#)
[Z-26-000055 Landscape Plan](#)
3. [26-1768A](#) An application for an amendment to a development plan for Subarea B within Planned Development District 811, on the south line of IH-30 between W. Colorado Boulevard and N. Cockrell Hill Road.
Staff Recommendation: **Approval**, subject to an amended development plan and an amended landscape plan.
Applicant: Chris Walton
Planner: Oscar Aguilera
Council District: 1
Z-26-000075
- Attachments:** [Z-26-000075 Case Report](#)
[Z-26-000075 Development Plan](#)
[Z-26-000075 Landscape Plan](#)
4. [26-1769A](#) An application for CR Community Retail District on property zoned R-7.5(A) Single Family District, on the southwest corner of Bonnie View Road and Highland Hills Drive.
Staff Recommendation: **Approval**.
Applicant: 5900 Bonnie View Rd LLC / Shazeb Daredia
Representative: S.I. Abed of DDC, Inc. / Shafiqul Abed
Planner: Oscar Aguilera
Council District: 8
Z-26-000071
- Attachments:** [Z-26-000071 Case Report](#)

5. [26-1770A](#) An application for an amendment to Specific Use Permit 2494 for the sale of alcoholic beverages on property zoned WMU-3 Walkable Urban Mixed-Use District with a D-1 Liquor Control Overlay, on the southeast corner of S. Hampton Road and Burlington Boulevard.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Rahim Noorani, Texas Hamptons LLC
Planner: Oscar Aguilera
Council District: 1
Z-26-000072

Attachments: [Z-26-000072 Case Report](#)

6. [26-1771A](#) An application for an amendment to Specific Use Permit 2184 for a mini warehouse on property zoned CR Community Retail District, on the south line of Lake June Road and west line of N. St. Augustine Drive.
Staff Recommendation: **Approval**, subject to an amended site plan and conditions.
Applicant: Gwyn G. McNeal / Extra Space Properties Two LLC
Representative: Julie Teerlink
Planner: Oscar Aguilera
Council District: 5
Z-26-000062

Attachments: [Z-26-000062 Case Report](#)
[Z-26-000062 Site Plan](#)

Zoning Cases - Under Advisement:

7. [26-1772A](#) An application for a new Planned Development District for WR-3 Walkable Urban Residential District uses, with consideration for a WR-3 Walkable Urban Residential District, on property zoned R-5(A) Single Family District, on the north line of E. Overton Road, north of E. Illinois Avenue.
Staff Recommendation: **Approval** of the proposed new planned development district subject to conditions.
Applicant: Jeremy Fonteneaux [JAC Investment Holdings LLC]
U/A From: April 23, 2026.
Planner: Martin Bate
Council District: 4
Z-26-000002

Attachments: [Z-26-000002 Case Report](#)

8. [26-1773A](#) An application for a new Specific Use Permit for vehicle display, sales, and service on property zoned Subdistrict 2, within Planned Development District 535, the C.F. Hawn Special Purpose District No. 3, on the south line of CF Hawn Frwy. Frontage Road, northwest of Ellenwood Street.
Staff Recommendation: **Approval** for a five-year period, with eligibility for autorenewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Alberto Matos Cedano
U/A From: March 26, 2026 and April 23, 2026.
Planner: Jordan Gregory
Council District: 8
Z-25-000207 / Z234-275
- Attachments:** [Z-25-000207 / Z234-275 Case Report](#)
[Z-25-000207 / Z234-275 Site Plan](#)
9. [26-1774A](#) An application for a new Planned Development District for MH(A) Manufactured Home and CR Community Retail uses with consideration for MH(A) Manufactured Home and CR Community Retail Districts on property zoned R-10(A) Single Family and A(A) Agricultural Districts, on the west line of Haymarket Rd, and the south line of Hazelcrest Dr.
Staff Recommendation: **Approval**, subject to a development plan and recommended conditions.
Applicant: Jon Kendall / 1916 Club Development LLC
Representative: Jonathan Vinson / Jackson Walker LLP
U/A From: April 9, 2026 and May 7, 2026.
Planner: Mona Hashemi
Council District: 8
Z-26-000015
- Attachments:** [Z-26-000015 Case Report](#)
10. [26-1775A](#) An application for CR Community Retail District on property zoned R-5(A) Single Family District, on the west line of Chalk Hill Road, south of Chippewa Drive.
Staff Recommendation: **Approval**.
Applicant: Springful Properties, LLC / Guillermo Fonseca
Representative: Alexander Fonseca
U/A From: May 7, 2026.
Planner: Jacob Rojo
Council District: 6
Z-26-000034
- Attachments:** [Z-26-000034 Case Report](#)

Zoning Cases - Individual:

11. [26-1776A](#) An application for a new planned development district for R-5(A) Single Family District uses on property zoned R-16(A) Single Family District, on the north line of Walnut Hill Lane and the east line of Betty Jane Lane, east of Marsh Lane.

Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.

Applicant: Mehrdad Moayed [CECH Walnut Lane, LLC]

Representative: Rob Baldwin

Planner: Martin Bate

Council District: 13

Z-25-000224

Attachments: [Z-25-000224 Case Report](#)
[Z-25-000224 Conceptual Plan](#)

12. [26-1777A](#) An application for a new Specific Use Permit for a private recreation club or area on property zoned Tract 1A, Planned Development District 160, on the southwest and southeast corners of W. Canty St. and N. Vernon Avenue.

Staff Recommendation: **Approval**, subject to a site plan and staff's recommended conditions.

Applicant: Taylor Madison

Representative: Jennifer Hiromoto

Planner: Martin Bate

Council District: 1

Z-26-000032

Attachments: [Z-26-000032 Case Report](#)
[Z-26-000032 Site Plan](#)

Authorization of a Hearing:

13. [26-1778A](#) Consideration of a hearing to reauthorize a public hearing to determine the proper zoning on property zoned Subdistrict 2A within Planned Development District No. 714 in an area generally located on the west side of Sylvan Avenue between Seale Street on the north and Ft. Worth Avenue on the south and containing approximately 3 acres. Consideration is to be given to an historic overlay for the Belmont [Motor] Hotel. This is a hearing to consider the request to reauthorize the hearing and not the designation of property at this time.
Planner: Rhonda Dunn
Council District: 6
Z212-257

Attachments: [Z212-257 Authorization Memo Belmont \[Motor\] Hotel](#)

SUBDIVISION DOCKET:**Consent Items:**

14. [26-1779A](#) An application to create one 5.014-acre lot and one 7.419-acre lot from a 12.432-acre tract of land in City Block 8785 on property located on South Beltline Road, north of Beckett Road.
Applicant/Owner: Benjamin Portillo
Surveyor: Burnes Surveying
Application Filed: April 23, 2026
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000092

Attachments: [PLAT-26-000092 Case Report](#)
[PLAT-26-000092 Plat](#)

15. [26-1780A](#) An application to replat a 0.457-acre tract of land containing all of Lot 4 and Lot 5 in City Block 9/7158 to create one lot on property located on Hammerly Drive at Bernal Drive, southeast corner.
Applicant/Owner: PRNB, LLC
Surveyor: ARA Surveying
Application Filed: April 24, 2026
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-26-000120

Attachments: [PLAT-26-000120 Case Report](#)
[PLAT-26-000120 Plat](#)

16. [26-1781A](#) An application to create one 3.0059-acre lot from tract land in City Block 7591 on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 20, east of S.R.L. Thornton Freeway/Interstate Highway No. 35.
Applicant/Owner: Dream 84, Inc.
Surveyor: Blue Sky Surveying and Mapping
Application Filed: April 24, 2026
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000121

Attachments: [PLAT-26-000121 Case Report](#)
[PLAT-26-000121 Plat](#)

Residential Replats:

17. [26-1782A](#) An application to replat a 1.234-acre (53,733-square foot) tract land containing all of Lot 11E in City Block B/2978 to create one 0.600-acre (26,133-square foot) lot and 0.633-acre (27,600 -square foot) lot on property located between Meadowlake Avenue and Westlake Avenue, west of Wendover Road.

Applicant/Owner: Westlake Heritage, LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: April 23, 2026

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 9

PLAT-26-000118

Attachments: [PLAT-26-000118 Case Report](#)
[PLAT-26-000118 Plat](#)

Authorized Hearings - Zoning Case:

18. [26-1783A](#) A City Plan Commission authorized hearing seeking a recommendation regarding a proposal to change the zoning classification from R-7.5(A) single-family zoning district to Stevens Park Village Conservation District, No. 22 being all of City Blocks 7/4809, 5/4808, 3/4807, 2/4806, 3/4725 ½, 4/4725, and a portion of City Blocks 6/4726 and 1/4724 generally bounded by Remond Drive to the north, Hampton Road to the east, the alley west of Walter Drive between City Blocks 7/4809 and 5/4808 with City Blocks 1/6166 and 3/6166 on the west; and a portion of Colorado Boulevard between City Blocks 7/4809 and 1/6167 along with the alley south of Colorado Boulevard splitting City Block 6/4726 and a portion of City Block 1/4724 to the south; and containing approximately 39.70 acres.

Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.

Planner: Trevor Brown

Council District: 1

Z-26-000086 / Z245-168

Attachments: [Z-26-000086 / Z245-168 Case Report](#)
[Z-26-000086 / Z245-168 Ordinance DRAFT](#)

19. [26-1784A](#) A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.& L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821 and containing approximately 3,335.8 acres.

Staff Recommendation: **Approval** of an amendment to Planned Development District No. 595.

Planner: John Cervantes

Council District: 7

Z-26-000101 / Z223-121

Attachments: [Z-26-000101 / Z223-121 Case Report](#)
[Z-26-000101 / Z223-121 Existing Subdistricts](#)
[Z-26-000101 / Z223-121 Proposed Subdistricts](#)
[Z-26-000101 / Z223-121 Notification List](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, May 19, 2026**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, May 19, 2026, at 9:00 a.m. at City Hall, in Room L1FN and by videoconference, to consider **(1) DCA 256-007(MW)** Tattoo Parlors in Article XIII. The public may attend the meeting via the video conference link: <https://bit.ly/May192026>.

Thursday, May 21, 2026

STREET NAME COMMITTEE (SRC) MEETING Thursday, May 21, 2026, at 8:30 a.m., in Council Chambers, 6th Floor, at City Hall and by video conference, to consider **(1) STNAME-26-000003** An application to change Woodbine Avenue between Morrell Avenue and Renner Road to "Dr. David Henderson Jr. Avenue". **(2) STNAME-26-000004** An application to change Davenport Road between Preston Road and Davenport Road to "Brentfield Drive". **(3) STNAME-26-000005** As application to change Houston Street Bridge (Houston Street Viaduct) between Zang Boulevard and Young Street to "Pettis Norman Bridge". The public may attend the meeting via videoconference link: <https://bit.ly/SRC052126> .

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]