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**CITY SECRETARY
DALLAS, TEXAS**

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City of Dallas

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



City Plan Commission

April 23, 2026

Briefing - 10:00 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."

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=m893ef9ee15cb2b5365664a38800b24d2):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m893ef9ee15cb2b5365664a38800b24d2>

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

BRIEFING ITEMS

Overview of Chapter 12A, "Code of Ethics"

Baron Eliason, *Chief Integrity Officer, Inspector General Division*

APPROVAL OF MINUTES

Approval of Minutes of the April 9, 2026 City Plan Commission Hearing.

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT	Items 1-8
ZONING CASES – UNDER ADVISEMENT	Items 9-13
ZONING CASES – INDIVIDUAL	Items 14-16

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 17-22
SUBDIVISION CASES – RESIDENTIAL REPLAT	Items 23-24
SUBDIVISION CASES – BUILDING LINE REMOVAL	Item 25
SUBDIVISION CASES – STREET NAME CHANGE	Item 26

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

CALL TO ORDER**BRIEFINGS:**

Overview of Chapter 12A, "Code of Ethics"

Baron Eliason, *Chief Integrity Officer, Inspector General Division*

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the April 9, 2026 City Plan Commission Hearing.

ACTIONS ITEMS:**ZONING DOCKET:**

Zoning Cases - Consent:

1. [26-1390A](#) An application for an amendment to Tract 1 and 2 within Planned Development District 814, on property bounded by University Boulevard, Inwood Road, Wateka Drive, and Robin Road, and on the northwest corner of University Boulevard and Inwood Road.

Staff Recommendation: **Approval**, subject to amended lighting exhibit and amended conditions.

Applicant: David Harden / Albertsons

Representative: Jennifer Hiromoto / Buzz Urban Planning

Planner: Mona Hashemi

Council District: 2

Z-26-000028

Attachments: [Z-26-000028 Case Report](#)
[Z-26-000028 Lighting Exhibit](#)

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2. [26-1391A](#) An application to amend and expand Specific Use Permit 129 for electrical substation uses on property zoned R-7.5(A) Single Family District and R-7.5(A) Residential Subdistrict within Planned Development District 631, on the west line of Calumet Avenue, between Meredith Avenue and Garfield Avenue.
Staff Recommendation: **Approval**, subject to an amended site plan and conditions.
Applicant: Rob Myers / Kimley-Horn
Planner: Oscar Aguilera
Council District: 1
Z-25-000142
- Attachments:** [Z-25-000142 Case Report](#)
[Z-25-000142 Site Plan](#)
3. [26-1392A](#) An application for an amendment to Specific Use Permit 1831 for a bail bonds office on property within the Mixmaster Riverfront Subarea of Planned Development District 784, the Trinity River Corridor Special Purpose District, on the southeast corner of Reunion Boulevard and S. Riverfront Boulevard.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Jiffy Properties L.P.
Representative: Crystal Lemus / Masterplan Consultants
Planner: Oscar Aguilera
Council District: 6
Z-26-000011
- Attachments:** [Z-26-000011 Case Report](#)
4. [26-1393A](#) An application for an expansion of Subdistrict 1, Planned Development District 101 on property zoned PD 101, on the northwest line of West Camp Wisdom Road, between Belt Line Road and Turnout Lane.
Staff Recommendation: **Approval**, subject to the existing Planned Development District No. 101 Subdistrict 1's Conditions.
Applicant: C2R Buffalo Speedway LLC
Representative: Richard Hope
Planner: Oscar Aguilera
Council District: 3
Z-26-000041
- Attachments:** [Z-26-000041 Case Report](#)

5. [26-1394A](#) An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned CS Commercial Service District with a D-1 Liquor Control Overlay, on the west corner of CF Hawn Fwy and S. Woody Road.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: 14020 CF Hawn FWY, LLC / Shazeb Daredia
Planner: Justin Lee
Council District: 8
Z-25-000228
- Attachments:** [Z-25-000228 Case Report](#)
[Z-25-000228 Site Plan](#)
6. [26-1395A](#) An application for 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**.
Applicant: Jeremy Fonteneax [JAC Investment Holdings LLC]
Planner: Martin Bate
Council District: 4
Z-26-000002
- Attachments:** [Z-26-000002 Case Report](#)
7. [26-1396A](#) An application for an amendment to Planned Development 880 on the north line of Lyndon B. Johnson Freeway, between Ridgeview Circle and Hughes Lane.
Staff Recommendation: **Approval**, subject to traffic management plan and amended conditions.
Applicant: King of Glory Lutheran Church / Philip G. Thomas
Representative: Baldwin Associates, LLC / Rob Baldwin
Planner: Liliana Garza
Council District: 11
Z-25-000232
- Attachments:** [Z-25-000232 Case Report](#)
[Z-25-000232 Traffic Management Plan](#)

8. [26-1397A](#) An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery on property zoned CS Commercial Service District, on the northeast line of Haskell Avenue, between Eastside Avenue and Willow Street.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Stephanie Houston
Planner: Michael V. Pepe
Council District: 2
Z-26-000066

Attachments: [Z-26-000066 Case Report](#)
[Z-26-000066 Site Plan](#)

Zoning Cases - Under Advisement:

9. [26-1398A](#) 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.
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](#)

10. [26-1399A](#) An application for a new Specific Use Permit for a Handicapped Group Dwelling Unit on property zoned R-7.5(A) Single Family District, on the south line of Laura Lane, between Sweet Sue Lane and Firebird Lane.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: LaVinny & Darryl Gray
Representative: LaVinny Gray
Planner: Oscar Aguilera
Council District: 8
Z-26-000006

Attachments: [Z-26-000006 Case Report](#)
[Z-26-000006 Site Plan](#)

11. [26-1400A](#) An application for RTN Residential Transition District on property zoned R-16(A) Single Family District, on the northwest corner of McShann Road and Preston Road.
Staff Recommendation: **Approval.**
Applicant: Caleb Mann
Representative: Matthew Sheard
U/A From: February 5, 2026, March 5, 2026, and April 9, 2026.
Planner: Martin Bate
Council District: 13
Z-25-000121

Attachments: [Z-25-000121 Case Report](#)

12. [26-1401A](#) An application for MU-1 Mixed-Use District on property zoned CS Commercial Service District, on the southeast line of East Side Avenue, northeast of Carroll Avenue.
Staff Recommendation: **Approval.**
Applicant: Jorge Silva / Estelar, LLC
U/A From: March 26, 2026.
Planner: Lori Levy, AICP
Council District: 2
Z-26-000009

Attachments: [Z-26-000009 Case Report](#)

13. [26-1402A](#) An application for TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned R-7.5(A) with existing SUP 42 for a private school, kindergarten and day nursery, on the west line of Ferguson Road between Larry Drive and Province Lane.
Staff Recommendation: **Approval,** subject to deed restrictions volunteered by the applicant.
Applicant: Robert Reeves / Robert Reeves & Associates, Inc.
U/A From: March 26, 2026.
Planner: Lori Levy, AICP
Council District: 2
Z-25-000164

Attachments: [Z-25-000164 Case Report](#)

Zoning Cases - Individual:

14. [26-1403A](#) An application for a new Planned Development Subdistrict for MF-2 Subdistrict uses on property zoned MF-2 Multifamily Subdistrict within Planned Development District 193, the Oak Lawn Special Purpose District, on the north line of Newton Avenue, between Throckmorton Street and Oak Lawn Avenue.

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

Applicant: Phil Tinsley / M&A DevCo LLC

Representative: Mallory Muse / Winstead PC

Planner: Mona Hashemi

Council District: 14

Z-25-000209

Attachments: [Z-25-000209 Case Report](#)
[Z-25-000209 Development Plan](#)

15. [26-1404A](#) An application for a new Planned Development District for TH-3(A) Townhouse District uses on property zoned R-7.5(A) Single Family and MF-1(A) Multifamily Districts with SUP 2287 for Seminary and a Convent or Monastery, on the west line of La Prada Drive and east line of Shiloh Road.

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

Applicant: Emad Noorizadeh / The Vylla Homes, LLC

Representative: Baldwin Associates, LLC

Planner: Mona Hashemi

Council District: 7

Z-25-000235

Attachments: [Z-25-000235 Case Report](#)
[Z-25-000235 Concept Plan](#)

16. [26-1406A](#) An application for a new Planned Development District for CS Commercial Service District uses on property zoned CS Commercial Service District, on the north line of C. F. Hawn Fwy west of Garden Springs Drive.

Staff Recommendation: **Denial**.

Applicant: Roc Design Engineers / Majed Khalaf

Planner: Justin Lee

Council District: 8

Z-25-000210

Attachments: [Z-25-000210 Case Report](#)
[Z-25-000210 Site Plan](#)

SUBDIVISION DOCKET:Consent Items:

17. [26-1407A](#) An application to create one 1.692-acre lot from a tract of land in City Block 6357, on property located on Pleasant Drive, south of Redkey Street.
Applicant/Owner: Jjas Management Co
Surveyor: Probeck Land Surveyors
Application Filed: March 27, 2026
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
PLAT-26-000071

Attachments: [PLAT-26-000071 Case Report](#)
[PLAT-26-000071 Plat](#)

18. [26-1408A](#) An application to replat a 0.7190-acre tract of land containing all of Lot 1A in City Block 13/191 to create one 0.1434-acre lot, one 0.2902-acre lot and one 0.2854-acre lot, on property located between Commerce Street and Clover Street, west of Malcom X Boulevard.
Applicant/Owner: AP Blanton Deep Ellum, LLC
Surveyor: Ars Engineers, Inc.
Application Filed: March 26, 2026
Zoning: PD 269 Tract A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
PLAT-26-000088

Attachments: [PLAT-26-000088 Case Report](#)
[PLAT-26-000088 Plat](#)

19. [26-1409A](#) An application to create one 6.178-acre lot from a tract of land in City Block 8597, on property located between Clarkwood Drive and Camp Wisdom Road, east of Clark Road.
Applicant/Owner: Texaz Perceptions Partners, LTD.
Surveyor: Ringleu & Associates, Inc.
Application Filed: March 26, 2026
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
PLAT-26-000095

Attachments: [PLAT-26-000095 Case Report](#)
[PLAT-26-000095 Plat](#)

20. [26-1410A](#) An application to replat a 1.502-acre tract of land containing portion of Lot 11 in City Block 7618 to create one lot, on property located on Cherry Valley Boulevard, west of Marigold Drive.
Applicant/Owner: Benito Macareno
Surveyor: ARA Surveying
Application Filed: March 26, 2026
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
PLAT-26-000096

Attachments: [PLAT-26-000096 Case Report](#)
[PLAT-26-000096 Plat](#)

21. [26-1411A](#) An application to create one 4.56-acre lot from a tract of land in City Block 7665 and 7667 on property located between Furlong Drive and Walton Walker Boulevard, at terminus of Beau Purple Drive.
Applicant/Owners: The Israel of God
Surveyor: CBG Surveying Texas LLC
Application Filed: March 26, 2026
Zoning: LO-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
PLAT-26-000098

Attachments: [PLAT-26-000098 Case Report](#)
[PLAT-26-000098 Plat](#)

22. [26-1412A](#) An application to replat a 3.2231-acre tract of land containing all of Lots 1-3 in City Block A/1646, Lots 1-18 in City Block B/1646, Lots 1-13 in City Block C/1646, Lots 1-15 in City Block D/1646, Lots 1-5 in City Block E/1646, Lots 1-36 in City Block F/1646, Lots 1-26 In City Block G/1646, Lots 1-18 in City Block H/1646, Lots 1-21 in City Block K/1646, Lots 1-13 in City Block L/1646, Lots 1-31 in City Block M/1646, Lots 1-14 in City Block N/1646, Lots 1-18, Block 12/1636, Lots 1-13 in City Block 15/1643, Lots 1-7 in City Block 17/1645, Lot 43B in City Block 1450; portion of Lots 39A through 39D in City Block 1455 and to abandon right-of ways and alleys and to create one lot on property bounded by East Grand Avenue, Henderson Avenue, Beeman Avenue and Barry Avenue.
Applicant/Owner: City Warehouse, L.P.
Surveyor: Kimley-Horn and Associates
Application Filed: March 27, 2026
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
PLAT-26-000100

Attachments: [PLAT-26-000100 Case Report](#)
[PLAT-26-000100 Plat](#)

Residential Replats:

23. [26-1413A](#) An application to replat a 0.430-acre tract of land containing portion of Lots 5 and 6 in City Block 21/7614 to create one lot, on property located on Mojave Drive, east of Texoma Way.
Applicant/Owner: Brablio Sifuentes
Surveyor: Keeton Surveying Company
Application Filed: March 26, 2026
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
PLAT-25-000182

Attachments: [PLAT-25-000182 Case Report](#)
[PLAT-25-000182 Plat](#)

24. [26-1414A](#) An application to replat a 6.340-acre tract of land containing all of Lot 1B in City Block 3/2064 and tract of land in City Block 2064 to create one lot, on property located on Oak Lawn Avenue at Wycliff Avenue, southeast corner.
Applicant/Owner: Wilson K. & Gwyn S. Mason, Park Cities Presbyterian Church
Surveyor: Tyler Attebury, RPLS
Application Filed: March 26, 2026
Zoning: PD 193 (R-7.5(A)), PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
PLAT-26-000102

Attachments: [PLAT-26-000102 Case Report](#)
[PLAT-26-000102 Plat](#)

Building Line Removal:

25. [26-1415A](#) An application to replat a 1.400-acre tract of land containing all of Lots 4 through 8 in City Block 16/6666 and abandoned portion of alleys, to create one lot and to remove an existing 30-foot platted building line along Southgate Lane on property located on Southgate Lane, north of Elam Road.
Applicant/Owner: Dallas County Mental Health & Mental Retardation Cent
Engineer/ Surveyor: Urban Strategy, Tyler J. Attebury, RPLS
Application Filed: March 27, 2026
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
PLAT-25-000168

Attachments: [PLAT-25-000168 Case Report](#)
[PLAT-25-000168 Plat](#)

Street Name Change:

26. [26-1416A](#) An application to change the name of Fairshop Drive between S. R.L. Thornton Freeway and Village Fair Drive to "John Beckwith Sr. Drive".
Applicant/Owner: City of Dallas
Application Filed: February 25, 2026
Notices Sent: 4 notices sent on March 20, 2026
Staff Recommendation: **Approval** provided that the waivers are granted for sections 51A-9.304(a)(5) and 51A-9.304(c)(2).
SRC Recommendation: **Approval** with the vote of 3 to 1.
Planner: Hema Sharma
Council District: 4
STNAME-26-000001

Attachments: [STNAME-26-000001 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None.

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]