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**CITY SECRETARY
DALLAS, TEXAS**

Public Notice

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CITY SECRETARY

POSTED DALLAS, TX

City of Dallas

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



October 23, 2025

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, OCTOBER 23, 2025
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=m4d7236861c36654f86350b2b36c9d674>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

MISCELLANEOUS ZONING ITEMS – CONSENT	Items 1-2
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ZONING DOCKET:

ZONING CASES – CONSENT	Items 3-8
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ZONING CASES – INDIVIDUAL	Items 9
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SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 10-16
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SUBDIVISION CASES – RESIDENTIAL REPLATS	Item 17-20
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OTHER MATTERS:

2026 CITY PLAN COMMISSION CALENDAR	Item 21
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CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

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 pistol 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."

CALL TO ORDER

BRIEFINGS:

PUBLIC TESTIMONY:

APPROVAL OF MINUTES:

Approval of Minutes of the October 9, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:

Miscellaneous Zoning Items:

1. [25-2986A](#) An application for minor amendment to the development plan and proposed traffic management plan for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 674, bounded by Greenmeadow Drive, John West Road, Lakeland Drive, and Forestcliff Drive.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Elsie Thurman - Land Use Planning and Zoning Services

Planner: Tasfia Zahin

Council District: 7

M245-007(TZ) / MZ-25-000005

Attachments: [M245-007\(TZ\) / MZ-25-000005 Case Report](#)
[M245-007\(TZ\) / MZ-25-000005 Proposed Development Plan](#)
[M245-007\(TZ\) / MZ-25-000005 Original Development Plan](#)

2. [25-2987A](#) An application for a minor amendment to a site plan for surface parking on property zoned P(A) Parking District, on the west line of Euclid Street, northwest of Lewis Street.

Staff Recommendation: **Approval.**

Applicant: Bryce Whitlock, Kimley-Horn

Representative: A.J. Levine, 1834 Henderson Ave Owner LLC

Planner: Tasfia Zahin

Council District: 14

MZ-25-000008

Attachments: [MZ-25-000008 Case Report](#)
[MZ-25-000008 Proposed Site Plan](#)
[MZ-25-000008 Existing Site Plan](#)

Zoning Docket:

Zoning Cases - Consent:

3. [25-2956A](#) An application for MU-3 Mixed Use District on property zoned IR Industrial Research District, on the east line of Vicksburg Street, between Burgess Boulevard and Mississippi Avenue.

Staff Recommendation: **Approval.**

Applicant: Henry Coffeen

Representative: Skye Thibodeaux, Mission Ridge Consultants

Planner: Mona Hashemi

Council District: 6

Z-25-000092

Attachments: [Z-25-000092 Case Report](#)

4. [25-2957A](#) An application for an amendment to a development plan for Subarea B within Planned Development District No. 811, on the south side of Interstate Highway 30, between West Colorado Boulevard and North Cockrell Hill Road.

Staff Recommendation: **Approval**, subject to an amended development plan and an amended landscape plan.

Applicant/Representative: John Dickey

Planner: Mona Hashemi

Council District: 1

Z-25-000118

Attachments: [Z-25-000118\(MH\) CPC 10.23.2025 Report FINAL](#)

[Z-25-000118 Development Plan](#)

[Z-25-000118 Landscape Plan](#)

5. [25-2988A](#) An application for a new Specific Use Permit for a public school other than an open-enrollment charter school on property zoned R-7.5(A) Single-Family District, bounded by East Ledbetter Drive, Veterans Drive, 52nd Street, and Horizon Drive.

Staff Recommendation: **Approval**, subject to a site plan, traffic management plan, and conditions.

Applicant: Dallas (ISD) Independent School District

Representative: Elsie Thurman - Land Use Planning & Zoning Services

Planner: Teaseia Blue

Council District: 4

Z245-154(TB) / Z-25-000003

Attachments: [Z245-154\(TB\) Z-25-000003 Case Report](#)

[Z245-154\(TB\) / Z-25-000003 Site Plan](#)

[Z245-154\(TB\) / Z-25-000003 Traffic Management Plan](#)

6. [25-2990A](#) An application for a new Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned FWMU-3 Form Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of South Boulevard, northeast of Colonial Avenue.
Staff Recommendation: **Approval** for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions.
Applicant: Richard Smith
Representative: Alexander Novak
Planner: Teaseia Blue
Council District: 7
Z245-145(TB) / Z-25-000146
Attachments: [Z245-145/Z-25-000146 Case Report](#)
[Z245-145/Z-25-000146 Site Plan](#)
7. [25-2991A](#) An application for a new Specific Use Permit to allow a group residential facility on property zoned Subdistrict FWMU-3 within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Park Row Avenue, northeast of Colonial Avenue.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Cornerstone Community Development Corporation Inc.
Representative: Andrew Ruegg, Masterplan Consultants
Planner: Jordan Gregory
Council District: 7
Z-25-000075
Attachments: [Z-25-000075 Case Report](#)
[Z-25-000075 Site Plan](#)
8. [25-2992A](#) An application for an amendment to Planned Development District No. 512, on the west corner of East Stark Road and Seagoville Road.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Elsie Thurman
Planner: Michael Pepe
Council District: 8
Z-25-000161
Attachments: [Z-25-000161 Case Report](#)
[Z-25-000161 Development Plan](#)
[Z-25-000161 Traffic Management Plan](#)

Zoning Cases - Individual:

9. [25-2949A](#) An application for an amendment to Specific Use Permit No. 2355 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge or tavern use on property zoned Planned Development District No. 842, on the west line of Greenville Avenue, southeast of Ross Avenue.

Staff Recommendation: **Approval**, subject to staff's recommended conditions.

Applicant: Ships Lounge, Naser Nayeb

Representative: Permitted Development, LLC, Audra Buckley

Planner: Liliana Garza

Council District: 14

Z-25-000128

Attachments: [Z-25-000128 Case Report](#)

SUBDIVISION DOCKET:

Consent Items:

10. [25-2993A](#) An application to replat a 3.75-acre tract of land containing all of Lot 1 in City Block C/8793 and part of City Block 8793 to create one lot on property located on Silverado Drive, south of C.F. Hawn Freeway/U.S. Highway No. 175.

Applicant/Owner: Marlow's Enterprises

Surveyor: Rangel Land Surveying

Application Filed: September 26, 2025

Zoning: CS

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

Planner: Hema Sharma

Council District: 8

PLAT-25-000087 (S245-245)

Attachments: [PLAT-25-000087 \(S245-245\) Case Report](#)
[PLAT-25-000087 \(S245-245\) Plat](#)

11. [25-2994A](#) An application to create one 4.3510-acre lot from a tract of land in City Block 8502 on property located on St. Augustine Road south of LBJ Freeway.
Applicant/Owner: Pasturas Los Alazanes, Inc.
Surveyor: Blue Sky Surveying
Application Filed: September 24, 2025
Zoning: PD 1122
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
PLAT-25-000090 (S245-243)

Attachments: [PLAT-25-000090 \(S245-243\) Case Report](#)
[PLAT-25-000090 \(S245-243\) Plat](#)

12. [25-2995A](#) An application to create one 3.315-acre lot and to dedicate a right of way from a 3.430-acre tract of land containing part of City Blocks 2/7045 and 1/7044 on property located on Ferguson Road at Little Pocket Road, southwest corner.
Applicant/Owner: Sunbelt Waterproofing & Restoration, LLC.
Surveyor: Baird, Hampton & Brown Engineering and Surveying
Application Filed: September 25, 2025
Zoning: MU-1, RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
PLAT-25-000092 (S245-247)

Attachments: [PLAT-25-000092 \(S245-247\) Case Report](#)
[PLAT-25-000092 \(S245-247\) Plat](#)

13. [25-2996A](#) An application to create one 1.600-acre lot from a tract of land in City Block 7554 on property located on Chrysalis Drive at Hampton Road, southwest corner.
Applicant/Owner: KKMD Investments LLC, Mike Patel
Surveyor: Perc Engineering
Application Filed: September 25, 2025
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
PLAT-25-000102 (S245-246)

Attachments: [PLAT-25-000102 \(S245-246\) Case Report](#)
[PLAT-25-000102 \(S245-246\) Plat](#)

14. [25-2997A](#) An application to replat a 0.9674-acre tract of land containing portion of Lot 45 and all of Lots 46 and 47 in City Block 230; and portion of City Block 223 1/2 to create one lot on property located between San Jacinto Street and Patterson Avenue, west of Field Street.
Applicant/Owner: Tango FS, LLC
Surveyor: Kimley Horn and Assoc., Inc.
Application Filed: September 25, 2025
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
PLAT-25-000107 (S245-248)

Attachments: [PLAT-25-000107 \(S245-248\) Case Report](#)
[PLAT-25-000107 \(S245-248\) Plat](#)

15. [25-2998A](#) An application to create one 0.4629-acre lot and one 0.3293-acre lot from a 0.7922-acre tract of land in City Block 5/6355 on property located on Holcomb Road, south of Cardella Avenue.
Applicant/Owner: Victor Palomino, Jose De Jesus Palomino
Surveyor: Geonav LLC
Application Filed: September 25, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
PLAT-25-000108 (S245-251)

Attachments: [PLAT-25-000108 \(S245-251\) Case Report](#)
[PLAT-25-000108 \(S245-251\) Plat](#)

16. [25-2999A](#) An application to replat a 3.529-acre tract of land containing all of Lots 4B and 4C in City Block 5213 1/2 to create one lot on property located on Glen Lakes Drive, west of Rambler Road.
Applicant/Owners: Maple Multi-family Land TX, LP
Surveyor: Kimley Horn and Assoc., Inc.
Application Filed: September 25, 2025
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
PLAT-25-000109 (S245-250)

Attachments: [PLAT-25-000109 \(S245-250\) Case Report](#)
[PLAT-25-000109 \(S245-250\) Plat](#)

Residential Replats:

17. [25-3000A](#) An application to replat a 0.287-acre (12,499-square foot) tract of land containing all of Lot 10 in City Block 22/6890 to create two 0.143-acre (6,250-square foot) lots on property located on Blunter Street, west of Tracy Road.

Applicant/Owner: Notre Dame Place, Inc.; Willonda A. Phifer

Surveyor: Votex Surveying Company

Application Filed: September 24, 2025

Zoning: R-5(A)

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

Planner: Hema Sharma

Council District: 8

PLAT-25-000099 (S245-242)

Attachments: [PLAT-25-000099 \(S245-242\) Case Report](#)
[PLAT-25-000099 \(S245-242\) Plat](#)

18. [25-3001A](#) An application to replat a 0.880-acre (38,329-square foot) tract of land containing part of Lots 6, 7, 10 and 11 in City Block G/2822 to create one 0.435-acre (18,928-square foot) lot and one 0.445-acre (19,401-square foot) lot on property located on Tokalon Drive, west of West Shore Drive.

Applicant/Owner: 6945 Tokalon LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: September 24, 2025

Zoning: R-10(A)

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

Planner: Hema Sharma

Council District: 9

PLAT-25-000100 (S245-244)

Attachments: [PLAT-25-000100 \(S245-244\) Case Report](#)
[PLAT-25-000100 \(S245-244\) Plat](#)

19. [25-3002A](#) An application to replat a 1.447-acre (63,017-square foot) tract of land containing part of City Block 31/8617 to create one 0.353-acre (15,376-square foot) lot and one 1.094-acre (47,641-square foot) lot on property located on Ann Arbor Avenue, west of Cranfill Drive.
Applicant/Owner: Jamie Bejar Alcaraz
Surveyor: ARA Surveying
Application Filed: September 24, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 4
PLAT-25-000104 (S245-249)

Attachments: [PLAT-25-000104 \(S245-249\) Case Report](#)
[PLAT-25-000104 \(S245-249\) Plat](#)

20. [25-3003A](#) An application to replat a 0.9189-acre (40,027-square foot) tract of land containing all of Lots 1A and 1B in City Block L/4981 to create one lot on property located on Midway Road at Canyon Drive, northeast corner
Applicant/Owner: Ian Colin Edmonds and Mimi Edmonds
Surveyor: A&W Surveyors, Inc.
Application Filed: September 25, 2025
Zoning: PD 455 (Subdistrict C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
PLAT-25-000110 (S245-252)

Attachments: [PLAT-25-000110 \(S245-252\) Case Report](#)
[PLAT-25-000110 \(S245-252\) Plat](#)

OTHER MATTERS:

21. [25-3054A](#) 2026 City Plan Commission Calendar

Attachments: [2026 CPC Calendar DRAFT](#)

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]