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Public Notice

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**CITY SECRETARY
DALLAS, TEXAS**

POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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



City Plan Commission

April 9, 2026

Briefing - 11:00 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 <https://bit.ly/cityofdallastv>.

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me1a27b2a580dae4e4058b863f933069d>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT	Items 1-11
ZONING CASES – UNDER ADVISEMENT	Items 12-16
ZONING CASES – INDIVIDUAL	Item 17

DEVELOPMENT CODE AMENDMENTS:

DCA256-001	Item 18
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SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 19-27
SUBDIVISION CASES – RESIDENTIAL REPLAT	Items 28-29
SUBDIVISION CASES – BUILDING LINE REMOVAL	Item 30

CERTIFICATES OF APPROPRIATENESS FOR SIGNS:

SIGN-26-000085	Item 31
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OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

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

Approval of Minutes of the March 26, 2026 City Plan Commission Hearing.

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

1. [26-1251A](#) An application for a new Specific Use Permit for vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District 534, C F Hawn Special Purpose District No. 2, on the east corner of C. F. Hawn Fwy and Turin Drive.

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

Applicant: Marisa Segovia

Planner: Justin Lee

Council District: 5

Z-26-000013

Attachments: [Z-26-000013 Case Report](#)
[Z-26-000013 Site Plan](#)

2. [26-1252A](#) An application for LI Light Industrial District on property zoned A(A) Agricultural District, on the south line of Telephone Road, east of N. Dallas Avenue.

Staff Recommendation: **Approval**.

Applicant: HSM Equity Partners, Inc. / Mark Smith

Representative: Land Use Planning & Zoning Services / Chelsea Thurman

Planner: Justin Lee

Council District: 8

Z-26-000003

Attachments: [Z-26-000003 Case Report](#)

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3. [26-1253A](#) An application for an amendment to Specific Use Permit 2496 for open storage on property zoned Tract 2, Planned Development Subdistrict 138, within Planned Development 193, Oak Lawn Special Purpose District, on the east corner of Maple Avenue and Vagas Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Lennox McFadden Enterprise / Jeremy Lennox
Representative: Masterplan Consultants / Danielle Chou & Chrystal Lemus
Planner: Justin Lee
Council District: 2
Z-26-00023
- Attachments:** [Z-26-00023 Case Report](#)
4. [26-1254A](#) An application for a new Specific Use Permit for a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District 498, the Harry Hines Corridor Special Purpose District, on the northwest corner of Harry Hines Boulevard and Joe Field Road.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Club Babylon / Troy Clark
Planner: Justin Lee
Council District: 6
Z-26-00021
- Attachments:** [Z-26-00021 Case Report](#)
[Z-26-00021 Site Plan](#)
5. [26-1255A](#) An application for the removal of Shop Front Overlay SH-6 on property zoned WMU- 5 Walkable Mixed Use Subdistrict D within Planned Development 468, the Oak Cliff Gateway Special Purpose District with SH-6 Shop Front Overlay, on the east corner of E. 8th Street and Lansing Street.
Staff Recommendation: **Approval**.
Applicant: UKLA, LLC / Quincey Adeboyejo
Representative: DDS Group / Matthew Deyermond
Planner: Liliana Garza
Council District: 1
Z-26-00025
- Attachments:** [Z-26-00025 Case Report](#)

6. [26-1256A](#) An application for an amendment to Specific Use Permit 1997 for an open-enrollment charter school on property located within Tract 2 of Planned Development District 37, on the west corner of Hargrove Drive and Sheila Lane.
Staff Recommendation: **Approval**, subject to amended site plan, traffic management plan, and amended conditions.
Applicant: Uplift Education / Alex Berk
Representative: Baldwin Associates, LLC / Rob Baldwin
Planner: Liliana Garza
Council District: 6
Z-26-000010 / Z212-320
- Attachments:** [Z-26-000010 / Z212-320 Case Report](#)
[Z-26-000010 / Z212-320 Site Plan](#)
[Z-26-000010 / Z212-320 Traffic Management Plan](#)
7. [26-1257A](#) An application for MF-1(A) Multifamily District on property zoned R-7.5(A) Single Family District, on the west line of S. Saint Augustine Rd, north of S. Seagoville Rd.
Staff Recommendation: **Approval**.
Applicant: Pivotal Housing Partners / Brian McGeady
Representative: Pape-Dawson Engineers / Gabby Villalovos
Planner: Liliana Garza
Council District: 5
Z-26-000040
- Attachments:** [Z-26-000040 Case Report](#)
8. [26-1258A](#) An application for MU-1 Mixed Use District on property zoned MF-2(A) Multifamily District, on the north line of Great Trinity Forest Way, between Hillburn Drive and N. Murdeaux Lane.
Staff Recommendation: **Approval**.
Applicant: DDC, Inc., S.I. Abed
Planner: Liliana Garza
Council District: 5
Z-25-000238
- Attachments:** [Z-25-000238 Case Report](#)

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9. [26-1259A](#) An application for an amendment to Planned Development 482, on property bounded by W Lovers Lane, Inwood Road, Boaz Street, and Greenway Boulevard.
Staff Recommendation: **Approval**, subject to amended development plan and amended conditions.
Applicant: Corinne Hoffman / L&B Depp InwoodVillage/L&B Depp Realty Advisors, LLP
Representative: Katherine Durham / Winstead, PC
Planner: Lori Levy, AICP
Council District: 13
Z-25-000222
- Attachments:** [Z-25-000222 Case Report](#)
[Z-25-000222 Development Plan](#)
10. [26-1260A](#) An application 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 east line of Haymarket Road, and the south line of Hazelcrest Drive.
Staff Recommendation: **Approval**.
Applicant: Jon Kendall / 1916 Club Development LLC
Representative: Jonathan Vinson/ Jackson Walker LLP
Planner: Mona Hashemi
Council District: 8
Z-26-000015
- Attachments:** [Z-26-000015 Case Report](#)
11. [26-1261A](#) An application for TH-3(A) Townhouse District on property zoned R-5(A) Single Family District, on the west line of Bonnie View Road, south of E 11th Street.
Staff Recommendation: **Approval**.
Applicant: Ali Javan-Javidan / D Lux Rentals, LLC
Planner: Mona Hashemi
Council District: 4
Z-26-000016
- Attachments:** [Z-26-000016 Case Report](#)

Zoning Cases - Under Advisement:

12. [26-1262A](#) An application for a historic overlay for The Wesley Inn (1159 N. Madison Avenue), on property zoned PD 830, Subdistrict 1 (Bishop Avenue), to add the additional use of lodging (short-and long-term accommodations), on the north side of N. Madison Avenue and west of Ballard Avenue.
Landmark Commission Recommendation: **Approval**.
Staff Recommendation: **Approval**, subject to preservation criteria, with edits.
Applicant: Bishop Madison LLC
Representative: AJ Ramler
U/A From: March 5, 2026.
Planner: Rhonda Dunn, Ph.D.
Council District: 1
Z-26-000030
- Attachments:** [Z-26-000030 Case Report](#)
13. [26-1263A](#) An application for WMU-3 Walkable Mixed Use Subdistrict C on property zoned Residential Transition Subdistrict A within Planned Development 468, the Oak Cliff Gateway Special Purpose District, on the west corner of N. Madison Avenue and Ballard Avenue.
Staff Recommendation: **Approval**.
Applicant: Sarkis J. Kechejian / Kechejian Enterprises, LP
Representative: Terri McMorris / Kechejian Enterprises, LP
U/A From: March 26, 2026.
Planner: Liliana Garza
Council District: 1
Z-26-000012
- Attachments:** [Z-26-000012 Case Report](#)
14. [26-1285A](#) 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 and March 5, 2026.
Planner: Martin Bate
Council District: 13
Z-25-000121
- Attachments:** [Z-25-000121 Case Report](#)

15. [26-1264A](#) An application for MU-1 Mixed-Use District on property zoned LI Light Industrial District, on the south line of Compton Street, west of Glidden Street.
Staff Recommendation: **Approval**.
Applicant: New Wave Real Estate Investors LLC / Caster Dickerson
U/A From: March 5, 2026.
Planner: Oscar Aguilera
Council District: 4
Z-25-000200

Attachments: [Z-25-000200 Case Report](#)

16. [26-1286A](#) An application for 1) IM Industrial Manufacturing District and 2) a new Specific Use Permit for an industrial (inside) potentially incompatible industrial use on property zoned CR Community Retail District and IM Industrial Manufacturing District with Specific Use Permit 93 for an electric substation on a portion, on the north line of Scyene Road, east of the UPRR.
Staff Recommendation: **Denial**.
Applicant: HFLP, Ltd.
Representative: EE Okpa
U/A From: January 15, 2026 and March 5, 2026.
Planner: Martin Bate
Council District: 7
Z-25-000198 / Z245-211

Attachments: [Z-25-000198 Case Report](#)
[Z-25-000198 Site Plan](#)

Zoning Cases - Individual:

17. [26-1265A](#) An application for an amendment to Planned Development Subdistrict 154 within Planned Development District 193, the Oak Lawn Special Purpose District, on property bounded by McKinney Avenue, N. Akard Street, and N. Saint Paul Street.
Staff Recommendation: **Approval**, subject to an amended development plan, amended landscape plan, and staff's recommended conditions.
Applicant: RPC 1889 McKinney LLC
Representative: Jackson Walker, LLP / Suzan Kedron
Planner: Liliana Garza
Council District: 14
Z-25-000158 / Z245-150

Attachments: [Z-25-000158 / Z245-150 Case Report](#)
[Z-25-000158 / Z245-150 Development Plan](#)
[Z-25-000158 / Z245-150 Landscaping Plan](#)

DEVELOPMENT CODE AMENDMENTS:

18. [26-1266A](#) Consideration of amending Sections 51-4.208, 51-4.210, and 51A-4.210 of the Dallas City Code to remove “Commercial Wedding Chapel” and create a new “Reception Facility” land use.
ZOAC Recommendation: ZOAC will consider this item the same week as CPC.
Staff Recommendation: Forward amendments to the City Council with a recommendation of adoption.
Planner: Michael Wade
Council District: Citywide
DCA256-001

Attachments: [DCA256-001 Case Report](#)

SUBDIVISION DOCKET:Consent Items:

19. [26-1267A](#) An application to replat a previously approved preliminary plat S234-120 to create one lot from a 0.742-acre tract of land containing part of Lot 11B in City Block E/2738 and part of City Block 2746, on property located on Gaston Avenue, west of Grand Avenue.
Applicant/Owner: 3G White Rock, LLC
Surveyor: Eagle Surveying, LLC
Application Filed: March 11, 2026.
Zoning: PD 808
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S234-120R

Attachments: [S234-120R Case Report](#)
[S234-120R Plat](#)

20. [26-1268A](#) An application to create one 0.298-acre lot from a tract of land in City Block A/7216 on property located on Westmoreland Road, south of La Reunion Parkway.
Applicant/Owner: Arturo Chavez
Surveyor: Burns Surveying, LLC
Application Filed: March 13, 2026.
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-26-000075

Attachments: [PLAT-26-000075 Case Report](#)
[PLAT-26-000075 Plat](#)

21. [26-1269A](#) An application to create 142-lots Small Lots SB15 Development ranging in size from 3,000 square feet to 9,093.23 square feet, 7 common areas and one detention and retention pond area from 19.108-acre tract of land in City Blocks 8484 on property located on Brierwood Lane, east of St. Augustine Drive.
Applicant/Owner: Shazeb Daredia
Surveyor: Joel C. Howard
Application Filed: March 11, 2026.
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000082

Attachments: [PLAT-26-000082 Case Report](#)
[PLAT-26-000082 Plat](#)

22. [26-1270A](#) An application to create 4 lots ranging in size from 1.02 acres to 2.01 acres from a 5.87-acre tract of land in City Block 8598 on property located on Clarkridge Drive, south of Clark Road.
Applicant/Owner: Shazeb Daredia
Surveyor: Joel C. Howard
Application Filed: March 11, 2026.
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-26-000083

Attachments: [PLAT-26-000083 Case Report](#)
[PLAT-26-000083 Plat](#)

23. [26-1271A](#) An application to create one 7.473-acre lot from a tract of land in City Block 5949 on property located on Davis Street, west of Calumet Avenue.
Applicant/Owner: Oncor Electric Delivery Company, LLC
Surveyor: Dunaway
Application Filed: March 12, 2026.
Zoning: PD 631, R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 1
PLAT-26-000084

Attachments: [PLAT-26-000084 Case Report](#)
[PLAT-26-000084 Plat](#)

24. [26-1272A](#) An application to create one 1.095-acre lot and one 6.991-acre lot from a tract of land in City Block 34/8196 on property located on Arapaho Road at Coit Road, northwest corner.
Applicant/Owner: Park Unity Inc
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: March 12, 2026.
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 11
PLAT-26-000086

Attachments: [PLAT-26-000086 Case Report](#)
[PLAT-26-000086 Plat](#)

25. [26-1273A](#) An application to create one 1,489 square-foot lot and one 2,463-square-foot lot from a 0.0907-acre tract of land in City Block 12/2003 on property located on Kirby Street, south of Homer Street.
Applicant/Owners: Davit Barseghyan
Surveyor: Urban Strategy
Application Filed: March 12, 2026.
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
PLAT-26-000089

Attachments: [PLAT-26-000089 Case Report](#)
[PLAT-26-000089 Plat](#)

26. [26-1274A](#) An application to replat a 2.1999-acre tract of land containing portion of Lots 5 through 8 in City Block 53/3034 to create one lot on property located between Sabine Street and Fifth Street, west of Jefferson Boulevard.
Applicant/Owner: Dallas Area Rapid Transit
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: March 13, 2026.
Zoning: PD 468 (WMU-5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 1
PLAT-26-000090

Attachments: [PLAT-26-000090 Case Report](#)
[PLAT-26-000090 Plat](#)

29. [26-1277A](#) An application to replat a 0.410-acre tract of land containing all of Lot 3 in City Block F/6231 to create one 8,734-square foot lot and one 9,124-square foot lot on property located on Umphress Road at Gillette Street, southeast corner.
- Applicant/Owner: Benjamin Chester and Ramon Hodges
Surveyor: ARA Surveying
Application Filed: March 11, 2026.
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
PLAT-26-000077

Attachments: [PLAT-26-000077 Case Report](#)
[PLAT-26-000077 Plat](#)

Building Line Removal:

30. [26-1278A](#) An application to replat a 0.593-acre tract of land containing all of Lot 8A in City Block 18/964 to create one lot; to remove an existing 25-foot platted building line along Cole Avenue; and to remove an existing 10-foot platted building line along Sneed Street on property located on Cole Avenue at Sneed Street, northeast corner.
- Applicant/Owner: AM Cole, LP
Surveyor: Spiars Engineering, Inc
Application Filed: March 13, 2026.
Zoning: PD193 (O-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-26-000085

Attachments: [PLAT-26-000085 Case Report](#)
[PLAT-26-000085 Plat](#)

CERTIFICATE OF APPROPRIATENESS FOR SIGNS:

31. [26-1279A](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for a 65.5-square-foot back lit channel letters sign mounted on an aluminum tube frame on the Northern facing façade at 2323 Cedar Springs Rd, 100 (NORTH ELEVATION).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Josephine Gonzales of Pattison ID
Owner: 23 Springs, LP
Planner: Scott Roper
Council District: 14
SIGN-26-000327

Attachments: [SIGN-26-000327 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, April 7, 2026**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, April 7, 2026, at 9:00 a.m. at City Hall, in Room 6ES and by videoconference, to consider **(1) DCA 256-003(MW)** HB 2464 Alignment (Home Occupation), **(2) DCA 256-004(MW)** HB 24 Alignment (Notifications), and **(3) DCA 256-001(MW)** Amending Sections 51-4.208, 51-4.210, and 51A-4.210 of the Dallas City Code to remove “Commercial Wedding Chapel” and create a new “Reception Facility” land use. The public may attend the meeting via the video conference link: <https://bit.ly/Apr072026> .

Tuesday, April 14, 2026

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, April 14, 2026, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC041426>.

There will be no **ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING** Tuesday, April 14, 2026.

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]