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**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

*Public Notice*

260649

CITY SECRETARY  
**POSTED** DALLAS, TX



**City Plan Commission**

**Revised**

**July 23, 2026**

**Briefing - 10:30 AM**

**Public Hearing - 12:30 PM**



CITY OF DALLAS  
CITY PLAN COMMISSION MEETING  
THURSDAY, JULY 23, 2026  
AGENDA

**BRIEFINGS:**                                      **Videoconference/Council Chambers\***                                      **10:30 a.m.**

(The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.)

**PUBLIC HEARINGS:**                                      **Videoconference/Council Chambers\***                                      **12:30 p.m.**  
Public hearings will not be heard before 12:30 p.m.

**PURPOSE: To consider the attached agendas.**

**[New City Plan Commission webpage.](#)**

**\* All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: <https://bit.ly/CPC-072326> or by calling the following phone number: **Webinar number:** (Webinar 2493 061 6039) password: dallas (325527 from phones)) and by **phone:** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (Access code: 2493 061 6039 **Password (if required)** 325527).

Individuals and interested parties wishing to speak must register with the Planning and Development Department by registering online at <https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, July 22, 2026, twenty (20) hours prior to the meeting date and time.

Las personas y las partes interesadas que desean hablar deben registrarse con en el Departamento de Planificación y Desarrollo registrándose en línea en <https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles, 22 de julio de 2026, veinte (20) horas antes de la fecha y hora de la reunión.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Planning and Development Department by emailing [yolanda.hernandez@dallas.gov](mailto:yolanda.hernandez@dallas.gov), calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a [yolanda.hernandez@dallas.gov](mailto:yolanda.hernandez@dallas.gov), llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

## **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."*

**AGENDA  
CITY PLAN COMMISSION MEETING  
THURSDAY, JULY 23, 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](http://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m22e30ede59d4cf443903ef01b5bbb2be>

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

**BRIEFING ITEMS**

**APPROVAL OF MINUTES**

Approval of Minutes of the June 25, 2026 City Plan Commission Hearing.

**ACTION ITEMS:**

**ZONING DOCKET:**

|                                 |             |
|---------------------------------|-------------|
| ZONING CASES – CONSENT          | Items 1-8   |
| ZONING CASES – UNDER ADVISEMENT | Items 9-12  |
| ZONING CASES – INDIVIDUAL       | Items 13-16 |

**SUBDIVISION DOCKET:**

|                                                      |             |
|------------------------------------------------------|-------------|
| SUBDIVISION CASES – CONSENT                          | Items 17-27 |
| SUBDIVISION CASES – RESIDENTIAL REPLATS              | Items 28-32 |
| SUBDIVISION CASES – RESIDENTIAL REPLAT/BUILDING LINE | Item 33     |

|                                                          |             |
|----------------------------------------------------------|-------------|
| <b><u>CERTIFICATES OF APPROPRIATENESS FOR SIGNS:</u></b> | Items 34-35 |
|----------------------------------------------------------|-------------|

|                                             |             |
|---------------------------------------------|-------------|
| <b><u>THOROUGHFARE PLAN AMENDMENTS:</u></b> | Items 36-38 |
|---------------------------------------------|-------------|

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees

**ADJOURMENT**

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

Approval of Minutes of the June 25, 2026 City Plan Commission Hearing.

**ACTIONS ITEMS:****Zoning Docket:****Zoning Cases - Consent:**

1.     [26-2331A](#)     An application for Subarea 2 on property zoned Subarea 1 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District, on the south corner of Oak Lane and Meyers Street; and the west corner of Ash Lane and Meyers Street.  
          Staff Recommendation:     **Approval**, subject to revised Exhibits 363A and 363B.  
          Applicant: Jeffrey Newton  
          Planner: Hema Sharma  
          Council District: 7  
          **Z-26-000099**

**Attachments:**     [Z-26-000099 Case Report](#)

2.     [26-2332A](#)     An application for an amendment to Specific Use Permit No. 2531 for a commercial parking lot or garage use on property zoned Subdistrict I, Subarea B, within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the West corner of Martin Luther King Jr. Boulevard and S.M. Wright Parkway.  
          Staff Recommendation:     **Approval** for a five-year period, subject to conditions.  
          Applicant: Elizabeth Wattley  
          Representative: Rob Baldwin / Baldwin Associates  
          Planner: Hema Sharma  
          Council District: 7  
          **Z-26-000109**

**Attachments:**     [Z-26-000109 Case Report](#)

3. [26-2333A](#) An application for an amendment to Specific Use Permit No. 2576 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (inside) limited to a dance hall, on property zoned Planned Development District No. 619 with H/48 Harwood Historic District Overlay, on the southwest corner of N. Harwood Street and Pacific Avenue, AKA 1930 Pacific Avenue.

Staff Recommendation: **Approval** for a ten-year period, subject to amended conditions.

Representative: Deborah Kelley-Hill / Club Vivo

Planner: Liliana Garza

Council District: 14

**Z-26-000118**

**Attachments:** [Z-26-000118 Case Report](#)

4. [26-2334A](#) An application for 1) an amendment to Planned Development District No. 800 and for the creation and expansion of new subdistricts therein for specified non-residential uses and 2) a new Specific Use Permit for a pedestrian skybridge on property zoned Planned Development No. 800, on the southeast line of Cadiz Street, between Riverfront Boulevard and the Union Pacific RR and the north and south lines of Riverfront Boulevard, northwest of Corinth Street.

Staff Recommendation: **Approval** of 1) an amendment to PD 800, subject to a development plan, amended Exhibit 800A and 800B, and amended conditions and 2) a new Specific Use Permit for a pedestrian skybridge, subject to a site plan and conditions.

Applicant: Therme Dallas LLC

Representative: Victoria Morris / Suzan Kedron [Jackson Walker LLP]

Planner: Martin Bate

Council District: 2

**Z-25-000094**

**Attachments:** [Z-25-000094 Case Report](#)  
[Z-25-000094 Development Plan Exhibit 800B](#)  
[Z-25-000094 Site Plan](#)  
[Z-25-000094 Subdistrict Map Exhibit 800A](#)  
[Z-25-000094 Legals Exhibit 800C](#)

5. [26-2335A](#) An application for a new Specific Use Permit for a public school limited to an open-enrollment charter school on property zoned CR Community Retail District, on the south line of Lake June Road, east line of Barredo Street, west line of N. Masters Drive.  
Staff Recommendation: **Approval**, subject to a site plan, traffic management plan, and conditions.  
Applicant: Baldwin Associates / Robert Baldwin  
Planner: Justin Lee  
Council District: 5  
**Z-25-000112**

**Attachments:** [Z-25-000112 Case Report](#)  
[Z-25-000112 Site Plan](#)

6. [26-2336A](#) An application for a new Specific Use Permit for a private recreation center, club, or area on property zoned R-7.5(A) Single Family District, on the northwest line of E. Lake Highlands Drive, between Harter Road and Peavy Road.  
Staff Recommendation: **Approval** for a five-year period, with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: 75218 Property Company / Bobby DeVilbiss  
Representative: Baldwin Associates, LLC / Robert Baldwin  
Planner: Justin Lee  
Council District: 9  
**Z-25-000194**

**Attachments:** [Z-25-000194 Case Report](#)  
[Z-25-000194 Site Plan](#)

7. [26-2337A](#) An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay, between Samuell Boulevard and E I-30 Fwy, east of N. Jim Miller Road, AKA 6465 Samuell Boulevard.  
Staff Recommendation: **Approval**, subject to a site plan and conditions.  
Applicant: Cesar Villasenor / Trakas Sports Cantina LLC.  
Representative: Warren Cohen  
Planner: Oscar Aguilera  
Council District: 7  
**Z-26-000070**

**Attachments:** [Z-26-000070 Case Report](#)  
[Z-26-000070 Site Plan](#)

8. [26-2338A](#) An application for a new Specific Use Permit for commercial motor vehicle parking on property zoned LI, Light Industrial District, on the west line of Bonnie View Road, south of Telephone Road, AKA 9300 Bonnie View Road.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for an additional ten-year period, subject to a site plan and conditions.
- Applicant: Lets Build it LLC / Huma Al Baroodi
- Planner: Oscar Aguilera
- Council District: 8
- Z-26-000084**
- Attachments:** [Z-26-000084 Case Report](#)  
[Z-26-000084 Site Plan](#)

Zoning Cases - Under Advisement:

9. [26-2339A](#) An application for an amendment to Subdistrict 30 within Planned Development No. 193 Oak Lawn Special Purpose District, on the north corner of Reagan Street and Brown Street.
- Staff Recommendation: **Approval**, subject to a development plan and amended conditions.
- Applicant: Tyler Fan / Aventura Asset Management, LLC.
- Representative: Katherine Durham / Winstead, PC.
- U/A From: June 25, 2026.
- Planner: Lori Levy, AICP
- Council District: 14
- Z-26-000054**
- Attachments:** [Z-26-000054 Case Report](#)  
[Z-26-000054 Development Plan](#)
10. [26-2340A](#) An application for an amendment to Planned Development District No. 17, on the southeast corner of Alpha Road and Preston Road.
- Staff Recommendation: **Approval**, subject to an amended development plan and conditions.
- Applicant: John Falb / Gilliland Properties II, LLC
- Representative: Rob Baldwin / Baldwin Associates, LLC
- U/A From: June 11, 2026.
- Planner: Mona Hashemi
- Council District: 11
- Z-26-000079**
- Attachments:** [Z-26-000079 Case Report](#)  
[Z-26-000079 Development Plan](#)

11. [26-2341A](#) An application for 1) a new Subdistrict for LC Light Commercial uses and 2) a new Specific Use Permit for a mini-warehouse use on property zoned LC Light Commercial Subdistrict, Planned Development District No. 193, on the south corner of Lemmon Avenue and Hedgerow Drive.  
Staff Recommendation: **Approval** of 1) a new Subdistrict and 2) a new Specific Use Permit for a mini-warehouse, subject to a site plan, landscape plan, and conditions.  
Applicant: Extra Space Storage  
Representative: Kiesha Kay  
U/A From: June 11, 2026.  
Planner: Martin Bate  
Council District: 2  
**Z-25-000230**

**Attachments:** [Z-25-000230 Case Report](#)  
[Z-25-000230 Site Plan](#)  
[Z-25-000230 Landscape Plan](#)

12. [26-2342A](#) An application for a new planned development district for LI Light Industrial uses on property zoned A(A) Agricultural District, on the south line of Cleveland Road, west of Lancaster-Hutchins Road.  
Staff Recommendation: **Approval**, subject to conditions.  
Applicant: Jaime Senna  
Representative: Santos Martinez  
U/A From: May 7, 2026 and June 11, 2026.  
Planner: Martin Bate  
Council District: 8  
**Z-25-000229**

**Attachments:** [Z-25-000229 Case Report](#)

Zoning Cases - Individual:

13. [26-2343A](#) An application for an amendment to Specific Use Permit No. 2377 for commercial motor vehicle parking on property zoned IR Industrial Research District, on the southwest corner of Dairy Milk Lane and Zodiac Lane, AKA 2850 Dairy Milk Lane.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant: Kevin McCarthy, CKS Packaging Inc.  
Representative: Rob Baldwin / Baldwin Associates  
Planner: Liliana Garza  
Council District: 6  
**Z-26-000076**

**Attachments:** [Z-26-000076 Case Report](#)

14. [26-2344A](#) An application for (1) a new Planned Development District Subdistrict for GR General Retail Subdistrict uses on property zoned MF-2 Multiple Family, MF-3 Multiple Family, and GR Subdistricts within Planned Development District No.193, the Oak Lawn Special Purpose District; and (2) removal of a D Liquor Control Overlay on a portion, bounded by Maple Avenue, Shelby Avenue, Fairmount Street, and Reagan Street.  
Staff Recommendation: **Approval** of (1) a new Planned Development District Subdistrict subject to a development plan and staff's recommended conditions; and (2) removal of a D Liquor Control Overlay on a portion.  
Applicant: Cody Armbrister / Oasis Excursion LLC, Old Parkland East 2, L.P.  
Representative: Victoria Morris / Jackson Walker LLP  
Planner: Mona Hashemi  
Council District: 14  
**Z-26-000097**

**Attachments:** [Z-26-000097 Case Report](#)  
[Z-26-000097 Development Plan](#)

15. [26-2345A](#) An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 2, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the south line of Lake June Road, between Hillburn Drive and Rose Garden Avenue.  
Staff Recommendation: **Approval**, subject to site plan and staff's recommended conditions.  
Applicant: Justin Lee  
Representative: Roberto Nunez  
Planner: Justin Lee  
Council District: 5  
**Z-26-000093**

**Attachments:** [Z-26-000093 Case Report](#)  
[Z-26-000093 Site Plan](#)

16. [26-2346A](#) An application for a new Specific Use Permit for a bar, lounge, or tavern and inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District, on the northeast corner of Commerce Street and Malcolm X Boulevard, AKA 2901 Commerce Street.  
Staff Recommendation: **Approval**, subject to site plan and staff's recommended conditions.  
Representative: Audra Buckley / Permitted Development  
Planner: Oscar Aguilera  
Council District: 2  
**Z-26-000133**

**Attachments:** [Z-26-000133 Case Report](#)  
[Z-26-000133 Site Plan](#)

**SUBDIVISION DOCKET:**

Consent Items:

17. [26-2347A](#) An application to revise a previously approved preliminary plat S234-128 to create 13 residential lots ranging in size from 6,306 square feet to 11,353 square feet and to dedicate a right-of-way from a 4.618-acre tract of land on property located in the Dallas Extraterritorial Jurisdiction (ETJ) on Lake Ray Hubbard Drive.  
Applicant/Owner: MM TR South II, LLC  
Surveyor: Westwood  
Application Filed: June 29, 2026  
Zoning: N/A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: N/A  
**S234-128R**

**Attachments:** [S234-128R Case Report](#)  
[S234-128R Plat](#)

18. [26-2348A](#) An application to replat a 0.716-acre tract of land containing part of Lot 7 in City Block A/8014 to create one lot on property located on Illinois Avenue, east of Duncanville Road.  
Applicant/Owner: QSR 50, LLC  
Surveyor: Eagle Surveying, LLC  
Application Filed: June 29, 2026  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 1  
**PLAT-26-000153**

**Attachments:** [PLAT-26-000153 Case Report](#)  
[PLAT-26-000153 Plat](#)

19. [26-2349A](#) An application to replat a 4.475-acre tract of land containing part of City Block 6183 to create one 0.975-acre lot and one 3.50-acre lot on property located on Buckner Boulevard, north of Bruton Road.  
Applicant/Owner: Eastern Columbia Associates, LLC  
Surveyor: JM Civil Engineering  
Application Filed: June 24, 2026  
Zoning: PD 366 (Subarea 2, Tract 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 5  
**PLAT-26-000155**

**Attachments:** [PLAT-26-000155 Case Report](#)  
[PLAT-26-000155 Plat](#)

20. [26-2350A](#) An application to replat a 7.463-acre tract of land containing all of Lots 6, 7, 9 through 15 in City Block H/6044 to create one lot on property located on Red Bird Lane, west of Westmoreland Road.  
Applicant/Owner: Oncor Electric Delivery Company, LLC  
Surveyor: Dunaway  
Application Filed: June 24, 2026  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 3  
**PLAT-26-000160**

**Attachments:** [PLAT-26-000160 Case Report](#)  
[PLAT-26-000160 Plat](#)

21. [26-2351A](#) An application to replat a 16.786-acre tract of land containing all of Lots 7 through 12 in City Block 2/2451, all of Lots 1 through 18 in City Block 4723, all of Lot 12A in City Block 2/2451, a portion of City Blocks 5722 and 4723, and an abandoned portion of right-of-way to create one lot on property located between Maple Avenue and Denton Drive, north of Manor way.  
Applicant/Owner: Spectrum Properties Ltd  
Surveyor: Piburn and company, LLC  
Application Filed: June 26, 2026  
Zoning: PD 917  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 2  
**PLAT-26-000161**

**Attachments:** [PLAT-26-000161 Case Report](#)  
[PLAT-26-000161 Plat](#)

22. [26-2352A](#) An application to replat a 2.0-acre tract of land containing part of City Block 7862 to create one 0.310-acre lot and one 1.691-acre lot on property located on Dowdy Ferry Road at Fireside Drive, northeast corner.  
Applicant/Owner: Juan Carlos Zuniga  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: June 25, 2026  
Zoning: CH  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**PLAT-26-000162**

**Attachments:** [PLAT-26-000162 Case Report](#)  
[PLAT-26-000162 Plat](#)

23. [26-2353A](#) An application to replat a 0.4247-acre tract of land containing all of Lots 20 and 21 in City Block 24/1904 to create one lot on property located on Prospect Avenue, east of Greenville Avenue.  
Applicant/Owner: Madison Partners, LLC  
Surveyor: ARS Engineers, Inc.  
Application Filed: June 24, 2026  
Zoning: PD 167  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 14  
**PLAT-26-000164**

**Attachments:** [PLAT-26-000164 Case Report](#)  
[PLAT-26-000164 Plat](#)

24. [26-2354A](#) An application to replat a 1.0644-acre tract of land containing part of City Block 1095 to create one lot on property located on Buffalo Street, southwest of Cockrell Avenue.  
Applicant/Owners: 16000 Roe Holdings, LP  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: June 25, 2026  
Zoning: PD 317 (Subdistrict 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 2  
**PLAT-26-000168**

**Attachments:** [PLAT-26-000168 Case Report](#)  
[PLAT-26-000168 Plat](#)

25. [26-2355A](#) An application to replat a 12.0535-acre tract of land containing all of Lot 3D in City Block 11/827 and all of Lots 3F in City Block 14/827 to create one lot on property located on Washington Avenue, southeast of Worth Street.  
Applicant/Owner: Baylor health care system and Baylor University Medical Center  
Surveyor: Raymond L. Goodson Jr. Inc.  
Application Filed: June 26, 2026  
Zoning: PD 749 (Subdistrict A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 2  
**PLAT-26-000169**

**Attachments:** [PLAT-26-000169 Case Report](#)  
[PLAT-26-000169 Plat](#)

26. [26-2356A](#) An application to create 34 residential lots ranging in size from 7,500 square feet to 16,600 square feet and 3 common areas, and to dedicate a right-of-way from a 9.224-acre tract of land in City Block 7535 on property located between Bonnie View Road and Dalview Avenue, north of Arrow Road.
- Applicant/Owner: Southwest Region Conference Association of Seventh Day Adventists  
Surveyor: Strand  
Application Filed: June 25, 2026  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 4  
**PLAT-26-000170**

**Attachments:** [PLAT-26-000170 Case Report](#)  
[PLAT-26-000170 Plat](#)

27. [26-2357A](#) An application to replat a 0.665-acre tract of land containing all of Lots 11, 12, and 13A in City Block 31/3151 to create one lot on property located on Melba Street at Zang Boulevard, southwest corner.
- Applicant/Owner: Hartman Transactions, LLC  
Surveyor: Daniel Chase O'Neal  
Application Filed: June 26, 2026  
Zoning: PD 830 (Subdistrict 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 1  
**PLAT-26-000174**

**Attachments:** [PLAT-26-000174 Case Report](#)  
[PLAT-26-000174 Plat](#)

Residential Replats:

28. [26-2358A](#) An application to replat a 2.950-acre (128,522-square foot) tract of land containing part of Lot 7 and all of Lot 4 in City Block 3/7490 to create one lot on property located between Ricks Circle and Hillcrest Road, north of Northaven Road.  
Applicant/Owner: E Pierce Marshall, Jr. and Kristen E. Nevils-Marshall  
Surveyor: Strand  
Application Filed: June 24, 2026  
Zoning: R-1ac(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 11  
**PLAT-26-000124**

**Attachments:** [PLAT-26-000124 Case Report](#)  
[PLAT-26-000124 Plat](#)

29. [26-2359A](#) An application to replat a 7.043-acre (306,789-square foot) tract of land containing all of Lot 1 in City Block 1/7500 and part of City Block 7500 to create 31 lots ranging in size from 3,150 square feet to 6,002 square feet and 3 common areas on property located on Forest Lane and Stults Road, southwest corner.  
Applicant/Owner: County of Dallas  
Surveyor: Hanna Surveying and Engineering, LLC  
Application Filed: June 26, 2026  
Zoning: TH-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 10  
**PLAT-26-000156**

**Attachments:** [PLAT-26-000156 Case Report](#)  
[PLAT-26-000156 Plat](#)

30. [26-2360A](#) An application to replat a 2.142-acre (93,312-square foot) tract of land containing all of Lots 4 and 5 in City Block M/4892 to create one 35,731-square foot lot and one 57,581-square foot lot on property located on Canyon Drive at Watauga Road, southeast corner.  
Applicant/Owner: Nikhil Chaudhri and Niketa Patel  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: June 23, 2026  
Zoning: PD 455  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 13  
**PLAT-26-000163**

**Attachments:** [PLAT-26-000163 Case Report](#)  
[PLAT-26-000163 Plat](#)

31. [26-2361A](#) An application to replat a 5.851-acre (254,864-square foot) tract of land containing all of Lot 1 in City Block B/6773 and a tract of land in City Block 6773 to create one 43,560-acre lot, one 43,568-acre lot, and one 158,729-acre lot on property located on Bruton Road, east of Masters Drive.  
Applicant/Owner: Marco A. Rico and Sarita Rico  
Surveyor: ARA Surveying  
Application Filed: June 26, 2026  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 7  
**PLAT-26-000166**

**Attachments:** [PLAT-26-000166 Case Report](#)  
[PLAT-26-000166 Plat](#)

32. [26-2362A](#) An application to replat a 27.5-acre tract of land containing all of Lots 1 through 16 in City Block A/7538; all of Lots 1 through 15 in City Block B/7538; all of Lots 1 through 16 in City Block C/7538; all of Lots 1 through 14 in City Block D/7538; all of Lots 1 through 12 and 17 in City Block E/7538; all of Lots 1 through 6 in City Block F/7538; and an abandoned portion of rights-of-way to create 122 lots ranging in size from 4,000 square feet to 7,156 square feet, along with seven common areas, and to dedicate rights-of-way on property located on Bonnie View Road, south of Arrow Road.
- Applicant/Owner: City Temple Community Development Corporation, Inc., Southwest Region Conference Association of Seventh Day Adventists,  
Surveyor: Strand  
Application Filed: June 25, 2026  
Zoning: PD 1136  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 4  
**PLAT-26-000171**

**Attachments:** [PLAT-26-000171 Case Report](#)  
[PLAT-26-000171 Plat](#)

Residential Replat/Building Line:

33. [26-2363A](#) An application to replat a 0.245-acre tract of land containing all of Lot 15 in City Block 9/6176, to create one lot and reduce a portion of the 15-foot platted building line along the west line of Lakemont Drive, varying from 7.8 feet to 13.6 feet, on property located on Davilla Drive at Lakemont Drive, northwest corner.
- Applicant/Owner: James Poulin  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: June 24, 2026  
Zoning: R-10(A)  
Staff Recommendation on Building Line Reduction: **Approval**, subject to compliance with the conditions listed in the docket.  
Staff Recommendation on Replat: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 13  
**PLAT-26-000157**

**Attachments:** [PLAT-26-000157 Case Report](#)  
[PLAT-26-000157 Plat](#)

**Certificate of Appropriateness for Signs:****Consent Items:**

34. [26-2364A](#) An application for a Certificate of Appropriateness by Victoria Morris of Jackson Walker LLP, for a 292.8-square-foot back lit channel letter sign mounted on the Southwestern facing façade at 1919 WOODALL RODGERS FWY (SOUTHWEST ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Victoria Morris / Jackson Walker LLP

Owner: PE Parkside Tower, LLC

Planner: Scott Roper

Council District: 14

**SIGN-26-000889**

**Attachments:** [SIGN-26-000889 Case Report](#)

35. [26-2365A](#) An application for a Certificate of Appropriateness by Victoria Morris of Jackson Walker LLP, for a 383.3-square-foot back lit channel letter sign mounted on the Southwestern facing façade at 1919 WOODALL RODGERS FWY (SOUTHEAST ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Victoria Morris / Jackson Walker LLP

Owner: PE Parkside Tower, LLC

Planner: Scott Roper

Council District: 14

**SIGN-26-000890**

**Attachments:** [SIGN-26-000890 Case Report](#)

**Thoroughfare Plan Amendments:****Individual:**

36. [26-2366A](#) An amendment to the City of Dallas Thoroughfare Plan to change the designation of Grady Niblo Road between 3,650 feet east of Mountain Creek Parkway and Merrifield Road from a standard six-lane divided principal arterial roadway in 107 feet of right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80 feet of right-of-way (M-4-D(A)).

**Staff Recommendation:** **Approval** to amend the designation of Grady Niblo Road between 3,650 feet east of Mountain Creek Parkway and Merrifield Road from a standard six-lane divided principal arterial roadway in 107 feet of right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80 feet of right-of-way (M-4-D(A)).

**Applicant:** Potters House of Dallas, Inc.

**Representative:** Claudio Segovia, PE

**Planner:** Kierra Williams

**Council District:** 3

**Grady Niblo Road between 3,650 feet east of Mountain Creek Parkway and Merrifield Road**

**Attachments:** [Grady Niblo Road Case Report](#)

37. [26-2367A](#) An amendment to the City of Dallas Thoroughfare Plan to remove Colonial Avenue between Pennsylvania Avenue and Martin Luther King Jr. Boulevard.

**Staff Recommendation:** **Approval** to remove Colonial Avenue between Pennsylvania Avenue and Martin Luther King Jr. Boulevard. and Kirnwood Drive.

**Applicant:** City of Dallas Department of Transportation and Public Works

**Representative:** Kierra Williams

**Planner:** Kierra Williams

**Council District:** 7

**Colonial Avenue between Pennsylvania Avenue and Martin Luther King Jr. Boulevard.**

**Attachments:** [Colonial Avenue Case Report](#)

38. [26-2368A](#) An amendment to the City of Dallas Thoroughfare Plan to change the designation of Crouch Road between Patrol Way and Lancaster Road from a standard two-lane undivided roadway in 56 feet of right-of-way (S-2-U) to a minimum four-lane undivided roadway in 60 feet of right-of-way(M-4-U).  
Staff Recommendation: **Approval** to amend the designation of Crouch Road between Patrol Way and Lancaster Road from a standard two-lane undivided roadway in 56 feet of right-of-way (S-2-U) to a minimum four-lane undivided roadway in 60 feet of right-of-way(M-4-U).  
Applicant: City of Dallas Department of Transportation and Public Works  
Representative: Gbenro Oyekanmi, P.E  
Planner: Kierra Williams  
Council District: 8  
**Old Ox Road between Patrol Way and Lancaster Road**

**Attachments:** [Crouch Road Case Report](#)

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS****Thursday, July 23, 2026**

**SUBDIVISION REVIEW COMMITTEE (SRC) MEETING** Thursday, July 23, 2026, at 9:00 a.m., in Council Chambers, 6th Floor, at City Hall and by video conference, to consider **(1) STNAME-26-000006** An application to change N. Harwood Street between Woodall Rodgers Freeway and Harry Hines Boulevard to “Exchange Place.” The public may attend the meeting via videoconference link: <https://bit.ly/SRC072326> .

**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]