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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260727

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

August 20, 2026

Briefing - 10:30 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION MEETING
THURSDAY, AUGUST 20, 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-082026> or by calling the following phone number: **Webinar number:** (Webinar 2495 253 8052) 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: 2495 253 8052 **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, August 19, 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, 19 de agosto 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, 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, 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, AUGUST 20, 2026
ORDER OF BUSINESS**

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

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

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m020f3930bed15d7e3adf670391fb42e3>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

Approval of Minutes of the August 6, 2026 City Plan Commission Hearing.

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

Item 1

ZONING DOCKET:

ZONING CASES – CONSENT

Items 2-8

ZONING CASES – UNDER ADVISEMENT

Items 9-17

ZONING CASES – INDIVIDUAL

Items 18-19

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 20-21

OTHER MATTERS:

Consideration of Appointments to CPC Committees

ADJOURNMENT

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

Approval of Minutes of the August 6, 2026, City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Zoning Items:**

1. [26-2654A](#) An application for an amendment for Specific Use Permit No. 2602 for retirement housing on property zoned TH-2(A) Townhouse District 2, on the east line of S. Westmoreland Road, south of Watership Lane.

Staff Recommendation: **Approval.**

Applicant: Aron Eaquinto

Representative: Robert Baldwin

Planner: Hema Sharma

Council District: 3

MZ-26-000015

Attachments: [MZ-26-000015 Case Report](#)
[MZ-26-000015 Site Plan](#)

Zoning Docket:**Zoning Cases - Consent:**

2. [26-2655A](#) An application for an amendment to, and expansion of Specific Use Permit No. 2549 for a pedestrian skybridge, on property zoned Planned Development District No. 1112 and MU-3 Mixed Use District, on the right of way on Harry Hines Boulevard, between Plantation Road and Record Crossing Road, [AKA 6300 Harry Hines Boulevard].

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

Applicant: Katherine Durham / Winstead

Planner: Michael Pepe

Council District: 2

Z-26-000144

Attachments: [Z-26-000144 Case Report](#)
[Z-26-000144 Site Plan](#)

3. [26-2656A](#) An application for a new Specific Use Permit for a utility or government installation other than listed on property zoned A(A) Agricultural District, on the south and west lines of Blanco Drive, east of Bonnie View Road.
Staff Recommendation: **Approval**, subject to site plan and conditions.
Applicant: Baldwin Associates, LLC / Robert Baldwin
Planner: Justin Lee
Council District: 8
Z-26-000106

Attachments: [Z-26-000106 Case Report](#)
[Z-26-000106 Site Plan](#)

4. [26-2657A](#) An application for R-5(A) Single Family District on property zoned R-7.5(A) Single Family District, on the southeast corner of Elam Road at N. Masters Drive.
Staff Recommendation: **Approval**.
Applicant: Antonio Medinaveitia
Representative: Ricardo Caracena
Planner: Hema Sharma
Council District: 5
Z-26-000138

Attachments: [Z-26-000138 Case Report](#)

5. [26-2658A](#) An application for an amendment to Planned Development District No. 439, on the east line of S. Polk Street, between W. Brooklyn Avenue and W. Pembroke Avenue, [AKA 1002 W. Brooklyn Avenue].
Staff Recommendation: **Approval**, subject to amended conditions and an amended development plan.
Applicant: Tereso Ortiz / Casa Guanajuato
Representative: Adair Aranda
Planner: Oscar Aguilera
Council District: 1
Z-26-000123

Attachments: [Z-26-000123 Case Report](#)
[Z-26-000123 Development/Landscape Plan](#)

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6. [26-2659A](#) 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 a property zoned CR Commercial Retail District with a D-1 Liquor Control Overlay, on the north line of Bruton Road, west of Prairie Creek Road, [AKA 9009 Bruton Road].
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Ortega LMMM Interests Limited Partnership / Roade Properties, Ltd.
Representative: Jeniffer Hiromoto
Planner: Oscar Aguilera
Council District: 5
Z-26-000147
- Attachments:** [Z-26-000147 Case Report](#)
[Z-26-000147 Site Plan](#)
7. [26-2660A](#) 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 CR Commercial Retail District with a D-1 Liquor Control Overlay, on the southeast corner of Great Trinity Forest Way and Forsythe Drive, [AKA 7602 Great Trinity Forest Way].
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Prabin Shakya / S Great Trinity Forest Way LLC.
Representative: Baldwin Associates / Rob Baldwin
Planner: Oscar Aguilera
Council District: 8
Z-26-000148
- Attachments:** [Z-26-000148 Case Report](#)
[Z-26-000148 Site Plan](#)
8. [26-2661A](#) An application for D(A) Duplex District on property zoned R-10(A) Single Family District, on the southwest corner of Seaton Drive and Humphrey Drive.
Staff Recommendation: **Approval**.
Applicant: Juan Rankin [KJBJ Enterprises LLC], Antonio Everette {AE Equity Group LLC}
Representative: Matthew Meals [Verdunity]
Planner: Martin Bate
Council District: 4
Z-26-000146
- Attachments:** [Z-26-000146 Case Report](#)

Zoning Cases - Under Advisement:

9. [26-2662A](#) 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 C. F. Hawn Fwy. and S. Woody Road.

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

Applicant: 14020 CF Hawn FWY, LLC / Shzeb Daredia

U/A From: April 23, 2026.

Planner: Justin Lee

Council District: 8

Z-25-000228

Attachments: [Z-25-000228 Case Report](#)

[Z-25-000228 Site Plan](#)

10. [26-2663A](#) An application for a new Specific Use Permit for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, Deep Ellum/Near East Side District, on the south line of Elm Street, west of N. Crowdus Street, [AKA 2650 Elm Street].

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

Applicant: Sweet Bar Dallas / Marvin Regalado

U/A From: August 6, 2026.

Planner: Justin Lee

Council District: 2

Z-26-000135

Attachments: [Z-26-000135 Case Report](#)

[Z-26-000135 Site Plan](#)

11. [26-2664A](#) An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and an inside commercial amusement use limited to a dance hall, on property zoned Tract A within Planned Development No. 269, Deep Ellum/Near East Side District, on the south line of Elm Street, east of N. Good Latimer Expwy., west of N. Crowdus Street, [AKA 2638 Elm Street].

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

Applicant: Trakass Bar & Lounge, LLC / Tomas Alonzo

Representative: Audra Buckley

U/A From: August 6, 2026.

Planner: Justin Lee

Council District: 2

Z-26-000136

Attachments: [Z-26-000136 Case Report](#)

[Z-26-000136 Site Plan](#)

12. [26-2665A](#) 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 Villaseñor / Trakas Sports Cantina LLC.
Representative: Warren Cohen
U/A From: July 23, 2026.
Planner: Oscar Aguilera
Council District: 7
Z-26-000070
- Attachments:** [Z-26-000070 Case Report](#)
[Z-26-000070 Site Plan](#)
13. [26-2666A](#) An application for CR Community Retail District on property zoned R-7.5(A) Single Family District, on the southwest corner of Bonnie View Road and Highland Hills Drive.
Staff Recommendation: **Approval**.
Applicant: 5900 Bonnie View Rd LLC / Shazeb Daredia
Representative: S.I. Abed of DDC, Inc. / Shafiqul Abed
U/A From: May 21, 2026.
Planner: Oscar Aguilera
Council District: 8
Z-26-000071
- Attachments:** [Z-26-000071 Case Report](#)
14. [26-2667A](#) 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
U/A From: June 25, 2026.
Planner: Oscar Aguilera
Council District: 8
Z-26-000084
- Attachments:** [Z-26-000084 Case Report](#)
[Z-26-000084 Site Plan](#)

15. [26-2668A](#) 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 staff's recommended conditions.
Applicant: John Falb / Gilliland Properties II, LLC
Representative: Rob Baldwin / Baldwin Associates, LLC
U/A From: July 23, 2026.
Planner: Mona Hashemi
Council District: 11
Z-26-000079

Attachments: [Z-26-000079 Case Report](#)
[Z-26-000079 Development Plan](#)

16. [26-2669A](#) 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, Suzanne Keron [Jackson Walker LLP]
U/A From: July 23, 2026.
Planner: Martin Bate
Council District: 2
Z-25-000094

Attachments: [Z-26-000094 Case Report](#)
[Z-25-000094 Development Plan Exhibit 800A](#)
[Z-25-000094 Development Plan Exhibit 800B](#)
[Z-25-000094 Site Plan](#)

17. [26-2670A](#) 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
U/A From: July 23, 2026.
Planner: Liliana Garza
Council District: 14
Z-26-000118

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

Zoning Cases - Individual:

18. [26-2671A](#) An application for a new Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development No. 269 Tract A, the Deep Ellum/Near East Side District, on the northeast corner of Elm Street and N. Malcolm X Boulevard, [AKA 2901 Elm Street].
Staff Recommendation: **Approval**, subject to a site plan and staff's recommended conditions.
Applicant: Off the Cuff / Ross Hines
Representative: Audra Buckley / Permitted Development LLC
Planner: Oscar Aguilera
Council District: 2
Z-26-000152

Attachments: [Z-26-000152 Case Report](#)
[Z-26-000152 Site Plan](#)

19. [26-2672A](#) An application for a new subdistrict for O-2 Subdistrict uses, and standards on property zoned O-2 Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District, on the west corner of Carlisle Street and Bowen Street, [AKA 3109 Carlisle Street].
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Ken Reese / 3109 Carlisle LP
Representative: Suzan Kedron / Jackson Walker, LLP
Planner: Liliana Garza
Council District: 14
Z-26-000140

Attachments: [Z-26-000140 Case Report](#)
[Z-26-000140 Development Plan](#)

SUBDIVISION DOCKET:**Consent Items:**

20. [26-2673A](#) An application to replat 1.708-acre tract of land containing a portion of Lot 1 and all of lots 2 and 3 in City Block 1/8835 to create one 0.9842-acre lot and one 0.7962-acre lot on property located on Davis Street and Tatum Avenue on the northwest corner.
 Applicant/Owner: Brigido Rodriguez
 Surveyor: GeoNav, Inc
 Application Filed: July 27, 2026
 Zoning: PD 631 (Tract A1)
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: William Castillo
 Council District: 6
 PLAT-26-000194

Attachments: [PLAT-26-000194 Case Report](#)
 [PLAT-26-000194 Plat](#)

21. [26-2674A](#) An application to replat a 0.8641-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 13/7145 to create one 0.8641-acre lot on property located on Westmoreland Road and Morris Street on the northwest corner.
 Applicant/Owner: Dallas Independent School District
 Surveyor: Kimley Horn and Associates, Inc.
 Application Filed: July 27, 2026
 Zoning: CR
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: William Castillo
 Council District: 6
 PLAT-26-000195

Attachments: [PLAT-26-000195 Case Report](#)
 [PLAT-26-000195 Plat](#)

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]