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**CITY SECRETARY
DALLAS, TEXAS**

Public Notice

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CITY SECRETARY

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City of Dallas

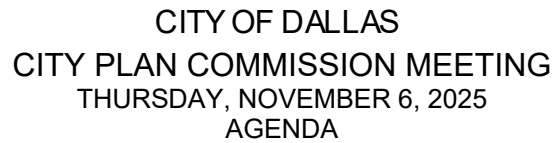
*1500 Marilla Street
6ES, 6th Floor
Dallas, Texas 75201*



November 6, 2025

Briefing - 10:00 AM

Public Hearing - 12:30 PM



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**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, NOVEMBER 6, 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/cityofdallasty:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=md0fa5fc30cc17d8edf8f183b29da46d9>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT Items 1-7

ZONING CASES – UNDER ADVISEMENT Items 8-9

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 10-18

SUBDIVISION CASES – RESIDENTIAL REPLATS Items 19-21

SUBDIVISION CASES – STREET NAME CHANGE Item 22

CERTIFICATES OF APPROPRIATENESS FOR SIGNS Item 23

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURMENT

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 23, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:

Zoning Docket:

Zoning Cases - Consent:

1. [25-3180A](#) An application for an amendment to Specific Use Permit 2261 for a metal salvage facility use on property zoned IM Industrial Manufacturing District, on the east line of Luna Road and on the north line of Ryan Road.

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

Applicant: West Shield Partners, LLC, Mike Uhrick

Representative: Baldwin Associates, Rob Baldwin

Planner: Liliana Garza

Council District: 6

Z-25-000089

Attachments: [Z-25-000089 Case Report](#)

2. [25-3181A](#) An application for an amendment to Specific Use Permit 2480 for the sale of alcoholic beverages, on property zoned CR Community Retail District with D-1 Liquor Control Overlay, on the northeast corner of Kleberg Rd. and Carleta St.

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

Applicant: SAI KBA LAXMI, Inc.

Representative: Elizabeth Alvarez Villaizan

Planner: Jordan Gregory

Council District: 8

Z234-183 / Z-25-000115

Attachments: [Z234-183 / Z-25-000115 Case Report](#)
[Z234-183 / Z-25-000115 Site Plan](#)

3. [25-3182A](#) An application for new Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District on property zoned R-5(A), MF-2(A) and NC Subdistricts, on the northwest line of Spring Avenue and southwest line of Sutton Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Kristian Teleki, Good Urban Development
Representative: Rob Baldwin, Baldwin Associates
Planner: Mona Hashemi
Council District: 7
Z-25-000102

Attachments: [Z-25-000102 Case Report](#)

4. [25-3183A](#) An application for the renewal of SUP 2387 for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center on property zoned Subdistrict 6C within Planned Development 830 E. Davis Street Special Purpose District, on the north line of W. Davis Street, east of N. Tyler Street.
Staff Recommendation: **Approval**, subject to a site plan and amended conditions.
Applicant: David Spence
Planner: Lori Levy, AICP
Council District: 1
Z-25-000131

Attachments: [Z-25-000131 Case Report](#)

5. [25-3184A](#) An application for the renewal of Specific Use Permit 1796 for an attached projecting non-premise district activity videoboard sign on property zoned Subdistrict A within Planned Development 619 with Specific Use Permit 2025 for a personal service use limited to a spa and Specific Use Permit 1796 for an attached projecting non-premise district activity videoboard sign, on the southeast line of Main Street, between S. Akard Street and S. Ervay Street.
Staff Recommendation: **Approval**, subject to a site plan and revised conditions.
Applicant: Erin Watkins - Big Outdoor Texas, LLC
Representative: Victoria Morris and Suzan Kedron - Jackson Walker, LLP
Planner: Lori Levy, AICP
Council District: 14
Z-25-000114

Attachments: [Z-25-000114 Case Report](#)
[Z-25-000114 Traffic Memorandum](#)

6. [25-3186A](#) An application for an amendment to Planned Development District 765 to create a new subdistrict B on property zoned Planned Development 765 with Specific Use Permit 2362, on the southeast corner of Mapleshade Lane. and Oxford Drive.
Staff Recommendation: **Approval**, subject to a development plan and amended conditions.
Applicant: Tony Pearson - Plano Independent School District
Representative: Karl Crawley, Laura Lee Gunn - Masterplan
Planner: Lori Levy, AICP
Council District: 12
Z-25-000140

Attachments: [Z-25-000140 Case Report](#)
[Z-25-000140 Development Plan Exhibit 765F](#)
[Z-25-000140 Sign Elevations Dimensioned Exhibit 765G](#)

7. [25-3187A](#) An application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District, on the west line of South Cockrell Hill Road, south of Barstow Boulevard.
Staff Recommendation: **Approval**.
Applicant: Michele Ann Turnquist Exempt Trust
Representative: Michael Coker
Planner: Martin Bate
Council District: 3
Z234-225 / Z-25-000147

Attachments: [Z234-225 / Z-25-000147 Case Report](#)

Zoning Cases - Under Advisement:

8. [25-3188A](#) An application for a new Specific Use Permit for a child or adult care facility, on property zoned R-5(A) Single Family District, on the north line of Mexicana Road, west of Pluto Street.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Melinda Garcia
U/A From: September 18, 2025.
Planner: Michael Pepe
Council District: 6
Z-25-000072

Attachments: [Z-25-000072 Case Report](#)
[Z-25-000072 Site Plan](#)

9. [25-3189A](#) 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 E 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
U/A From: October 23, 2025.
Planner: Teaseia Blue
Council District: 4
Z245-154 / Z-25-000003

Attachments: [Z245-154 / Z-25-000003 Case Report](#)
[Z245-154 / Z-25-000003 Site Plan](#)
[Z245-154 / Z-25-000003 Traffic Management Plan](#)

Subdivision Docket:

Consent Items:

10. [25-3190A](#) An application to create one 1.00-acre (43,561-square foot) lot from a tract of land in City Block 6909 on property located on Annarose Drive, west of Greenspan Avenue.
Applicant/Owner: Asuncion Lopez Zambrano
Surveyor: Rhodes Surveying
Application Filed: October 10, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-25-000088

Attachments: [PLAT-25-000088 Case Report](#)
[PLAT-25-000088 Plat](#)

11. [25-3191A](#) An application to create 5 lots ranging in size from 19.88 acres to 136.36 acres, one conservation area, and to dedicate a right-of-way from 429.377-acre tract of land in City Blocks 1379/6113 and 8717 on property located on Grady Niblo Road, west of State Highway Spur No. 408.
Applicant/Owner: Village West Dallas Development
Surveyor: KFM Engineering and Design, LLC
Application Filed: October 9, 2025
Zoning: PD 521 (Subdistricts A,C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-25-000111

Attachments: [PLAT-25-000111 Case Report](#)
[PLAT-25-000111 Plat](#)

12. [25-3192A](#) An application to replat a 0.358-acre tract of land containing all of lots 7 and 8 in City Block 1/4993 to create one lot on property located on Lovers Lane, east of Bristol Avenue.
Applicant/Owner: 4512 W Lovers, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 9, 2025
Zoning: PD 326 (Subarea C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-25-000112

Attachments: [PLAT-25-000112 Case Report](#)
[PLAT-25-000112 Plat](#)

13. [25-3193A](#) An application to create one 0.628-acre lot from a tract of land in City Block 8645 on property located on Lantern Lane, north of Ranchero Lane.
Applicant/Owner: Jose S. Alvarez, Antonnette Rose Sharp Alvarez
Surveyor: Keeton Surveying Company
Application Filed: October 9, 2025
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-25-000115

Attachments: [PLAT-25-000115 Case Report](#)
[PLAT-25-000115 Plat](#)

14. [25-3194A](#) An application to create one 9.119-acre lot from a tract of land in City Block 7569 on property bounded by Indian Ridge Trail, Kirnwood Drive, Forest Meadow Trail, and Goldwood Drive.
Applicant/Owner: Dallas Independent School District
Surveyor: Stantec Consulting Services, Inc
Application Filed: October 10, 2025
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-25-000117

Attachments: [PLAT-25-000117 Case Report](#)
[PLAT-25-000117 Plat](#)

15. [25-3195A](#) An application to replat a 0.1435-acre tract of land containing part of Lots 4 and 5 in City Block 1/1117 to create one lot on property located on Cleveland Street, northwest of Park Row Avenue.
Applicant/Owners: Cornerstone Community Development Corporation, Inc.
Surveyor: Urban Strategy
Application Filed: October 10, 2025
Zoning: PD 595 (FMWU-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
PLAT-25-000118

Attachments: [PLAT-25-000118 Case Report](#)
[PLAT-25-000118 Plat](#)

16. [25-3196A](#) An application to replat a 2.256-acre tract of land containing all of Lot 1A in City Block 1/949 and a tract of land in City Block 949 to create one lot on property located on Fairmont Street at McKinney Avenue, southwest corner.
Applicant/Owner: Murphy Plaza, LLC
Surveyor: Westwood Professional Services, Inc.
Application Filed: October 9, 2025
Zoning: PD 193 (Subdistrict 160)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-25-000119

Attachments: [PLAT-25-000119 Case Report](#)
[PLAT-25-000119 Plat](#)

17. [25-3197A](#) An application to create one 0.3457-acre (15,058-square foot) lot and one 0.6544-acre (28,506-square foot) lot from a 1.0001-acre tract of land in City Block 8788 on property located on Foothill Road, southeast of Jordan Valley Road.
Applicant/Owner: KTI 1 LLC
Surveyor: Seth Ephraim Osabutey
Application Filed: October 10, 2025
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-25-000120

Attachments: [PLAT-25-000120 Case Report](#)
[PLAT-25-000120 Plat](#)

18. [25-3198A](#) An application to replat a 9.9242-acre tract of land containing all of Lot 1A in City Block A/390, part of Lot 1A and all of Lot 1B in City Block D/386, all of Lots 1 through 7 in City Block C/388, all of lots 8 through 14 in City Block D/386, all of lot 1 in City Block F/389, all of lots 12 through 16 in City Block G/385, and a portion of lots 2 through 5 in City Block F/389, all of lots 9 through 11 in City Block G/385, and portion of abandoned rights-of-way and alley to create one 1.6682-acre lot and one 8.2560-acre lot on property located between Houston Street and Woodall Rodgers Freeway/ State Highway Spur No. 366, south of Field Street.
Applicant/Owner: Skyhouse Dallas LLC, Perot Museum of Nature and Science
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: October 10, 2025
Zoning: PD 193 (CA-2, PDS 87), PD 582 (South Subdistrict)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-25-000123

Attachments: [PLAT-25-000123 Case Report](#)
[PLAT-25-000123 Plat](#)

Residential Replats:

19. [25-3200A](#) An application to replat a 15.613-acre tract of land containing all of Lots 1 through 15 in City Block 1/6664, all of Lots 2 through 10 in City Block 2/6664, abandoned portion of Angelus Road and Ladonia Drive, to create one lot on property located on Lake June Road, west of St. Augustine Road.
Applicant/Owner: SACP-RC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 8, 2025
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-25-000105

Attachments: [PLAT-25-000105 Case Report](#)
[PLAT-25-000105 Plat](#)

20. [25-3201A](#) An application to replat a 7.9937-acre tract of land containing all of Lot 1 in City Block C/6127 to create one 2.6825-acre lot and one 5.3112-acre lot on property located on Samuel Boulevard at St. Francis Avenue, southwest corner.
Applicant/Owner: Christian Stronghold Baptist Church
Surveyor: Kimley-Horn and Associates Inc.
Application Filed: October 10, 2025
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-25-000106

Attachments: [PLAT-25-000106 Case Report](#)
[PLAT-25-000106 Plat](#)

21. [25-3202A](#) An application to replat a 2.061-acre tract of land containing all of Lot 2A in City Block E/7396 to create one 1.025-acre (44,641-square foot) lot and one 1.036-acre (45,118-square foot) lot on property located between Pasteur Avenue and Buckner Boulevard, northwest of Ferguson Road.
Applicant/Owner: New Covenant Presbyterian Church
Surveyor: ARA Surveying
Application Filed: October 10, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
PLAT-25-000121

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

Street Name Change:

22. [25-3204A](#) An application to change Oak Street between Gaston Avenue and Live Oak Street to "Peter M. Miller Street".
Applicant/Owner: City of Dallas
Application Filed: July 30, 2025
Notices Sent: October 3, 2025
Newspaper notice: October 4, 2025
Notification Signs: August 15, 2025
Staff Recommendation: **Approval** provided that the required waivers are granted by the City Council.
SRC Recommendation: **Denial**.
Planner: Sharmila Shrestha
Council District: 14
STNAME-25-000003

Attachments: [STNAME-25-000003 Case Report](#)

Certificate of Appropriateness for Signs:

23. [25-3205A](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for a 223.3-square-foot LED illuminated channel letter sign at 2626 HOWELL ST, STE 840 (SOUTH ELEVATION).
 Staff Recommendation: **Approval**.
 SSDAC Recommendation: **Approval**.
 Applicant: Josephine Gonzales of Pattison ID
 Owner: Merit Advisors LLC
 Planner: Scott Roper
 Council District: 14
 SIGN-25-001389

Attachments: [SIGN-25-001389 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 18, 2025

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, November 18, 2025, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC111825>.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING - No ADSAC for the month of November

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]