

RECEIVED

2025 NOV 26 PM 3:01

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

251066

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

December 4, 2025

Briefing - 10:00 AM

Public Hearing - 12:30 PM

CITY OF DALLAS
CITY PLAN COMMISSION MEETING
THURSDAY, DECEMBER 4, 2025
AGENDA

BRIEFINGS: **Videoconference/Council Chambers*** **10:00 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-120425> or by calling the following phone number: **Webinar number:** (Webinar 2494 972 3540) 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: 2494 972 3540 **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, December 3, 2025, nineteen (19) 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, 3 de diciembre de 2025, diecinueve (19) 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>.

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, DECEMBER 4, 2025
ORDER OF BUSINESS**

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

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

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m3f9bac7e2b71e414e867528777b3e6c7>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

Item 1

ZONING DOCKET:

ZONING CASES – CONSENT

Items 2-8

ZONING CASES – UNDER ADVISEMENT

Items 9-12

ZONING CASES – INDIVIDUAL

Item 13

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 14-22

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 23-24

OTHER MATTERS:

OTHER MATTERS – UNDER ADVISEMENT:

Item 25

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

CALL TO ORDER

BRIEFINGS:

PUBLIC TESTIMONY:

APPROVAL OF MINUTES:

Approval of Minutes of the November 20, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:

Miscellaneous Zoning Items:

1. [25-3477A](#) An application for a waiver of the two-year waiting period to submit a zoning application on property zoned A(A) Agricultural District on the west of Cedar Ridge Drive, north of west Red Bird Lane.
 Staff Recommendation: **Approval.**
 Applicant: Dixie Sedgwick
 Planner: Teaseia Blue, MBA
 Council District: 3
 CPR-25-001516

Attachments: [CPR-25-001516 Case Report](#)

Zoning Docket:

Zoning Cases - Consent:

2. [25-3478A](#) An application for an amendment to Specific Use Permit 1262 for a private school on property zoned Planned Development District 803, on the northwest corner of Rosa Road and Midway Road.
 Staff Recommendation: **Approval,** subject to a traffic management plan and conditions.
 Applicant: Robert Baldwin, Julie O'Connell
 Planner: Justin Lee
 Council District: 13
 Z-25-000091

Attachments: [Z-25-000091 Case Report](#)

3. [25-3479A](#) An application for a new Specific Use Permit for a public school other than an open enrollment charter school on property zoned MF-2(A) Multifamily Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District, in an area bounded by Malcolm X Blvd., Park Row Ave., Jeffries St., and Al Lipscomb Way.
Staff Recommendation: **Approval**, subject to a site plan, traffic management plan, and conditions
Applicant: Katy Lenihan (Dallas ISD)
Planner: Justin Lee
Council District: 7

Z-25-000168

Attachments: [Z-25-000168 Case Report](#)
[Z-25-000168 Site Plan](#)
[Z-25-000168 Traffic Management Plan](#)

4. [25-3480A](#) An application for a new Specific Use Permit for Commercial Motor Vehicle Parking on property zoned CS Commercial Service District with SUP 890 for a radio, television, or microwave tower, on the southwest line of S. Central Expy., between Youngblood Road and Lyndon B. Johnson Fwy.
Staff Recommendation: **Approval** a 10-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Masterplan - Andrew Ruegg
Planner: Oscar Aguilera
Council District: 8

Z-25-000152

Attachments: [Z-25-000152 Case Report](#)
[Z-25-000152 Site Plan](#)

5. [25-3481A](#) An application for a new Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned RR Regional Retail District on the south line of E. Clarendon Dr., east of S. Beckley Ave.
Staff Recommendation: **Approval** of a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Matt Kline [Hemphill, LLC]
Representative: Ralph Wyngarden, Faulk & Foster
Planner: Martin Bate
Council District: 4

Z-25-000113

Attachments: [Z-25-000113 Case Report](#)
[Z-25-000113 Site Plan](#)

6. [25-3488A](#) 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, on the south line of Arapaho Road and the north line of La Cosa Drive.
Staff Recommendation: **Approval**, subject to a site plan, traffic management plan, and conditions.
Applicant: Le Estes, Richardson ISD
Representative: Karl Crawley, Masterplan Consultants
Planner: Mona Hashemi
Council District: 11

Z-25-000103

Attachments: [Z-25-000103 Case Report](#)
[Z-25-000103 Site Plan](#)
[Z-25-000103 Traffic Management Plan](#)

7. [25-3482A](#) An application to amend the site plan for Specific Use Permit 40 for Commercial-1 Uses on property zoned R-7.5(A) Single Family District on the southeast line of Cayuga Dr., northeast of Peavy Rd.
Staff Recommendation: **Approval**, subject to amended site plan.
Representative: Jon Nylund and Will Hillesheim, JCN Holdings LLC
Planner: Mona Hashemi
Council District: 2

Z-25-000110

Attachments: [Z-25-000110 Case Report](#)
[Z-25-000110 Site Plan](#)

8. [25-3483A](#) An application for 1) a new planned development district for MF-2(A) Multifamily District and commercial parking lot or garage uses and 2) a new specific use permit for commercial parking lot or garage uses on property zoned MF-2(A) Multifamily District, on the southeast line of Virginia Avenue and the southwest line of N. Fitzhugh Avenue.
Staff Recommendation: **Approval** of 1) a new planned development district and 2) a new specific use permit for commercial parking lot or garage uses.
Applicant: 1410 NFITZ LLC
Representative: Audra Buckley, Permitted Development
Planner: Michael Pepe
Council District: 2

Z245-215 / Z-25-000039

Attachments: [Z245-215 / Z-25-000039 Case Report](#)
[Z245-215 / Z-25-000039 Site Plan](#)

Zoning Cases - Under Advisement:

9. [25-3484A](#) 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 Road and Carleta Street.

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

Applicant: SAI KBA LAXMI, Inc.

Representative: Elizabeth Alvarez Villaizan

U/A From: November 6, 2025.

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](#)

10. [25-3485A](#) 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

U/A From: November 6, 2025.

Planner: Martin Bate

Council District: 3

Z234-225 / Z-25-000147

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

11. [25-3489A](#) An application for an amendment to add the sale of alcoholic beverages to Specific Use Permit 2441 for a restaurant without drive-in or drive-through service on property zoned NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive.

Staff Recommendation: **Approval**, subject to amended conditions.

Applicant: Rosalba Betancourt Garcia & Noe Moises Santoyo [Sole Owners]

U/A From: November 20, 2025.

Planner: Martin Bate

Council District: 5

Z-25-000119

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

12. [25-3501A](#) An application for 1) Medium Commercial / Office Subdistrict and 2) a new Specific Use Permit for a car wash on property zoned Light Commercial/Office Area 1 Subdistrict within Planned Development District 631, the West Davis Special Purpose District, on the northwest corner of Tatum Avenue and W. Davis Street.
Staff Recommendation: **Denial** of 1) Medium Commercial / Office Subdistrict and **denial** of 2) a new Specific Use Permit for a car wash on property zoned Light Commercial/Office Area 1 Subdistrict.
Applicant: Sameer Mohammed, Nanu Construction Inc
U/A From: November 20, 2025.
Planner: Michael V. Pepe
Council District: 6
Z-25-000134

Attachments: [Z-25-000134 Case Report](#)
[Z-25-000134 Site Plan](#)

Zoning Cases - Individual:

13. [25-3486A](#) An application for an amendment to Specific Use Permit 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District 842, on the west line of Greenville Avenue, south of Sears Street.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Sammy Mandell, Greenville Avenue Pizza Co
Planner: Michael Pepe
Council District: 14
Z-25-000180
- Attachments:** [Z-25-000180 Case Report](#)

SUBDIVISION DOCKET:

Consent Items:

14. [25-3487A](#) An application to revise a previously approved preliminary plat (S212-057) to create an 180-lot Community Unit Development ranging in size from 5,265 square feet to 16,793 square feet, 5 common areas and to dedicate public rights of way from 53.771-acre tract of land in City Block 6218 on property located on Delafield Lane, north of Military Parkway.
Applicant/Owner: Millrose Properties Texas, LLC
Surveyor: Landpoint, LLC
Application Filed: November 6, 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
S212-057R

Attachments: [S212-057R Case Report](#)
[S212-057R Plat](#)

15. [25-3490A](#) An application to create one 1.00-acre lot from a tract of land in City Block 8557 on property located on Bicentennial Lane, southwest of Middlefield Road.
Applicant/Owner: J Ines Garcia Gallegos, Maria Del Carmen Leija
Surveyor: ARA Surveying
Application Filed: November 5, 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-25-000127

Attachments: [PLAT-25-000127 Case Report](#)
[PLAT-25-000127 Plat](#)

16. [25-3491A](#) An application to create one 12.360-acre lot from a tract of land in City Block 7780 on property between Haymarket Road and Edgeworth Drive, north of Turnbow Drive.
Applicant/Owner: Dallas Independent School District
Surveyor: Halff Associates
Application Filed: November 6, 2025
Zoning: PD 744
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
PLAT-25-000134

Attachments: [PLAT-25-000134 Case Report](#)
[PLAT-25-000134 Plat](#)

17. [25-3492A](#) An application to replat a 0.0564-acre tract of land containing all of Lots 9 through 18 in City Block 8823 to create one lot on property located on Lawson Road at Fish Road, northeast corner.
Applicant/Owner: Ranger-Realty-Lawson, LLC
Surveyor: A.N.A. Consultants, LLC
Application Filed: November 7, 2025
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-25-000136

Attachments: [PLAT-25-000136 Case Report](#)
[PLAT-25-000136 Plat](#)

18. [25-3493A](#) An application to create one 3.785-acre lot from a tract of land in City Block 8795 on property located on U.S. Highway 175, east of Kleberg Road.
Applicant/Owner: 24K Holdings, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: November 7, 2025
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-25-000138

Attachments: [PLAT-25-000138 Case Report](#)
[PLAT-25-000138 Plat](#)

19. [25-3494A](#) An application to create 3 lots ranging in size from 3.305 acre to 11.23 acre from a 21.365-acre tract of land in City Block 6866 on property located on Simpson Stuart Road, east of Highland Hills Road.
Applicant/Owners: Paul Quinn College
Surveyor: Urban Strategy
Application Filed: November 6, 2025
Zoning: PD 975 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-25-000139

Attachments: [PLAT-25-000139 Case Report](#)
[PLAT-25-000139 Plat](#)

20. [25-3495A](#) An application to create 6 lots ranging in size from 7,500 square feet to 12,902 square feet, one common area, and to dedicate a right-of-way from a 1.799-acre tract of land in City Block 7968 on property located on Riverwood Road, northeast of Deepwood Street.
Applicant/Owner: Isidra Flores Don Juan
Surveyor: ARA Surveying
Application Filed: November 7, 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-25-000140

Attachments: [PLAT-25-000140 Case Report](#)
[PLAT-25-000140 Plat](#)

21. [25-3496A](#) An application to create one 0.173-acre lot from a tract of land in City Block 3426 on property located on Rockwood Street, north of Pembroke Avenue.
Applicant/Owner: Land of America, Inc.
Surveyor: ARA Surveying
Application Filed: November 7, 2025
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-25-000141

Attachments: [PLAT-25-000141 Case Report](#)
[PLAT-25-000141 Plat](#)

22. [25-3497A](#) An application to replat a 3.5568-acre tract of land containing part of Lots 3 and 6 in City Block 239, all of Lots 2 and 7 in City Block 240, portion of an abandoned Patterson Avenue and San Jacinto Street, to create one lot on property bounded by San Jacinto Street, St. Paul Street, Federal Street, and Ervay Street.
Applicant/Owner: First Baptist Church
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: November 7, 2025
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-25-000143

Attachments: [PLAT-25-000143 Case Report](#)
[PLAT-25-000143 Plat](#)

Residential Replats:

23. [25-3498A](#) An application to replat a 4.85-acre (211,334-square foot) tract of land containing part of Lot 1 in City Block 8262 to create 15 lots ranging in size from 5,003 square feet to 5,952 square feet, 3 common areas and to dedicate a right-of-way and alley on property located on Memory Lane Boulevard at Bonnie View Road, north corner.
Applicant/Owner: Soul for Christ Ministry, Inc.
Surveyor: CBG Surveying Texas, LLC
Application Filed: November 6, 2025
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-25-000101

Attachments: [PLAT-25-000101 Case Report](#)
[PLAT-25-000101 Plat](#)

24. [25-3499A](#) An application to replat a 4.5236-acre tract of land containing all of Lot 21 in City Block D/7399 and tract of land in City Block 7399 to create one lot on property located on Oates Drive, east of Vinewood Drive.
Applicant/Owner: White Rock Montessori Elementary School of the God Samaritan, Inc.
Surveyor: A &W Surveyors, Inc.
Application Filed: November 7, 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-25-000145

Attachments: [PLAT-25-000145 Case Report](#)
[PLAT-25-000145 Plat](#)

OTHER MATTERS:

OTHER MATTERS - Under Advisement:

25. [25-3500A](#) FY2024-25 City Plan Commission Annual Report

Attachments: [FY2024-25 CPC Annual Report DRAFT](#)
[FY2425 Annual Report Presentation](#)

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, December 9, 2025

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, December 9, 2025, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC120925>.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING Tuesday, December 9, 2025, - NO MEETING.

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]