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**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

**Public Notice**

260118

CITY SECRETARY

**POSTED DALLAS, TX**



**City Plan Commission**

**Revised**

**February 5, 2026**

**Briefing - 9:00 AM**

**Public Hearing - 12:30 PM**



CITY OF DALLAS  
CITY PLAN COMMISSION MEETING  
THURSDAY, FEBRUARY 5, 2026  
AGENDA

**BRIEFINGS:** **Videoconference/Council Chambers\*** **9:00 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-020526> or by calling the following phone number: **Webinar number:** (Webinar 2495 764 8544) 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 764 8544 **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, February 4, 2026, eighteen (18) 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, 4 de febrero de 2026, dieciocho (18) 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>.

**AGENDA**  
**CITY PLAN COMMISSION MEETING**  
**THURSDAY, FEBRUARY 5, 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://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mc5067a09b9c7791b541d3dece022267a>

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 2-25

ZONING CASES – UNDER ADVISEMENT Items 26-29

ZONING CASES – INDIVIDUAL Items 30-31

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT Items 32-43

SUBDIVISION CASES – RESIDENTIAL REPLATS Item 44

SUBDIVISION CASES – RESIDENTIAL REPLAT/BUILDING LINE REMOVAL Item 45

**CERTIFICATES OF APPROPRIATENESS FOR SIGNS:** Items 46-49

**CERTIFICATES OF APPROPRIATENESS FOR SIGNS – UNDER ADVISEMENT:** Items 50-53

**OTHER MATTERS:**

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

**ADJOURNMENT**

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## **Handgun Prohibition Notice for Meetings of Governmental Entities**

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

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

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

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

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

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

**CALL TO ORDER****BRIEFINGS:****DART Briefing on City of Dallas Transit Orientation Development (TOD)***Randall Park**Patrick Kennedy**Caitlan Holland***PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the January 15, 2026 City Plan Commission Hearing.

**ACTIONS ITEMS:****Miscellaneous Zoning Items:**

1. [26-444A](#) An application requesting relief from the street frontage requirements along Corinth Street per the site plan on property zoned Subdistrict 2 within Planned Development District 317, the Cedars Area Special Purpose District, on the northwest corner of Park Avenue and Corinth Street.

Staff Recommendation: [Approval](#), subject to the site plan.

Applicant: Daniel Can - Keystone Contracting

Representative:

Planner: Teaseia Blue

Council District: 2

**MZ-25-000001**

**Attachments:** [MZ-26-000001 Case Report](#)

[MZ-26-000001 Site Plan](#)

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

2. [26-445A](#) 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 within a D-1 Liquor Control Overlay on a property zoned CR Community Retail District, on the north corner of Lovett Avenue and Military Pkwy.

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

Applicant: Lovett Military Plaza, LLC - Amin Lalani

Representative: Robert Nunez - Alchemi Development Partners

Planner: Jordan Gregory

Council District: 5

**Z-25-000123 / Z234-164**

**Attachments:** [Z-25-000123 / Z234-164 Case Report](#)  
[Z-25-000123 / Z234-164 Site Plan](#)

3. [26-446A](#) An application for a new Planned Development Subdistrict on property zoned HC Heavy Commercial Subdistrict within Planned Development District 193, the Oak Lawn Special Purpose District, on the east corner of Maple Avenue and Mahon Street.

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

Representative: Robert Baldwin - Baldwin Associates

Planner: Mona Hashemi

Council District: 14

**Z-25-000136**

**Attachments:** [Z-25-000136 Case Report](#)  
[Z-25-000136 Conceptual Plan](#)

4. [26-447A](#) An application for CR Community Retail District on property zoned NS(A) Neighborhood Service District with existing deed restrictions Z101-138, on the south line of E. Illinois Avenue, the west line of Mayforge Drive.

Staff Recommendation: **Approval**.

Applicant: Jared Westmoreland, DFW Land Holdings

Representative: Nikki Moore, Land Development Consultant

Planner: Mona Hashemi

Council District: 4

**Z-25-000191**

**Attachments:** [Z-25-000191 Case Report](#)

5. [26-448A](#) An application for an amendment to Planned Development District 963 on property zoned Planned Development District 963, on the west line of Durham Avenue, between Northwest Hwy. and Wentwood Drive.

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

Representative: Jacob Donnell - Highland Park ISD

Planner: Mona Hashemi

Council District: 13

**Z-25-000199**

**Attachments:** [Z-25-000199 Case Report](#)

6. [26-449A](#) An application for a new planned development district for GO(A) General Office District uses on property zoned R-7.5(A) Single Family District, on the southwest corner of Samuell Boulevard and St. Francis Avenue.

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

Applicant: Rob Baldwin - Baldwin Associates

Planner: Lori Levy, AICP

Council District: 7

**Z-25-000107**

**Attachments:** [Z-25-000107 Case Report](#)

[Z-25-000107 Development Plan](#)

7. [26-450A](#) An application for a new Specific Use Permit for the sale of alcoholic beverages on property zoned LC Light Commercial Subdistrict with a D-1 Liquor Control Overlay on a portion and deed restrictions Z978-258, within Planned Development District 193, the Oak Lawn Special Purpose District, on the southwest line of Lemmon Avenue, between McKinney Avenue and Noble Avenue.

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

Applicant: Walgreens Co - Brian Brown

Representative: Marcus Schwartz

Planner: Justin Lee

Council District: 14

**Z-25-000066**

**Attachments:** [Z-25-000066 Case Report](#)

[Z-25-000066 Site Plan](#)

8. [26-451A](#) An application for MU-2 Mixed Use District on property zoned MF-1(A) Multifamily District, on the north line of Wynnewood Drive between S. Zang Boulevard and S. Llewellyn Avenue.

Staff Recommendation: **Approval.**

Representative: Robert Baldwin

Planner: Justin Lee

Council District: 4

**Z-25-000170**

**Attachments:** [Z-25-000170 Case Report](#)

9. [26-452A](#) An application for MU-1 Mixed Use District on property zoned MF-2(A) Multifamily District, on the east line of S. Polk Street at the terminus of Nokomis Avenue.

Staff Recommendation: **Approval.**

Applicant: Blas Garza

Planner: Justin Lee

Council District: 4

**Z-25-000177**

**Attachments:** [Z-25-000177 Case Report](#)

10. [26-453A](#) An application for a new Specific Use Permit for vehicle display, sales, and service on property zoned CA-1(A) Central Area District, on the northeast line of North Pearl Street, southwest line of Crockett Street, and Southeast line of San Jacinto Street.

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

Applicant: Karsten Jaensch

Planner: Justin Lee

Council District: 14

**Z-25-000178**

**Attachments:** [Z-25-000178 Case Report](#)

[Z-25-000178 Site Plan](#)

11. [26-454A](#) An application for the termination of Deed Restriction Z778-181 on property zoned Subdistrict 6 Davis Corridor within Planned Development District 830, Davis Street Special Purpose District, on the south line of Fouraker Street, between N. Vernon Avenue and N. Van Buren Avenue.

Staff Recommendation: **Approval.**

Applicant: Baldwin Associates, LLC - Robert Baldwin

Planner: Justin Lee

Council District: 1

**Z-25-000202**

**Attachments:** [Z-25-000202 Case Report](#)

12. [26-455A](#) An application for NO(A) Neighborhood Office District on property zoned R-10(A) Single Family District, on the northwest corner of Nutwood Circle and Davenport Road.

Staff Recommendation: **Approval.**

Applicant: ERPO Custom Holdings, LLC - Eric Rodriguez

Planner: Justin Lee

Council District: 12

**Z-25-000206**

**Attachments:** [Z-25-000206 Case Report](#)

13. [26-456A](#) An application for D(A) Duplex District on property zoned NS(A) Neighborhood Service District with deed restrictions Z212-169, on the south line of Elam Road, west of Buttercup Lane.

Staff Recommendation: **Approval.**

Applicant: Mark Tolocko

Planner: Justin Lee

Council District: 5

**Z-25-000211**

**Attachments:** [Z-25-000211 Case Reports](#)

14. [26-457A](#) An application to amend Specific Use Permit 129 for electrical substation uses on property zoned R-7.5(A) Single Family District, on the west line of Calumet Avenue, between Meredith Avenue and Garfield Avenue.

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

Applicant: Rob Myers - Kimley-Horn

Planner: Oscar Aguilera

Council District: 1

**Z-25-000142**

**Attachments:** [Z-25-000142 Case Report](#)

[Z-25-000142 Site Plan](#)

15. [26-458A](#) An application for an amendment to Specific Use Permit 2569 for a bar, lounge, or tavern and inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development 269, the Deep Ellum/Near East Side District, on the southwestern corner of Main Street and Malcolm X Boulevard.

Staff Recommendation: [Approval](#), subject to conditions.

Applicant: Rob Baldwin - Baldwin Associates

Representative: Michael Ziemer - Puzzle Concepts, LLC

Planner: Oscar Aguilera

Council District: 2

**Z-25-000183**

**Attachments:** [Z-25-000183 Case Report](#)

[Z-25-000183 Site Plan](#)

16. [26-459A](#) An application for an amendment to Specific Use Permit 2180 for an open-enrollment charter school on property zoned RR Regional Retail District, on the northwest corner of East R. L. Thornton Frwy and Ferguson Road.

Staff Recommendation: [Approval](#), subject to a traffic management plan and conditions.

Applicant: Rob Baldwin - Baldwin Associates

Planner: Oscar Aguilera

Council District: 7

**Z-25-000184**

**Attachments:** [Z-25-000184 Case Reports](#)

[Z-25-000184 Traffic Management Plan](#)

17. [26-460A](#) An application for a new Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development 269 Tract A, the Deep Ellum/Near East Side District, on the south line of Elm Street between Good Latimer Expy and Crowdus Street.

Staff Recommendation: [Approval](#), subject to a site plan and conditions.

Applicant: Vic's Entertainment LLC

Representative: Audra Buckley - Permitted Development LLC

Planner: Oscar Aguilera

Council District: 2

**Z-25-000189**

**Attachments:** [Z-25-000189 Case Report](#)

[Z-25-000189 Site Plan](#)

18. [26-461A](#) An application for 1) R-7.5(A) Single Family District and 2) the termination of existing deed restrictions [Z789-237 Tract 2] on property zoned P(A) Parking District with H/72 Peak's Suburban Addition Neighborhood Historic District, on the northeast line of N. Carroll Avenue, between Swiss Avenue and Gaston Avenue.

Staff Recommendation: **Approval** of 1) R-7.5(A) Single Family District and **approval** of 2) the termination of existing deed restrictions [Z789-237 Tract 2].

Applicant: New Wabe Real Estate Investors LLC - Caster Dickerson

Representative: Rob Baldwin

Planner: Oscar Aguilera

Council District: 2

**Z-25-000203**

**Attachments:** [Z-25-000203 Case Report](#)

19. [26-462A](#) 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 Community Retail District with a D-1 Liquor Control Overlay, at the northwest corner of Bruton Road and N. Prairie Creek Road.

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

Applicant: Bruton Store, Inc.

Representative: Parvez Malik - Malik Law Firm

Planner: Oscar Aguilera

Council District: 5

**Z-25-000208**

**Attachments:** [Z-25-000208 Case Report](#)

[Z-25-000208 Site Plan](#)

20. [26-463A](#) An application for an amendment to Specific Use Permit 2358 for an alcoholic beverage establishment limited to a microbrewery, micro distillery, or winery on property zoned Planned Development District 619 with H/121 Dallas Power and Light Building Historic District Overlay, on the southeast corner of Commerce Street and Browder Street.

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

Applicant: Pegasus City Brewery

Representative: Brad Eubanks

Planner: Oscar Aguilera

Council District: 14

**Z-25-000212**

**Attachments:** [Z-25-000212 Case Report](#)

21. [26-464A](#) An application for an amendment to Specific Use Permit 2507 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service and a general merchandise or food store 3,500 square feet or less on property zoned CR Community Retail District with a D-1 Liquor Control Overlay, on the south line of Lake June Road, East of N. St. Augustine Road.

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

Applicant: Nikia Mitchell - Kia's Asset Management

Representative: Gena Cannon

Planner: Oscar Aguilera

Council District: 5

**Z-25-000221**

**Attachments:** [Z-25-000221 Case Report](#)  
[Z-25-000221 Site Plan](#)

22. [26-465A](#) An application for RTN Residential Transition District on property zoned R-16(A) Single Family District, on the northwest corner of McShann Road and Preston Road.

Staff Recommendation: **Approval**.

Applicant: Caleb Mann

Representative: Matthew Sheard

Planner: Martin Bate

Council District: 13

**Z-25-000121**

**Attachments:** [Z-25-000121 Case Report](#)

23. [26-466A](#) An application for 1) TH-3(A) Townhouse District and 2) deed restrictions volunteered by the applicant on property zoned R-5(A) Single Family District, on the north line of Bickers Street, east of Esmalda Drive.

Staff Recommendation: **Approval** of 1) TH-3(A) Townhouse District and 2) deed restrictions volunteered by the applicant.

Applicant: Nishad Kolothody

Planner: Martin Bate

Council District: 6

**Z-25-000160**

**Attachments:** [Z-25-000160 Case Report](#)

24. [26-467A](#) An application for an amendment to PD 703, bounded by Hillcrest Road, Aberdeen Avenue, Airline Road, and Lakehurst Avenue.

Staff Recommendation: **Approval**, subject to an amended development plan, traffic management plan, and conditions.

Applicant: Dallas ISD

Applicant: Elsie Thurman

Planner: Martin Bate

Council District: 11

**Z-25-000214**

**Attachments:** [Z-25-000214 Case Report](#)

[Z-25-000214 Development Plan](#)

[Z-25-000214 Traffic Management Plan](#)

25. [26-468A](#) An application for the removal of D Liquor Control Overlay on property zoned Subarea 11 within Planned Development District 298, the Bryan Area Special Purpose District with a D Liquor Control Overlay, on the southeast line of Swiss Avenue, northeast of North Haskell Avenue.

Staff Recommendation: **Approval**.

Applicant: San Luis Foods, LLC - Leticia Espinoza

Representative: BrackinSchwartz, PLLC - Marcus Schwartz

Planner: Michael V. Pepe

Council District: 2

**Z-25-000117**

**Attachments:** [Z-25-000117 Case Report](#)

Zoning Cases - Under Advisement:

26. [26-469A](#) An application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District, between the north terminus of North Boulevard Terrace and Plymouth Road.

Staff Recommendation: **Approval** of a TH-3(A) Townhouse District.

Applicant: Christian Chernock

Representative: Audra Buckley

U/A From: September 4, 2025 and October 9, 2025, and November 20, 2025.

Planner: Martin Bate

Council District: 1

**Z-25-000069**

**Attachments:** [Z-25-000069 Case Report](#)

27. [26-470A](#) An application for a new Planned Development Subdistrict on property zoned R-7.5(A) Residential Subdistrict within Planned Development District 631, the West Davis Special Purpose District with Special Use Permit 128 for Convent, on the southwest corner of W. Davis Street and S. Cockrell Hill Road.

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

Representative: Laura Lee Gunn - Masterplan Consultants

U/A From: January 15, 2026.

Planner: Mona Hashemi

Council District: 1

**Z-25-000156**

**Attachments:** [Z-25-000156 Case Report](#)

28. [26-471A](#) An application for a new Planned Development Subdistrict on property zoned R-7.5(A) Residential Subdistrict within Planned Development District 631, the West Davis Special Purpose District, on the south line of West Davis Street, west of Cockrell Hill Road.

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

Representative: Karl Crawley - Masterplan Consultants

U/A From: January 15, 2026.

Planner: Mona Hashemi

Council District: 1

**Z-25-000157**

**Attachments:** [Z-25-000157 Case Report](#)

29. [26-472A](#) An application for a new planned development district for MF-2(A) Multifamily District uses on property zoned R-7.5(A) Single Family District, on the east corner of Worth Street and N. Peak Street.

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

Applicant: Devonshire Ventures, LLC

Representative: Tommy Mann

U/A From: January 15, 2026.

Planner: Martin Bate

Council District: 2

**Z-25-000015 / Z234-354**

**Attachments:** [Z-25-000015 / Z234-354 Case Report](#)

[Z-25-000015 / Z234-354 Development Plan](#)

[Z-25-000015 / Z234-354 Elevation Plan](#)

Zoning Cases - Individual:

30. [26-473A](#) An application for an amendment to Specific Use Permit 2506 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 east line of Greenville Avenue, north of Oram Street.

Staff Recommendation: [Approval](#), subject to staff's recommended conditions.

Applicant: John Kim

Representative: Robert Baldwin

Planner: Michael V. Pepe

Council District: 14

[Z-25-000187](#)

**Attachments:** [Z-25-000187 Case Report](#)

31. [26-474A](#) An application for an amendment to Specific Use Permit 2515 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District 842, in an area bounded by Greenville Avenue, La Vista Drive, Lewis Street, and Hope Street.

Staff Recommendation: [Approval](#), subject to staff's recommended conditions.

Applicant: Jack Quigley - Voodoo Doughnut

Representative: Robert Baldwin

Planner: Michael V. Pepe

Council District: 14

[Z-25-000188](#)

**Attachments:** [Z-25-000188 Case Report](#)

**SUBDIVISION DOCKET:****Consent Items:**

32. [26-475A](#) An application to replat a 3.901-acre tract of land containing part of Lots 24 and 25 in City Block 8805 to create one 0.588-acre lot and one 3.333-acre lot on property located on South Belt Line Road, southwest of C.F. Hawn Freeway.

Applicant/Owner: Columbia Hospital at City Dallas Subsidiary, LP., T Bucket LLC

Surveyor: Manhard Consulting

Application Filed: January 8, 2026

Zoning: CS

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 8

**PLAT-25-000116**

**Attachments:** [PLAT-25-000116 Case Report](#)  
[PLAT-25-000116 Plat](#)

33. [26-476A](#) An application to create one 1.216-acre lot from a tract of land in City Block C/6521 on property located on Denton Drive at Southwell Road, northwest corner.

Applicant/Owner: Southwell 2719 LLC

Surveyor: Larry Turman

Application Filed: January 7, 2026

Zoning: IR

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 6

**PLAT-25-000154**

**Attachments:** [PLAT-25-000154 Case Report](#)  
[PLAT-25-000154 Plat](#)

34. [26-477A](#) An application to create one 6.515-acre lot from a tract of land in City Block 6959 on property located on Cockrell Hill Road, north of Ledbetter Drive.  
Applicant/Owner: Cristiana Mission Iglesia  
Surveyor: Peiser and Mankin Surveying, LLC  
Application Filed: January 9, 2026  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 3  
**PLAT-26-000001**  
**Attachments:** [PLAT-26-000001 Case Report](#)  
[PLAT-26-000001 Plat](#)

35. [26-478A](#) An application to create a 4-lot shared access development ranging in size from 2,170 square feet to 3,640 square feet from a 0.26-acre tract of land in City Block 7532 on property located on Arrow Road, north of Southerland Avenue.  
Applicant/Owner: Victor Walter Garcia Sanchez, Ana Elizabeth Rivas  
Surveyor: Michael R. Doyle  
Application Filed: January 8, 2026  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed  
Planner: Sharmila Shrestha  
Council District: 4  
**PLAT-26-000002**  
**Attachments:** [PLAT-26-000002 Case Report](#)  
[PLAT-26-000002 Plat](#)

36. [26-479A](#) An application to create one 1.5482-acre lot from a tract of land in City Block 6955 on property located on Cockrell Hill Road at Ledbetter Drive, southeast corner.  
Applicant/Owner: Rolando Deleon and Mirna Deleon  
Surveyor: Seth Ephraim Osabutey  
Application Filed: January 9, 2026  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 3  
**PLAT-26-000004**  
**Attachments:** [PLAT-26-000004 Case Report](#)  
[PLAT-26-000004 Plat](#)

37. [26-480A](#) An application to create 26 single family lots ranging in size from 4,903 square feet to 7,262 square feet, one common area, and to dedicate a private street from a 14.681-acre tract of land in City Block 8215 on property located on Keller Springs Road, west of Preston Road.  
Applicant/Owner: Keller Springs Estate, LTD.  
Surveyor: Viewtech, Inc  
Application Filed: January 8, 2026  
Zoning: PD 992  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 11  
**PLAT-26-000005**  
**Attachments:** [PLAT-26-000005 Case Report](#)  
[PLAT-25-000005 Plat](#)

38. [26-481A](#) An application to create 8 lots ranging in size from 0.501 acres to 7.894 acres from a 14.899-acre tract of land and to dedicate a public right-of-way on property located on Skyfrost Drive, northwest of Jacobson Drive.  
Applicant/Owners: Ginza Investments, LLC  
Surveyor: Burns Surveying  
Application Filed: January 9, 2026  
Zoning: R-1/2ac(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**PLAT-26-000007**  
**Attachments:** [PLAT-26-000007 Case Report](#)  
[PLAT-26-000007 Plat](#)

39. [26-482A](#) An application to replat a 0.4107-acre tract of land containing all of Lots 4 through 8 and a tract of land in City Block B/3438 to create one 0.1647-acre lot and one 0.2311-acre lot on property located between Fouraker Street and Davis Street, east of Van Buren Avenue.

Applicant/Owner: Kamini Bhakta and Khusbu Bhakta

Surveyor: ARS Engineers Inc.

Application Filed: January 8, 2026

Zoning: PD 830 (Subdistrict 6)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 1

**PLAT-26-000011**

**Attachments:** [PLAT-26-000011 Case Report](#)

[PLAT-26-000011 Plat](#)

40. [26-484A](#) An application to replat a 0.261-acre tract of land in City Block 16/647 to create one lot on property located on San Jacinto Street, southwest of Carroll Avenue.

Applicant/Owner: Cedar Rock Development, LLC

Surveyor: Windrose Land Surveying

Application Filed: January 9, 2026

Zoning: PD 298 (Subarea 4)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 2

**PLAT-26-000012**

**Attachments:** [PLAT-26-000012 Case Report](#)

[PLAT-26-000012 Plat](#)

41. [26-485A](#) An application to replat a 0.392-acre tract of land containing part of City Block 4/7047 to create one lot on property located on Laughlin Drive, southeast of Ferguson Road.

Applicant/Owner: Openblock Res Fund I, LLC

Surveyor: Burns Surveying

Application Filed: January 9, 2026

Zoning: MF-2(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 7

**PLAT-26-000014**

**Attachments:** [PLAT-26-000014 Case Report](#)

[PLAT-26-000014 Plat](#)

42. [26-486A](#) An application to replat a 0.232-acre tract of land containing part of Lot 3 in City Block C/667 to create one lot on property located on Munger Avenue, northeast of Annex Avenue.

Applicant/Owner: Larry Finstrom

Surveyor: ARA Surveying

Application Filed: January 9, 2026

Zoning: MF-2(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 2

**PLAT-26-000015**

**Attachments:** [PLAT-26-000015 Case Report](#)  
[PLAT-26-000015 Plat](#)

43. [26-487A](#) An application to create one 4.741-acre lot from a tract of land in City Block 7965 on property located on Fairport Road, east of Lawton Drive.

Applicant/Owner: Esmeralda Alexandra Mendoza

Surveyor: Burns Surveying

Application Filed: January 9, 2026

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 8

**PLAT-26-000017**

**Attachments:** [PLAT-26-000017 Case Report](#)  
[PLAT-26-000017 Plat](#)

Residential Replots:44. [26-488A](#)

An application to replat a 3.142-acre tract of land containing all of Lot 1A in City Block 2/7128 and a tract of land in City Block 7128 to create one 0.118-acre lot and one 3.024-acre lot on property located between Gallagher Street and Morris Street, west of Harston Street.

Applicant/Owner: New Pilgrim Rest Baptist Church

Surveyor: Burns Surveying

Application Filed: January 9, 2026

Zoning: R-5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 6

**PLAT-26-000016**

**Attachments:** [PLAT-26-000016 Case Report](#)

[PLAT-26-000016 Plat](#)

Residential Replots and Building Line Removal:45. [26-489A](#)

An application to replat a 4.449-acre tract of land containing all of Lots 1 through 3 in City Block A/7687 and tract of land in City Block 7687 to create 18 lots ranging in size from 7,500 square feet to 11,686 square feet, one common area and to dedicate a right-of-way, and to remove a 30-foot existing platted building line along Plano Road on property located on Plano Road at Havencreek Court, northeast corner.

Applicant/Owner: Highlander School, Inc.

Surveyor: Spiars Engineering and Surveying

Application Filed: January 8, 2026

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 10

**PLAT-26-000003**

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

[PLAT-26-000003 Plat](#)

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

46. [26-490A](#) An application for a Certificate of Appropriateness by Jesus Sanchez of Santech Signs, LLC, for a 147.4-square-foot front lit individually mounted channel letters sign on the Southern facing façade at 899 N STEMMONS FWY (SOUTH ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Jesus Sanchez of Santech Signs, LLC

Owner: Cabana Design District LP

Planner: Scott Roper

Council District: 6

**SIGN-25-002024**

**Attachments:** [SIGN-25-002024 Case Report](#)

47. [26-491A](#) An application for a Certificate of Appropriateness by Jesus Sanchez of Santech Signs, LLC, for a 147.4-square-foot front lit individually mounted channel letters sign on the Southern facing façade at 899 N STEMMONS FWY (NORTH ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Jesus Sanchez of Santech Signs, LLC

Owner: Cabana Design District LP

Planner: Scott Roper

Council District: 6

**SIGN-25-002025**

**Attachments:** [SIGN-25-002025 Case Report](#)

48. [26-492A](#) An application for a Certificate of Appropriateness by Francisco Silva of Silva Signs & Service, for a 76.6-square-foot LED illuminated flat attached sign at 1909 BRYAN ST (EAST ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Francisco Silva of Silva Signs & Services

Owner: Dallas Plaza Garage LLC, DBA Arkview Capital

Planner: Scott Roper

Council District: 14

**SIGN-25-002009**

**Attachments:** [SIGN-25-002009 Case Report](#)

49. [26-493A](#) An application for a Certificate of Appropriateness by David Brown of ASI Signage Innovations, for an 80-square-foot LED illuminated flat attached sign at 2717 HOWELL ST (SOUTHWEST ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: David Brown of ASI Signage Innovations

Owner: PPF AMLI 2717 Howell St, LLC, DBA AMLI Quadrangle

Planner: Scott Roper

Council District: 14

**SIGN-25-002012**

**Attachments:** [SIGN-25-002012 Case Report](#)

Certificate of Appropriateness for Signs - Under Advisement:

50. [26-494A](#) An application for a Certificate of Appropriateness by Polo Padilla of Fusion AE, for a 33.6-square-foot combination of non-illuminated flat attached signs on the North Houston Street façade at 501 ELM ST, STE 100 (WEST ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Polo Padilla of Fusion AE

Owner: 501 Elm Lofts LLC

U/A From: January 15, 2026.

Planner: Scott Roper

Council District: 14

**SIGN-25-001191**

**Attachments:** [SIGN-25-001191 Case Report](#)

51. [26-495A](#) An application for a Certificate of Appropriateness by Polo Padilla of Fusion AE, for a 5-square-foot non-illuminated flat attached sign on the Elm Street façade at 501 ELM ST, STE 100 (SOUTH ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Polo Padilla of Fusion AE

Owner: 501 Elm Lofts LLC

U/A From: January 15, 2026.

Planner: Scott Roper

Council District: 14

**SIGN-25-001196**

**Attachments:** [SIGN-25-001196 Case Report](#)

52. [26-496A](#) An application for a Certificate of Appropriateness by Polo Padilla of Fusion AE, for a 6.8-square-foot combination of non-illuminated flat attached signs on the North Houston Street and Elm Street façades at 501 ELM ST, STE 100 (WEST & SOUTH ELEVATIONS).

Staff Recommendation: [Approval](#).

SSDAC Recommendation: [Approval](#).

Applicant: Polo Padilla of Fusion AE

Owner: 501 Elm Lofts LLC

U/A From: January 15, 2026.

Planner: Scott Roper

Council District: 14

**SIGN-25-001197**

**Attachments:** [SIGN-25-001197 Case Report](#)

53. [26-497A](#) An application for a Certificate of Appropriateness by Polo Padilla of Fusion AE, for a 53.4-square-foot combination of non- illuminated canopy signs on the Elm Street façade at 501 ELM ST, STE 100 (SOUTH ELEVATION).

Staff Recommendation: [Approval](#).

SSDAC Recommendation: [Approval](#).

Applicant: Polo Padilla of Fusion AE

Owner: 501 Elm Lofts LLC

U/A From: January 15, 2026.

Planner: Scott Roper

Council District: 14

**SIGN-25-001198**

**Attachments:** [SIGN-25-001198 Case Report](#)

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS****Tuesday, February 3, 2026**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Tuesday, February 3, 2026, at 9:00 a.m. at City Hall, in Room 6ES and by videoconference, to consider **(1)** 2026 ZOAC Calendar. The public may attend the meeting via the videoconference link: <https://bit.ly/Feb022026>.

**Thursday, February 5, 2026**

**CPC THOROUGHFARE COMMITTEE MEETING** – Thursday, February 5, 2026, at 8:00 a.m., City Hall, Council Chambers (6th Floor) and by video conference, to consider: Amendments to the Thoroughfare Plan to **(1)** redesignate Wheatland Road between the Dallas/Lancaster city limit line and Lancaster Road and to add and designate Wheatland Road between University Hills Boulevard and the Dallas/Lancaster city limit line to the Thoroughfare Plan; **(2)** redesignate Crouch Road between Patrol Way and Lancaster Road; and **(3)** remove Old Ox Road between Camp Wisdom Road and Kirnwood Drive from the Thoroughfare Plan. The public may attend the meeting via the videoconference link: <https://bit.ly/CPCTC0205>.

**Tuesday, February 10, 2026**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** Tuesday, February 10, 2026, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC021026>.

**ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSA) MEETING** will not be held for the month of February.

**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]