

RECEIVED

2026 JAN -8 PM 2:48

**CITY SECRETARY
DALLAS, TEXAS**

Public Notice

2 6 0 0 2 4

POSTED **CITY SECRETARY
DALLAS, TX**

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



City Plan Commission
Revised

January 15, 2026
Briefing - 9:00 AM
Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION MEETING
THURSDAY, JANUARY 15, 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-011526> or by calling the following phone number: **Webinar number:** (Webinar 2491 571 8078) 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: 2491 571 8078 **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, January 14, 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, 14 de enero 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, 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, JANUARY 15, 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=mf5f5f2a896e180d5629f844ff90a4948>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS: Items 1-6

ZONING DOCKET:

ZONING CASES – CONSENT Items 7-17

ZONING CASES – UNDER ADVISEMENT Items 18-23

ZONING CASES – INDIVIDUAL Items 24-25

AUTHORIZATION OF A HEARING: Item 26

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 27-49

SUBDIVISION CASES – RESIDENTIAL REPLATS Items 50-51

SUBDIVISION CASES – RESIDENTIAL REPLAT & BUILDING LINE REMOVAL Item 52

SUBDIVISION CASES – BUILDING LINE REMOVAL Items 53

CERTIFICATES OF APPROPRIATENESS FOR SIGNS: Items 54-61

OTHER MATTERS:

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 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:

PUBLIC TESTIMONY:

APPROVAL OF MINUTES:

Approval of Minutes of the December 4, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:

Miscellaneous Zoning Items:

1. [26-171A](#) An application for a minor amendment to the development plan on property zoned Planned Development District 1102 on the west line of University Hills Boulevard, northwest of the intersection of East Wheatland Road and University Hills Boulevard.

Staff Recommendation: [Approval](#)

Applicant: Jake Brown - LDG Development LLC

Representative: Rob Baldwin - Baldwin Associates

Planner: Sheila Alcantara Segovia

Council District: 8

MZ-25-000004 / Z245-009

Attachments: [MZ-25-000004 / Z245-009 Case Report](#)

[MZ-25-000004 / Z245-009 Original Development Plan](#)

[MZ-25-000004 / Z245-009 Proposed Development Plan](#)

2. [26-172A](#) An application for a minor amendment to the development plan on property zoned North Zone Subdistrict B within Planned Development District 521, on the southeast corner of Mountain Creek Parkway and South Merrifield Road.

Staff Recommendation: [Approval](#)

Applicant: Roger Sotelo - Dallas Mountain Creek Lodging LLC

Representative: Keyur Rathod - Triangle Engineering LLC

Planner: Sheila Alcantara Segovia

Council District: 3

MZ-25-000014

Attachments: [MZ-25-000014 Case Report](#)

[MZ-25-000014 Original Development Plan](#)

[MZ-25-000014 Proposed Development Plan](#)

3. [26-173A](#) An application for a development plan on property zoned Planned Development District 1104 on the northeast line of W. Northwest Highway, southeast of Shady Trail and south of Willowbrook Road.
Staff Recommendation: **Approval.**
Applicant: Nunzio DeSantis - Desantis Development Group, LLC
Representative: Rob Baldwin - Baldwin Associates
Planner: Tasfia Zahin, M. Arch
Council District: 6
MZ-25-000024
Attachments: [MZ-25-000024 Case Report](#)
[MZ-25-000024 Development Plan](#)

4. [26-174A](#) An application for a new development plan on property zoned Subarea B within Planned Development District No. 975, along the north line of Barnabus Drive and north of Simpson Stuart Road.
Staff Recommendation: **Approval.**
Applicant: Christ L. Shropshire - Paul Quinn College
Representative: Jennifer Hiromoto - Buzz Urban Planning
Planner: Sheila Alcantara Segovia
Council District: 8
MZ-25-000032
Attachments: [MZ-25-000032 Case Report](#)
[MZ-25-000032 Development Plan](#)

5. [26-175A](#) An application for a minor amendment to the development plan on property zoned Planned Development District 695, on the southeast corner of Coit Road and Frankford Road.
Staff Recommendation: **Approval.**
Applicant: Sean Sands, Redwood-ERC Dallas, LLC
Representative: Andrew Ruegg, Masterplan Consultants
Planner: Tasfia Zahin, M. Arch
Council District: 12
MZ-25-000036
Attachments: [MZ-25-000036 Case Report](#)
[MZ-25-000036 Original Development Plan](#)
[MZ-25-000036 Proposed Development Plan](#)

6. [26-176A](#) An application for a new development plan on property zoned Planned Development District No. 1065 along the south line of West Mockingbird Lane, east Hinton Street.

Staff Recommendation: **Approval**.

Applicant: Chris Schultz - Equinix, Inc.

Representative: Karl Crawley - Masterplan Consultants

Planner: Greg Franklin

Council District: 2

MZ-25-000037

Attachments: [MZ-25-000037 Case Report](#)
[MZ-25-000037 Development Plan](#)

Zoning Docket:

Zoning Cases - Consent:

7. [26-177A](#) An application for a new Subarea on property zoned Tract II within Planned Development 314 Preston Center Special Purpose District, on the southeast corner of Berkshire Lane and Lomo Alto Drive.

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

Applicant: Karl Crawley - Masterplan

Planner: Lori Levy, AICP

Council District: 13

Z-25-000167

Attachments: [Z-25-000167 Case Report](#)
[Z-25-000167 Site Plan](#)
[Z-25-000167 North Facade](#)
[Z-25-000167 East Facade](#)
[Z-25-000167 314C Amended Tract Map](#)

8. [26-178A](#) An application for 1) IM Industrial Manufacturing District and 2) an amendment to Specific Use Permit 2003 for an industrial (outside) potentially incompatible use limited to a concrete batch plant on property zoned IR Industrial Research District, on the northeast corner of Luna Road and Ryan Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to an amended site and landscape plans and amended conditions.
Applicant: Issam Alshmaisani, Cowtown Redi Mix, Inc.
Representative: Santos Catalan, AIA - Studio Mas Architects
Planner: Lori Levy, AICP
Council District: 6
Z-25-000049 / Z245-184
Attachments: [Z-25-000049 / Z245-184 Case Report](#)
[Z-25-000049 / Z245-184 Site/Landscape Plan](#)

9. [26-179A](#) An application for Subdistrict C on property zoned Subarea A within Planned Development District 134, on the northwest line of Lindsley Avenue and southwest line of S. Munger Boulevard.
Staff Recommendation: **Approval**.
Applicant: Alan Rosales
Representative: Sean Hodkinson
Planner: Justin Lee
Council District: 2
Z-25-000097
Attachments: [Z-25-000097 Case Report](#)

10. [26-180A](#) An application for a new Specific Use Permit for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned IM Industrial Manufacturing District with existing deed restrictions [Z056-308], on the north line of Manana Drive, east line of Spangler Road.
Staff Recommendation: **Approval**, subject to a site plan and conditions, for a five-year period.
Applicant: Tim Sansone
Planner: Justin Lee
Council District: 6
Z-25-000165
Attachments: [Z-25-000165 Case Report](#)
[Z-25-000165 Site Plan](#)

11. [26-181A](#) 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 zoned Planned Development District 805 with D-1 Liquor Control Overlay, on the north line of Lake June Road, and east line of N. Masters Drive.

Staff Recommendation: **Approval** for a five-year period with eligibility for auto renewals for additional five-year periods, subject to a site plan and conditions.

Applicant: Colton Wright

Representative: Rob Baldwin

Planner: Justin Lee

Council District: 5

Z-25-000144

Attachments: [Z-25-000144 Case Report](#)

[Z-25-000144 Site Plan](#)

12. [26-182A](#) An application for an amendment to Specific Use Permit 2505 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service use on property located within Subarea 2 of Planned Development District 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the south line of Lake June Road, east of Rose Garden Avenue.

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

Applicant: Hector Lopez - Sole Owner

Representative: Andrew Ruegg - Masterplan

Planner: Oscar Aguilera

Council District: 5

Z-25-000173

Attachments: [Z-25-000173 Case Report](#)

[Z-25-000173 Site Plan](#)

13. [26-183A](#) An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise food store less than 3,500 square feet on property zoned CR Community Retail District with D-1 Liquor Control Overlay, on the south corner of Lawnview Avenue and Forney Road.

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

Applicant: Pritesh Rana

Planner: Oscar Aguilera

Council District: 5

Z-25-000172

Attachments: [Z-25-000172 Case Report](#)

[Z-25-000172 Site Plan](#)

14. [26-184A](#) An application for an amendment to Specific Use Permit 2467 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) on property zoned Planned Development District 619 with Specific Use Permit 2411 for an attached projecting non-premise district activity videoboard sign, on the northwest line of Elm Street, northeast of North Akard Street.

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

Applicant: Sweet Tooth Hotel, Inc.

Representative: Mattin Frost & Hill / Kyle V. Hill

Planner: Oscar Aguilera

Council District: 14

Z-25-000148

Attachments: [Z-25-000148 Case Report](#)
[Z-25-000148 Site Plan](#)

15. [26-185A](#) 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

Planner: Mona Hashemi

Council District: 1

Z-25-000156

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

16. [26-186A](#) 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

Planner: Mona Hashemi

Council District: 1

Z-25-000157

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

17. [26-187A](#) 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 and conditions.

Applicant: Devonshire Ventures, LLC

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](#)

Zoning Cases - Under Advisement:

18. [26-188A](#) An application for a 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](#)

19. [26-189A](#) An application for a new Specific Use Permit for Commercial Motor Vehicle Parking on property zoned CS Commercial Service District with Special Use Permit 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** for 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

U/A From: December 4, 2025.

Planner: Oscar Aguilera

Council District: 8

Z-25-000152

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

20. [26-190A](#) 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 and December 4, 2025.

Planner: Jordan Gregory

Council District: 8

Z-25-000115 / Z234-183

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

[Z-25-000115 / Z234-183 Site Plan](#)

21. [26-191A](#) 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 and December 4, 2025.

Planner: Martin Bate

Council District: 3

Z-25-000147 / Z234-225

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

22. [26-192A](#) An application for 1) Medium Commercial / Office Subdistrict and 2) a new Specific Use Permit for a car wash with consideration for an amendment to Light Commercial/Office Area 1 Subdistrict 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 Ave and W. Davis St.

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, **Denial** of proposed amendment to Light Commercial/Office Area 1 Subdistrict.

Applicant: Sameer Mohammed, Nanu Construction Inc

U/A From: November 20, 2025 and December 4, 2025.

Planner: Michael V. Pepe

Council District: 6

Z-25-000134

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

[Z-25-000134 Site Plan](#)

23. [26-193A](#)

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

U/A From: December 4, 2025.

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](#)

Zoning Cases - Individual:

24. [26-194A](#)

An application for 1) a new Planned Development District for R-10(A) Single Family District uses and standards and 2) a new Specific Use Permit for a commercial amusement (outside), with consideration for A(A) Agricultural District, on property zoned R-10(A) Single Family District, on north line of Leon Drive and south line of Prairie Creek Road.

Staff Recommendation: **Approval** of 1) A(A) Agricultural District and 2) a new Specific Use Permit for a commercial amusement (outside) in lieu of a new Planned Development District, subject to a site plan and SUP conditions.

Applicant: Angel Dzul

Representative: Audra Buckley

Planner: Justin Lee

Council District: 8

Z-25-000159

Attachments: [Z-25-000159 Case Report](#)

[Z-25-000159 Site Plan](#)

[Z-25-000159 Landscape Plan](#)

25. [26-195A](#)

An application for 1) IM Industrial Manufacturing District and 2) a new Specific Use Permit for an industrial (inside) potentially incompatible industrial use on property zoned CR Community Retail District and IM Industrial Manufacturing District with Specific Use Permit 93 for an electric substation on a portion, on the north line of Scyene Road, east of the UPRR.

Staff Recommendation: **Denial**.

Applicant: HFLP, Ltd.

Representative: EE Okpa

Planner: Martin Bate

Council District: 7

Z-25-000198 / Z245-211

Attachments: [Z-25-000198 / Z245-211 Case Report](#)

[Z-25-000198 / Z245-211 Site Plan](#)

Authorization of a Hearing:

26. [26-196A](#)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned an IR-Industrial Research District with a portion in a Dry Overlay, an IM-Industrial Manufacturing District with a portion in a Dry Overlay, an IM-Industrial Manufacturing District with Specific Use Permit No.1854, an IM-Industrial Manufacturing District with Deed Restrictions D.R No. Z192-176 and D.R No. 078-204, a MH(A)- Mobile Home District, a CR-Community Retail District, a NS(A)-Neighborhood Service District, PD-Planned Development District No. 609, a CS-Commercial Service District with a Specific Use Permit No.1602 in an area generally bound by Julius Schepps Freeway (I-45) on the south; the Trinity River on the west; Union Pacific Railroad Tracks, then Brownville Avenue, Hull Avenue, Ivory Lane, Burma Road, Kiska Street, Solar Lane, the alley behind Carbondale Street, the alley behind Cherbourg Street, Dutch Harbor Avenue, and South Loop 12, then the Trinity Forest Trail on the north; and the Trinity Forest Trail and South Great Trinity Forest Way on the east, and containing approximately 660.39 acres. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time**

Planner: Seferinus Okoth, AICP

Council District: 7, 8

Attachments: [Joppa Autho. of a Hearing Memorandum](#)

[Area of Request Map](#)

SUBDIVISION DOCKET:

Consent Items:

27. [26-197A](#) An application to replat a 0.33-acre tract containing all of Lots 4 and 5 in City Block 11/2034 to create one lot on property located on Herschel Avenue, west of Douglas Avenue.

Applicant/Owner: Herschel, LLC

Surveyor: CBG Surveying Texas, LLC

Application Filed: December 18, 2025.

Zoning: PD 193 (MF-1)

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

Planner: Hema Sharma

Council District: 14

PLAT-25-000126

Attachments: [PLAT-25-000126 Case Report](#)
[PLAT-25-000126 Plat](#)

28. [26-198A](#) An application to replat a 0.378-acre tract containing all of Lot 3 and portion of Lots 1, 2 and 4 in City Block 3/1631 to create one lot on property located on East Grand Avenue/State Highway No. 78, north of R.L. Thornton Freeway/Interstate Highway No. 30.

Applicant/Owner: JSDN Real Estate, LTD.

Surveyor: Eagle Surveying, LLC

Application Filed: December 18, 2025.

Zoning: RR

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

Planner: Hema Sharma

Council District: 2

PLAT-25-000147

Attachments: [PLAT-25-000147 Case Report](#)
[PLAT-25-000147 Plat](#)

29. [26-199A](#) An application to create one 11.33-acre lot from a tract of land in City Block 8266 on property located between Interstate Highway No. 20 and Langdon Road, west of JJ Lemmon Road.

Applicant/Owner: Premier Land and Estates, LLC

Surveyor: Pape-Dawson Engineers, LLC

Application Filed: December 17, 2025.

Zoning: PD 761(LR)

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

Planner: Hema Sharma

Council District: 8

PLAT-25-000148

Attachments: [PLAT-25-000148 Case Report](#)
[PLAT-25-000148 Plat](#)

30. [26-200A](#) An application to replat a 0.533-acre tract of land containing all of Lots 4 and 5 in City Block B/4991 to create one lot on property located on Lovers Lane at Taos Road, southwest corner.

Applicant/Owner: Lovers Lane Properties, LLC

Surveyor: Flanagan Land Surveying

Application Filed: December 17, 2025.

Zoning: PD 326 (Area C)

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

Planner: Hema Sharma

Council District: 6

PLAT-25-000149

Attachments: [PLAT-25-000149 Case Report](#)
[PLAT-25-000149 Plat](#)

31. [26-201A](#) An application to create an 18-lot shared access development with lots ranging in size from 2,189 square feet to 2,237 square feet and 8 common areas and one 1.359-acre conservation easement area from a 3.970-acre tract of land in City Block 20/7295 on property located on Ferguson Road, northeast of Lakeland Drive.
Applicant/Owner: Thomas Staub, Bristol Properties Group LLC.
Surveyor: Datapoint Survey and Mapping
Application Filed: December 18, 2025.
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
PLAT-25-000150
Attachments: [PLAT-25-000150 Case Report](#)
[PLAT-25-000150 Plat](#)

32. [26-202A](#) An application to create one 0.390-acre (17,007-square foot) lot and one 0.392-acre (17,095-square foot) lot from a 0.7829-acre tract of land in City Block 7866 on property located on Kingsfield Road at Bye Bye Lane, southwest corner.
Applicant/Owner: Josefina Guzman, Fransisco Javier Guzman
Surveyor: Barry S. Rhodes
Application Filed: December 17, 2025.
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
PLAT-25-000152
Attachments: [PLAT-25-000152 Case Report](#)
[PLAT-25-000152 Plat](#)

33. [26-203A](#) An application to replat a 10.390-acre tract of land containing all of Lot 2 in City Block A/6488 and tract of land in City Block 6488 to create one lot on property located on Northwest Highway/State Highway No. 348 at Bickham Road, southwest corner.

Applicant/Owners: Mike Harrison

Surveyor: Global Land Surveying, Inc.

Application Filed: December 17, 2025.

Zoning: IM

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

Planner: Hema Sharma

Council District: 6

PLAT-25-000159

Attachments: [PLAT-25-000159 Case Report](#)

[PLAT-25-000159 Plat](#)

34. [26-204A](#) An application to create one 4.85-acre lot from a tract of land in City Block 7878 on property located on Seagoville Road, east of Crusader Drive.

Applicant/Owner: Nestor Castaneda

Surveyor: Texas Heritage Surveying, LLC

Application Filed: December 18, 2025

Zoning: CR, R-7.5(A)

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

Planner: Hema Sharma

Council District: 5

PLAT-25-000160

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

[PLAT-25-000160 Plat](#)

35. [26-205A](#) An application to create one 2.437-acre lot from a tract of land in City Block 7842 on property located on Cliffview Drive, south of C.F. Hawn Freeway/U.S. Highway No. 175.

Applicant/Owner: OW Ridgecrest II LLC

Surveyor: American Surveying & Mapping, Inc.

Application Filed: December 18, 2025.

Zoning: MH(A)

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

Planner: Hema Sharma

Council District: 8

PLAT-25-000161

Attachments: [PLAT-25-000161 Case Report](#)

[PLAT-25-000161 Plat](#)

36. [26-206A](#) An application to create one 9.948-acre lot from a tract of land in City Block 8313 on property located on Telephone Road at Blanco Drive, southwest corner.
Applicant/Owners: K3E Holdings, LLC
Surveyor: Bannister Engineering
Application Filed: December 18, 2025.
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
PLAT-25-000162
Attachments: [PLAT-25-000162 Case Report](#)
[PLAT-25-000162 Plat](#)

37. [26-207A](#) An application to create one 2.331-acre lot from a tract of land in City Block 6485 on property located on Lombardy Lane, west of Walton Walker Boulevard.
Applicant/Owner: Magic 5 Properties
Surveyor: R.C. Myers Surveying, LLC
Application Filed: December 18, 2025.
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
PLAT-25-000165
Attachments: [PLAT-25-000165 Case Report](#)
[PLAT-25-000165 Plat](#)

38. [26-208A](#) An application to create one 4.546-acre lot from a tract of land in City Block 9/4413 on property located on Emerald Isle Drive, north of Gaston Parkway.
Applicant/Owners: 1010 Emerald Isle LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: December 17, 2025.
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 9
PLAT-25-000166
Attachments: [PLAT-25-000166 Case Report](#)
[PLAT-25-000166 Plat](#)

39. [26-209A](#) An application to create one 1.6457-acre lot from a portion of City Block 38/3019 on property located on Lancaster Avenue at Comal Street, northwest corner.
Applicant/Owner: High 8 Lancaster, LLC
Surveyor: Urban Strategy
Application Filed: December 19, 2025.
Zoning: PD 468 (WMU-8)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 1
PLAT-25-000167
Attachments: [PLAT-25-000167 Case Report](#)
[PLAT-25-000167 Plat](#)

40. [26-210A](#) An application to replat a 2.927-acre tract of land containing portion of Lot 3 in City Block A/7409 to create one lot on property located on James Temple Drive at Preston Road/State Highway No. 289, northwest corner.
Applicant/Owner: Midtown Premier Owner LLC
Surveyor: BGE, Inc.
Application Filed: December 19, 2025.
Zoning: PD 887 (Subdistrict 1C, WMU-12)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 11
PLAT-25-000169
Attachments: [PLAT-25-000169 Case Report](#)
[PLAT-25-000169 Plat](#)

41. [26-211A](#) An application to replat a 0.918-acre tract containing all of Lots 1 through 8 in City Block 35/50 to create one 0.536-acre lot and one 0.382-acre lot on property bounded by Jackson Street, Lamar Street, Wood Street and Austin Street.
Applicant/Owner: Metro Dallas Downtown Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: December 18, 2025.
Zoning: CA-1(A)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 14
PLAT-25-000170
Attachments: [PLAT-25-000170 Case Report](#)
[PLAT-25-000170 Plat](#)

42. [26-212A](#) An application to replat a 0.650-acre tract of land containing portion of Lots 1, 2, 6 and 7 in City Block A/ 7135 and a tract of land in City Block 7135 and to include 15-foot abandoned alley to create one lot on property located on Singleton Boulevard, west of Hampton Road.
Applicant/Owner: DW Trinity Bros, LLC
Surveyor: Eagle Surveying, LLC
Application Filed: December 19, 2025.
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 6
PLAT-25-000171
Attachments: [PLAT-25-000171 Case Report](#)
[PLAT-25-000171 Plat](#)

43. [26-213A](#) An application to create one 3.775-acre lot from a tract of land in City Block 10/8604 on property located on Wheatland Road, east of County View Road.
Applicant/Owner: TX James Apts 2025 LTD
Surveyor: Kimley Horn and Associates, INC.
Application Filed: December 18, 2025.
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 3
PLAT-25-000172
Attachments: [PLAT-25-000172 Case Report](#)
[PLAT-25-000172 Plat](#)

44. [26-214A](#) An application to replat a 0.881-acre tract containing portion of Lots 2 and 7 in City Block to create one 0.537-acre lot and one 0.344-acre lot on property located between Singleton Boulevard and Bedford Street, east of Esmalda Drive.

Applicant/Owner: Jose M. Rodriguez & Triple L Mechanical Services LLC

Surveyor: Burns Surveying

Application Filed: December 18, 2025.

Zoning: IM

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

Planner: Hema Sharma

Council District: 6

PLAT-25-000174

Attachments: [PLAT-25-000174 Case Report](#)

[PLAT-25-000174 Plat](#)

45. [26-215A](#) An application to create one 7.000-acre lot from a tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Valley View Lane, west of Cornstalk Road.

Applicant/Owner: Clayton and Trena Smith

Surveyor: R.C. Myers Surveying, LLC

Application Filed: December 19, 2025.

Zoning: N/A

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

Planner: Hema Sharma

Council District: N/A

PLAT-25-000175

Attachments: [PLAT-25-000175 Case Report](#)

[PLAT-25-000175 Plat](#)

46. [26-216A](#) An application to replat a 0.2755-acre tract of land containing portion of City Block 38/3019 to create one lot on property located on Marsalis Avenue at Comal Street, northeast corner.

Applicant/Owner: MASA Design-Build, LLC

Surveyor: Geonav Surveying, Mapping and Scanning

Application Filed: December 18, 2025.

Zoning: PD 468 (Subdistrict D, WMU-5)

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

Planner: Hema Sharma

Council District: 1

PLAT-25-000176

Attachments: [PLAT-25-000176 Case Report](#)

[PLAT-25-000176 Plat](#)

47. [26-217A](#) An application to replat a 1.021-acre tract of land containing portion of Lots 4C and 4D in City Block C/8408 to create one lot on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635, west of Greenville Avenue.
Applicant/Owner: Sai Park Central Investment, LLC
Surveyor: Geonav Surveying, Mapping and Scanning
Application Filed: December 18, 2025.
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 10
PLAT-25-000177
Attachments: [PLAT-25-000177 Case Report](#)
[PLAT-25-000177 Plat](#)

48. [26-218A](#) An application to replat a 2.451-acre tract of land containing portion of Lot A in City Block 38/3660 to create one lot on property bounded by Illinois Avenue, Michigan Avenue, Ohio Avenue and Arizona Avenue.
Applicant/Owner: Guel Family Builders Inc.
Surveyor: Spiars Engineering, Inc.
Application Filed: December 19, 2025.
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 4
PLAT-25-000178
Attachments: [PLAT-25-000178 Case Report](#)
[PLAT-25-000178 Plat](#)

49. [26-219A](#) An application to replat a 9.967-acre tract of land containing portion of City Block A/7467 to create one lot on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Hillcrest Road, southeast corner.
Applicant/Owner: C&H Acquisitions, LLC
Surveyor: Westwood Professional Services
Application Filed: December 19, 2025.
Zoning: NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 11
PLAT-25-000180
Attachments: [PLAT-25-000180 Case Report](#)
[PLAT-25-000180 Plat](#)

Residential Replots:

50. [26-220A](#) An application to replat a 1.414-acre tract of land containing all of Lot 69A and a tract of land in City Block 5469 to create two 0.707-acre lot on property located on Deloach Avenue, west of Edgemere Road.

Applicant/Owner: Bridgeway Properties, LLC

Surveyor: Coombs Land Surveying, INC

Application Filed: December 17, 2025.

Zoning: R-10(A)

Staff Recommendation: [Approval](#), subject to compliance with the conditions listed in the docket

Planner: Hema Sharma

Council District: 13

PLAT-25-000146

Attachments: [PLAT-25-000146 Case Report](#)

[PLAT-25-000146 Plat](#)

51. [26-221A](#) An application to replat 0.275-acre (12,000-square foot) tract of land containing all of Common Area A in City Block 28/2280 to create three 0.092-acre (4,000-square foot) lot on property located on Knight Street, northeast of Harry Hines Boulevard.

Applicant/Owner: Kavyan Corporation, Kay Zafar

Surveyor: Bowman Consulting Group LTD

Application Filed: December 19, 2025.

Zoning: PD 193 (TH-3)

Staff Recommendation: [Approval](#), subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 2

PLAT-25-000173

Attachments: [PLAT-25-000173 Case Report](#)

[PLAT-25-000173 Plat](#)

Residential Replats and Building Line Removal:

52. [26-222A](#) An application to replat a 0.205-acre (8,930-square foot) tract of land containing all of Lot 1 in City Block 3/2748 to create one lot, and to remove an existing 15-foot platted building line along White Rock Road and to extend an existing 30-foot platted building line along the Wildgrove Avenue to the property line, on property located on White Rock Road at Wildgrove Avenue, northeast corner.

Applicant/Owner: Craig A. Lashley

Surveyor: A & W Surveyors, Inc.

Application Filed: December 19, 2025

Zoning: R-7.5(A)

Staff Recommendation: Denial.

Planner: Hema Sharma

Council District: 9

PLAT-25-000181

Attachments: [PLAT-25-000181 Case Report](#)
[PLAT-25-000181 Plat](#)

Building Line Removal:

53. [26-223A](#) An application to replat a 0.95-acre tract of land containing portion of Lot 2 in City Block A/8100 to create one lot and to remove an existing 45-foot platted building line along Lyndon B. Johnson Freeway/Interstate Highway No. 635 and Skillman Street on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Skillman Street, southwest corner.

Applicant/Owner: NNN Reit, LP

Surveyor: Texas Heritage Surveying, LLC

Application Filed: December 18, 2025.

Zoning: MC-1

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

Planner: Hema Sharma

Council District: 10

PLAT-25-000163

Attachments: [PLAT-25-000163 Case Report](#)
[PLAT-25-000163 Plat](#)

Certificate of Appropriateness for Signs:

Consent Items:

54. [26-224A](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for a 350-square-foot LED illuminated channel letter sign on a backer panel to read 'TOWNPLACE SUITES BY MARRIOTT' at 555 EVERGREEN ST (WEST ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Josephine Gonzales of Pattison ID

Owner: Butler Brothers Hospitality Group, LLC

Planner: Scott Roper

Council District: 2

SIGN-25-001443

Attachments: [SIGN-25-001443 Case Report](#)

55. [26-225A](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for a 350-square-foot LED illuminated channel letter sign on a backer panel to read 'FAIRFIELD BY MARRIOTT' at 555 EVERGREEN ST (WEST ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Josephine Gonzales of Pattison ID

Owner: Butler Brothers Hospitality Group, LLC

Planner: Scott Roper

Council District: 2

SIGN-25-001444

Attachments: [SIGN-25-001444 Case Report](#)

56. [26-226A](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for a 435-square-foot LED illuminated channel letter sign reading 'SIDLEY' at 2323 CEDAR SPRINGS RD (SOUTHEAST ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Josephine Gonzales of Pattison ID

Owner: 23 Springs, LP

Planner: Scott Roper

Council District: 14

SIGN-25-001727

Attachments: [SIGN-25-001727 Case Report](#)

57. [26-227A](#) 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

Planner: Scott Roper

Council District: 14

SIGN-25-001191

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

58. [26-228A](#) 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

Planner: Scott Roper

Council District: 14

SIGN-25-001196

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

59. [26-229A](#) 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

Planner: Scott Roper

Council District: 14

SIGN-25-001197

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

60. [26-230A](#) 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

Planner: Scott Roper

Council District: 14

SIGN-25-001198

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

61. [26-231A](#) An application for a Certificate of Appropriateness by Monica Ortiz of Barnett Signs, Inc, for a 164.2-square-foot LED illuminated flat attached sign at 300 S PEARL EXPY (NORTH ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Monica Ortiz of Barnett Signs, Inc

Owner: Loco Meletio Development LLC

Planner: Scott Roper

Council District: 2

SIGN-25-001605

Attachments: [SIGN-25-001605 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, January 13, 2026

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, January 13, 2026, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC011326>.

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]