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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260602

CITY SECRETARY

POSTED DALLAS, TX



City Plan Commission

June 25, 2026

Briefing - 10:30 AM

Public Hearing - 12:30 PM

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."

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, JUNE 25, 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=m311cb594c99c44dd10a0af234cb3f033>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

Approval of Minutes of the June 11, 2026 City Plan Commission Hearing.

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

Item 1

AUTHORIZATION OF HEARING – ZONING CASES:

Item 2

ZONING DOCKET:

ZONING CASES – CONSENT

Items 3-10

ZONING CASES – UNDER ADVISEMENT

Items 11-12

ZONING CASES – INDIVIDUAL

Items 13-14

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 15-27

OTHER MATTERS:

Consideration of Appointments to CPC Committees

ADJOURNMENT

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

Approval of Minutes of the June 11, 2026 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Zoning Items:**

1. [26-2187A](#) An application for a minor amendment to the existing development plan on property zoned Subarea A and Subarea B within Planned Development District No. 1055 on the northwest line of South Belt Line Road, between Garden Grove Drive and Seagoville Road.
Staff Recommendation: **Approval.**
Applicant: Farrukh Azim / NAN Investments, LLC.
Representative: Shafiqul I. Abed / DDC, Inc.
Planner: Tasfia Zahin, M. Arch
Council District: 8
MZ-25-000020

Attachments: [MZ-25-000020 Case Report](#)
[MZ-25-000020 Existing Development Plan](#)
[MZ-25-000020 Proposed Development Plan](#)

Authorized Hearings - Zoning Case:

2. [26-2188A](#) An application for a Historic Overlay for the Mountain Creek Interurban Bridge (4585 W. Jefferson Boulevard), adjacent to property zoned R-7.5(A), for residential uses, along the south side of W. Jefferson Boulevard, between S. Westmoreland Road (to the east) and S. Cockrell Hill Road (to the west).
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval.**
Applicant: County of Dallas
Representative: Alberta Blair, P.E.
Planner: Rhonda Dunn, Ph.D.
Council District: 1
Z-26-000111

Attachments: [Z-26-000111 Case Report](#)

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

3. [26-2189A](#) An application for NS(A) Neighborhood Service District on property zoned R-10(A) Residential District, on the north line of Rylie Crest Drive, between Garden Grove Drive and Seagoville Road.
Staff Recommendation: **Approval.**
Applicant: Ryan Kim / Beacon Projects
Planner: Lori Levy, AICP
Council District: 8
Z-25-000223

Attachments: [Z-25-000223 Case Report](#)

4. [26-2190A](#) An application for an amendment to Subdistrict 30 within Planned Development No. 193 Oak Lawn Special Purpose District, on the north corner of Reagan Street and Brown Street.
Staff Recommendation: **Approval,** subject to a development plan and amended conditions.
Applicant: Tyler Fan / Aventura Asset Management, LLC.
Representative: Katherine Durham / Winstead, PC.
Planner: Lori Levy, AICP
Council District: 14
Z-26-000054

Attachments: [Z-26-000054 Case Report](#)
[Z-26-000054 Development Plan](#)

5. [26-2191A](#) An application for an amendment to Specific Use Permit No. 2561 for a restaurant with drive-in or drive-through service on property zoned Subdistrict P, Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the west line of South I-35 Frwy, between E. 8th Street and Dale Street.
Staff Recommendation: **Approval** for a 15-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Waylon Longino / Noble Oak Cliff, LLC
Representative: Laura Hoffmann, Winstead PC
Planner: Jacob Rojo
Council District: 1
Z-26-000107

Attachments: [Z-26-000107 Case Report](#)

6. [26-2192A](#) An application for CR Community Retail District on property zoned A(A) Agricultural District and for A(A) Agricultural District on property zoned CR Community Retail District, on the south corner of Ravenview Road and S. Beltline Road.
Staff Recommendation: **Approval.**
Applicant: 5900 Bonnie View Rd LLC/ Shazeb Daredia
Representative: S.I. Abed of DDC, Inc. / Shafiqul Abed
Planner: Oscar Aguilera
Council District: 8
Z-26-000082
Attachments: [Z-26-000082 Case Report](#)
7. [26-2193A](#) An application for CS Commercial Service District on property zoned Planned Development District No. 241, on the southeast corner of Haymarket Road and C.F. Hawn Frwy.
Staff Recommendation: **Approval.**
Applicant: Progress Land Development, L.L. P. / Dayspring Ministries of Dallas
Representative: Pope, Hardwicke, Christie, Schell, Kelly & Taplett LPP / Bryn Staats
Planner: Oscar Aguilera
Council District: 8
Z-26-000091
Attachments: [Z-26-000091 Case Report](#)
8. [26-2194A](#) An application for an amendment to Specific Use Permit No. 1851 for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less on property zoned CS Commercial Service District with a D-1 Liquor Control Overlay, on the south line of C. F. Hawn Frwy, west of Silverado Drive.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Marlow's Enterprise Inc
Representative: Jessica Fenley
Planner: Oscar Aguilera
Council District: 8
Z-26-000095
Attachments: [Z-26-000095 Case Report](#)

9. [26-2195A](#) An application for a new subdistrict for specified non-residential uses within Planned Development No. 605, on the south line of Samuell Boulevard, east of Freestone Circle.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Andrew Ruegg / Masterplan
Planner: Martin Bate
Council District: 7
Z-26-000059

Attachments: [Z-26-000059 Case Report](#)
[Z-26-000059 Development Plan Subdistrict 1](#)

10. [26-2196A](#) An application for an amendment to Planned Development No. 1060, on the north line of Forest Lane, between Quincy Lane and Nuestra Drive.
Staff Recommendation: **Approval**, subject to amended conditions.
Applicant: Eglington Development, Ltd.
Representative: Katherine Durham / Winstead PC
Planner: Martin Bate
Council District: 13
Z-26-000008

Attachments: [Z-26-000008 Case Report](#)

Zoning Cases - Under Advisement:

11. [26-2197A](#) An application for new Specific Use Permit for a community service center on property zoned R-16(A) Single Family District, on the north line of LBJ Frwy, east of Copenhill Road.
Staff Recommendation: **Approval**, subject to site plan and conditions.
Applicant: Ana Sanchez / Multicultural Recovery Center, Inc.
U/A From: June 11, 2026.
Planner: Lori Levy, AICP
Council District: 11
Z-26-000080

Attachments: [Z-26-000080 Case Report](#)
[Z-26-000080 Site Plan](#)

12. [26-2198A](#) An application for LI Light Industrial District on property zoned A(A) Agricultural District, on the west line of Lancaster-Hutchins Road, north of Witt Road.
Staff Recommendation: **Approval**.
Applicant: Ahmad Mohammad / White Dove Capital, LLC
U/A From: May 7, 2026.
Planner: Jacob Rojo
Council District: 8
Z-26-000042

Attachments: [Z-26-000042 Case Report](#)

Zoning Cases - Individual:

13. [26-2199A](#) An application for CS Commercial Service District, with consideration given to RR Regional Retail District, on property zoned Planned Development No. 94, on the north line of W. Camp Wisdom Road, between S. Cockrell Hill Road and American Way.
Staff Recommendation: **Approval** of RR Regional Retail District, in lieu of a CS Commercial Service District.
Representative: Andrew Ruegg / Masterplan
Planner: Liliana Garza
Council District: 3
Z-26-000073

Attachments: [Z-26-000073 Case Report](#)

14. [26-2200A](#) An application for a new planned development district for CR Community Retail District uses on property zoned CR Community Retail District and P(A) Parking District, on the south line of Royal Lane and the west line of Preston Road, north of Orchid Lane.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Leland Burk [RLA-PRDA Investments, LP]; JP Morgan Chase Bank N.A.
Representative: Victoria Morris / Jackson Walker LP
Planner: Martin Bate / Liliana Garza
Council District: 13
Z-26-000007

Attachments: [Z-26-000007 Case Report](#)
[Z-26-000007 Development Plan](#)

SUBDIVISION DOCKET:Consent Items:

15. [26-2201A](#) An application to create one 19.85-acre lot from a tract of land in City Block 8264 on property located on Cedardale Road, north of Lyndon B Johnson Freeway.
Applicant/Owner: Longhorn Truck Center, LLC
Surveyor: Larry Turman
Application Filed: May 27, 2026
Zoning: PD 761 (LR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000134

Attachments: [PLAT-26-000134 Case Report](#)
[PLAT-26-000134 Plat](#)

16. [26-2202A](#) An application to replat a 0.46-acre tract of land containing part of Lot 11 in City Block 7618 to create one lot on property located on Marigold Drive, south of Cherry Valley Boulevard.
Applicant/Owner: Anthony Hernandez
Surveyor: CBG Surveying Texas, LLC
Application Filed: May 27, 2026
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000136

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

17. [26-2203A](#) An application to replat a 0.3306-acre tract of land containing part of Lots 4 and 5, and all of Lots 6 in City Block D/456 to create 7-lot shared access development ranging in size from 1,443 square feet to 1,882 square feet and one common area on property located on Park Avenue at Hickory Street, southwest corner.
- Applicant/Owner: Hickory Park Urban Village, LLC
Surveyor: Traverse Land Surveying, LLC
Application Filed: May 28, 2026
Zoning: PD 317 (Subdistrict 1, Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
PLAT-26-000138

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

18. [26-2204A](#) An application to replat a 1.614-acre tract of land containing all of Lots 1 through 7 in City Block 4/1327, Lots 4 through 7, and part of Lots 3 in City Block 2/1336 to create one lot on property located on Shelby Avenue, southwest of Dickason Avenue.
- Applicant/Owner: Shelby Place Condominiums, Shelby Ave Investments
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 29, 2026
Zoning: PD 193 (MF-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-26-000141

Attachments: [PLAT-26-000141 Case Report](#)
[PLAT-26-000141 Plat](#)

19. [26-2205A](#) An application to replat a 0.2064-acre tract of land containing all of Lot 11 and part of Lot 10 in City Block 7/284 to create one lot on property located on Good Latimer Expressway at Swiss Avenue, southeast corner.
Applicant/Owner: Dallas Area Rapid Transit
Surveyor: ARS Engineers, Inc.
Application Filed: May 28, 2026
Zoning: PD 298 (Subarea 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-26-000142

Attachments: [PLAT-26-000142 Case Report](#)
[PLAT-26-000142 Plat](#)

20. [26-2206A](#) An application to replat a 3.249-acre tract of land containing part of Lots 1 and 2 in City Block A/7735 to create one lot on property located on Park Central Drive, west of Merit Drive.
Applicant/Owner: Park Central Equities, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: May 28, 2026
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 11
PLAT-26-000143

Attachments: [PLAT-26-000143 Case Report](#)
[PLAT-26-000143 Plat](#)

21. [26-2207A](#) An application to replat a 0.285-acre tract of land containing part of Lots 5 and 6 in City Block 725 to create one lot on property located on Carroll Avenue, southeast of Bryan Street.
Applicant/Owners: Awais Ahmed
Surveyor: ARA Surveying
Application Filed: June 1, 2026
Zoning: PD 298 (Subarea 9, MU-1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
PLAT-26-000144

Attachments: [PLAT-26-000144 Case Report](#)
[PLAT-26-000144 Plat](#)

22. [26-2208A](#) An application to replat a 0.344-acre tract of land containing all of Lots 7 and 8 in City Block 801 to create 8-lot shared access development ranging in size from 1,737 square feet to 2,237 square feet on property located on East Side Avenue, northwest of Santa Fe Avenue.
Applicant/Owner: Cedar Rock Development, LLC
Surveyor: Windrose Surveying and Land Services, LLC
Application Filed: May 29, 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-26-000145

Attachments: [PLAT-26-000145 Case Report](#)
[PLAT-26-000145 Plat](#)

23. [26-2209A](#) An application to create one 5.5568-acre lot from a tract of land in City Block 7749 on property located on North Central Expressway, west of Willowdell Drive.
Applicant/Owner: HTA-Dallas Pavilion III, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: May 28, 2026
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 10
PLAT-26-000146

Attachments: [PLAT-26-000146 Case Report](#)
[PLAT-26-000146 Plat](#)

24. [26-2210A](#) An application to create a 59-lot Small Lots SB15 development ranging in size from 3,000 square feet to 4,000 square feet and 5 common areas from a 7.84-acre tract of land in City Block 6898 on property located on Camp Wisdom Road at Firebird Drive, northeast corner.
- Applicant/Owner: Zarion, LLC
Surveyor: CCM Engineering
Application Filed: June 1, 2026
Zoning: PD 658 (Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000147

Attachments: [PLAT-26-000147 Case Report](#)
[PLAT-26-000147 Plat](#)

25. [26-2211A](#) An application to replat a 2.135-acre tract of land containing all of Lots 6 through 10 in City Block 78/3059 to create one lot on property located between Seventh Street and Eighth Street, west of Ewing Avenue.
- Applicant/Owner: Trinity Basin Preparatory, Inc. Arham and Bros Investments, LLC, 321 N Ewing, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: May 29, 2026
Zoning: PD 468 (Subdistrict D-TR3, WMU-5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 11
PLAT-26-000148

Attachments: [PLAT-26-000148 Case Report](#)
[PLAT-26-000148 Plat](#)

26. [26-2212A](#) An application to create a 53-lot Small Lots SB15 development ranging in size from 3,000 square feet to 3,391 square feet and 5 common areas from a 6.01-acre tract of land in City Block 8292 on property located at the terminus of Wild Honey Drive, south of Tioga Street.
Applicant/Owner: Mammaya Enterprise, LLC
Surveyor: CCM Engineering
Application Filed: June 1, 2026
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000149

Attachments: [PLAT-26-000149 Case Report](#)
[PLAT-26-000149 Plat](#)

27. [26-2213A](#) An application to replat a 2.1665-acre tract of land containing part of Lot 3 and all of Lot 4 in City Block M/6524 to create one lot on property located on Shady Trail, south of Royal Lane.
Applicant/Owner: Mohamed Amin Dossani
Surveyor: DMC Henry, LLC
Application Filed: May 29, 2026
Zoning: PD 498
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-26-000152

Attachments: [PLAT-26-000152 Case Report](#)
[PLAT-26-000152 Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Thursday, June 25, 2026**

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING Thursday, June 25, 2026, at 9:00 a.m., in Council Chambers, 6th Floor, at City Hall and by video conference, to consider **(1) STNAME-26-000005** An application to change the name of Houston Street Bridge (Houston Street Viaduct) between Zang Boulevard and Young Street to “Pettis Norman Bridge”. The public may attend the meeting via videoconference link: <https://bit.ly/SRC062526> .

CPC THOROUGHFARE COMMITTEE MEETING – Thursday, June 25, 2026, at 9:45 a.m., City Hall, Council Chambers (6th Floor) and by video conference, to consider: Amendment to the Thoroughfare Plan to change the designation of Grady Niblo Road between 3,650 feet east of Mountain Creek Parkway and Merrifield Road from a standard six-lane divided principal arterial roadway in 107 feet of right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80 feet of right-of-way (M-4-D(A)). The public may attend the meeting via the videoconference link: <https://bit.ly/CPCTC0625>.

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]