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**CITY SECRETARY  
DALLAS, TEXAS**

## **City of Dallas**

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



### **City Plan Commission**

**July 10, 2025**

**Briefing - 9:00 AM**

**Public Hearing: 12:30 PM**

*Public Notice*

250644

**POSTED** CITY SECRETARY  
DALLAS TX



CITY OF DALLAS  
CITY PLAN COMMISSION MEETING  
THURSDAY, JULY 10, 2025  
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-071025> or by calling the following phone number: **Webinar number:** (Webinar 2494 449 3353) password: dallas (325527 from phones)) and by **phone:** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (Access code: 2494 449 3353 **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, July 9, 2025, 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, 9 de julio de 2025, 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, JULY 10, 2025  
ORDER OF BUSINESS**

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

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

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mdb25d50a1852c96f600bc82d90715eb6>

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

**BRIEFING ITEMS**

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

**ZONING DOCKET:**

ZONING CASES – CONSENT	Items 1-4
ZONING CASES – UNDER ADVISEMENT	Items 5-10
ZONING CASES – INDIVIDUAL	Items 11-15

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT	Items 16-25
RESIDENTIAL REPLAT/BUILDING LINE REMOVAL	Item 26

<b><u>CERTIFICATES OF APPROPRIATENESS FOR SIGNS</u></b>	Items 27-28
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**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 pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

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

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

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

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

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

Approval of Minutes of the June 26, 2025 City Plan Commission Hearing.

**ACTIONS ITEMS:****ZONING DOCKET:****Zoning Cases - Consent:**

1. [25-2251A](#) An application for a new planned development district on property zoned an R-7.5(A) Single Family District, on the west line of University Hills Boulevard, between East Camp Wisdom Road and Kirnwood Drive.

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

Applicant: Wealth in Sharing Equity Properties, LLC

Representative: Rob Baldwin, Baldwin Associates, LLC

Planner: Liliana Garza

Council District: 8

**Z234-348(LC/LG)**

**Attachments:** [Z234-348\(LC/LG\) Case Report](#)  
[Z234-348\(LC/LG\) Conceptual Plan](#)

2. [25-2252A](#) An application for a new Specific Use Permit for retirement housing on property zoned TH-2(A) Townhouse District with deed restriction Z823-379 Exhibit D on a portion, on the east line of South Westmoreland Road, south of Watership Lane.

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

Applicant: Russel Condas - Lincoln Avenue Capital LLC

Representative: Karl Crawley - Masterplan

Planner: Teaseia Blue, B. Arch, MBA

Council District: 3

**Z245-192(TB)**

**Attachments:** [Z245-192\(TB\) Case Report](#)  
[Z245-192\(TB\) Site Plan](#)

3. [25-2253A](#) An application for a new Specific Use Permit for a Handicapped Group Dwelling Unit on property zoned a R-7.5(A) Single Family District, on the south line of Plaza Boulevard, between Linda Lane and La Flor Lane.  
Staff Recommendation: **Approval**, subject to a site plan and conditions.  
Applicant: Stephanie Chukwukelu  
Representative: Stephanie Chukwukelu  
Planner: Rexter Chambers  
Council District: 8  
**Z-25-000044(RC)**

**Attachments:** [Z-25-000044\(RC\) Case Report](#)  
[Z-25-000044\(RC\) Site Plan](#)

4. [25-2254A](#) An application for an MF-2(A) Multifamily District, on property zoned CR Community Retail District, on the south line of W. Wheatland Rd west of Clark Rd.  
Staff Recommendation: **Approval**.  
Applicant: Michael Tibbetts, Express Development Inc.  
Representative: Rob Baldwin, Baldwin Associates  
Planner: Michael V. Pepe  
Council District: 3  
**Z245-202(LC/MP)**

**Attachments:** [Z245-202\(LC/MP\) Case Report](#)

**Zoning Cases - Under Advisement:**

5. [25-2255A](#) An application for an NO(A) Neighborhood Office District on property zoned R-7.5(A) Single Family District on the north line of Lake June Road, west of Hillburn Drive  
Staff Recommendation: **Denial**.  
Applicant: Diana Bautista Lara  
Planner: Jordan Gregory  
U/A From: June 26, 2025.  
Council District: 5  
**Z245-185(JG)**

**Attachments:** [Z245-185\(JG\) Case Report](#)

6. [25-2256A](#) An application for a new planned development district on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District, generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue.  
Staff Recommendation: **Approval**, subject to conditions and a conceptual plan.  
Applicant: DR Horton Homes  
Representative: Rob Baldwin  
Planner: Martin Bate  
U/A From: March 20, 2025, April 24, 2025, and June 12, 2025.  
Council District: 4  
**Z234-286(MB)**

**Attachments:** [Z234-286\(MB\) Case Report](#)  
[Z234-286\(MB\) Conceptual Plan](#)

7. [25-2257A](#) An application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District, on the east line of Southgate Lane, between Elam Road and Marvel Drive.  
Staff Recommendation: **Approval**.  
Applicant: Metrocare Services  
Representative: Baldwin Associates, LLC  
Planner: Rexter Chambers  
U/A From: June 12, 2025.  
Council District: 5  
**Z245-190(RC)**

**Attachments:** [Z245-190\(RC\) Case Report](#)

8. [25-2258A](#) An application for a CS Commercial Service District on property zoned MF-2(A) Multifamily District and R-7.5(A) Single Family District, on the west side of South Ledbetter Drive, between Millar Drive and Crystal Lake Boulevard.  
Staff Recommendation: **Denial**.  
Applicant: Marco Valle and Enrique Valle  
Representative: Rita Marquez  
Planner: Liliana Garza  
U/A From: June 26, 2025.  
Council District: 3  
**Z245-196(LG)**

**Attachments:** [Z245-196\(LG\) Case Report](#)

9. [25-2259A](#) An application for 1) an MF-1(A) Multifamily District and 2) an CH Clustered Housing District on property zoned R-7.5(A) Single Family District with consideration for a WMU-5 Walkable Urban Mixed-Use District and a WR-5 Walkable Residential District, on the west side of South Lancaster Road, on the south line of the north couplet of East Wheatland Road and extending south of the south line of the south couplet of East Wheatland Road.

Staff Recommendation: **Approval** of an WMU-5 Walkable Mixed Use along the street corridors and WR-5 adjacent to existing residential zoning in lieu of an MF-1(A) Multifamily District and a CH Clustered Housing District.

Applicant: Streamline Advisory Partners, LLC

Representative: Masterplan, Karl A. Crawley

Planner: Liliana Garza

U/A From: April 10, 2025 and June 26, 2025.

Council District: 8

**Z245-155(LG)**

**Attachments:** [Z245-155\(LG\) Case Report](#)

10. [25-2260A](#) An application for an NS(A) Neighborhood Service District or a CR Community Retail District with Deed Restrictions volunteered by the applicant on property zoned a R-10(A) Single Family District, on the Northeast corner of Webb Chapel Road and Royal Lane.

Staff Recommendation: **Approval**, of the proposed NS(A) Neighborhood Service District.

Applicant: Stacy Family Capital, LLC

Planner: Michael Pepe

U/A From: April 10, 2025 and May 22, 2025.

Council District: 13

**Z245-143(LC/MP)**

**Attachments:** [Z245-143\(LC/MP\) Case Report](#)



**Zoning Cases - Individual:**

11. [25-2261A](#) An application for a MU-3 Mixed Use District, with consideration of FWMU-5 Form subdistrict, on property zoned FWMU-3 Form subdistrict with a shopfront overlay within Planned Development District No. 595 South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King Jr. Blvd. and Colonial Ave.

Staff Recommendation: **Approval** consideration of FWMU-5 Form Subdistrict within PD 595.

Applicant: Apostle Raphael Adebayo - Winners Assembly Church

Representative: EE Okpa

Planner: Teaseia Blue, B Arch., MBA

Council District: 8

**Z245-200(TB)**

**Attachments:** [Z245-200\(TB\) Case Report](#)

12. [25-2262A](#) An application for a CS Commercial Service District on property zoned CR Community Retail District, south of East Overton Road, between Bonnie View Road and East Illinois Avenue.

Staff Recommendation: **Denial.**

Applicant: Sewdat Persaud

Representative: Sewdat Persaud

Planner: Rexter Chambers

Council District: 4

**Z-25-000045(RC)**

**Attachments:** [Z-25-000045\(RC\) Case Report](#)

13. [25-2263A](#) An application for a TH-3(A) Townhouse Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District No 595, the South Dallas Fair Park Special Purpose District, on the north corner of Myrtle Street and Marburg Street.

Staff Recommendation: **Approval.**

Applicant: Anish Thakrar

Planner: Michael V. Pepe

Council District: 7

**Z245-208(LC)**

**Attachments:** [Z-25-000036\(MP\) Case Report](#)

14. [25-2264A](#) An application for a TH-3(A) Townhouse Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District No 595, the South Dallas Fair Park Special Purpose District, on the east corner of Colonial Ave and Driskell St.  
Staff Recommendation: **Approval**.  
Applicant: Anish Thakrar  
Planner: Michael V. Pepe  
Council District: 7  
**Z245-209(LC)**

**Attachments:** [Z-25-000038\(MP\) Case Report](#)

15. [25-2265A](#) An application for an amendment to Planned Development No. 153, on the southwest line of Lemmon Avenue, between Carlisle St. and Cole Ave.  
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.  
Applicant: HC Carlisle Building, LLC  
Representative: Rob Baldwin, Baldwin Associates LLC  
Planner: Michael V. Pepe  
Council District: 14  
**Z245-126(LC/MP)**

**Attachments:** [Z245-126\(LC/MP\) Case Report](#)  
[Z245-126\(LC/MP\) Development Plan](#)

#### **SUBDIVISION DOCKET:**

##### Consent Items:

16. [25-2266A](#) An application to replat a 0.368-acre tract of land containing part of Lot 20 in City Block B/4934, to create one lot on property located on Beckley Avenue at Hobson Avenue, northwest corner.  
Applicant/Owner: Guillermo Felix  
Surveyor: R. C. Myers Surveying, LLC  
Application Filed: June 12, 2025  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 4  
**PLAT-25-000014 (S245-191)**

**Attachments:** [PLAT-25-000014\(S245-191\) Case Report](#)  
[PLAT-25-000014\(S245-191\) Plat](#)

17. [25-2267A](#) An application to replat a 5.499-acre tract of land containing all of Lots 1 through 5, Lots 24 through 28 in City Block C/4997, all of Lots 1 through 5, Lots 24 through 28 in City Block D/4998, part of Lots 1 through 5, and all of Lots 6 through 11 in City Block F/5000, an abandoned portion of alleys, Thurman Avenue, and Rochester Street to create one lot on property located between Edwards Avenue and Hawes Avenue, north of Aubrey Avenue.

Applicant/Owner: TPS Love Field Three, LLC

Surveyor: Halff Associates, Inc.

Application Filed: June 11, 2025

Zoning: IR

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

Planner: Sharmila Shrestha

Council District: 6

**PLAT-25-000025 (S245-189)**

**Attachments:** [PLAT-25-000025\(S245-189\) Case Report](#)  
[PLAT-25-000025\(S245-189\) Plat](#)

18. [25-2268A](#) An application to create one 2.713-acre (118,163-square foot) lot from a tract of land in City Block 7939 on property located between Clearfield Road and Prairie Creek Road, north of Fireside Drive.

Applicant/Owner: Ernesto Guzman and Alma Judith Guzman

Surveyor: Barry S. Rhodes

Application Filed: June 12, 2025

Zoning: R-7.5(A)

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

Planner: Sharmila Shrestha

Council District: 8

**PLAT-25-000026 (S245-190)**

**Attachments:** [PLAT-25-000026\(S245-190\) Case Report](#)  
[PLAT-25-000026\(S245-190\) Plat](#)

19. [25-2269A](#) An application to create one 20.686-acre lot from a tract of land in City Block 6510 on property located on Luna Road, north of Ryan Road.  
Owners: Jackson Myers Stewart, LLC  
Surveyor: Salcedo Group, Inc.  
Application Filed: June 11, 2025  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 6  
**PLAT-25-000027 (S245-192)**  
  
**Attachments:** [PLAT-25-000027\(S245-192\) Case Report](#)  
[PLAT-25-000027\(S245-192\) Plat](#)
20. [25-2270A](#) An application to create one 2.168-acre lot from a tract of land in City Block 6184 on property located on Buckner Boulevard, south of Jennie Lee Lane.  
Applicant/Owner: Frost Bank  
Surveyor: Weir and Associates, Inc.  
Application Filed: June 13, 2025  
Zoning: PD 366 (Subdistrict 1)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 3  
**PLAT-25-000028 (S245-194)**  
  
**Attachments:** [PLAT-25-000028\(S245-194\) Case Report](#)  
[PLAT-25-000028\(S245-194\) Plat](#)
21. [25-2271A](#) An application to create one 0.2024-acre (8,817-square foot) lot and one 0.2062-acre (8,980-square foot) lot from a 0.4086-acre tract of land in City Block A/5830 on property located on McNeil Street, north of Scylene Road.  
Applicant/Owner: Metro Builders, LLC  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: June 13, 2025  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 5  
**PLAT-25-000029 (S245-193)**  
  
**Attachments:** [PLAT-25-000029\(S245-193\) Case Report](#)  
[PLAT-25-000029\(S245-193\) Plat](#)

22. [25-2272A](#) An application to replat a 32.351-acre tract of land containing part of City Block 7254, part of Lot 4, all of Lots 5, 9 through 12 in City Block 5/7252, all of Lots 1 through 12 in City Block 6/7252, all of Lots 2 through 6 and Lots 10 through 12 in City Block 7/7252 and abandoned portions of Munice Avenue and Bayonne Street to create one lot on property located on Singleton Boulevard, at the terminus of Duluth Street.  
Applicant/Owner: Villages at Soho Square, LLC  
Surveyor: Westwood Professional Services, Inc.  
Application Filed: June 13, 2025  
Zoning: PD 1049  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 6  
**PLAT-25-000030 (S245-197)**  
  
**Attachments:** [PLAT-25-000030\(S245-197\) Case Report](#)  
[PLAT-25-000030\(S245-197\) Plat](#)
23. [25-2273A](#) An application to replat a 9.533-acre tract of land containing part of Lot 1 in City Block A/8314 and City Block 8314 to create one lot on property located on Bonnie View Road, south of Logistics Drive.  
Applicant/Owner: CPAC, LLC, A Delaware Limited Liability Company  
Surveyor: Keeton Surveying Company  
Application Filed: June 12, 2025  
Zoning: PD 761 (LI)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**PLAT-25-000031 (S245-195)**  
  
**Attachments:** [PLAT-25-000031\(S245-195\) Case Report](#)  
[PLAT-25-000031\(S245-195\) Plat](#)

24. [25-2274A](#) An application to create one 0.205-acre (8,934-square foot) lot and one 0.205-acre (8,946-square foot) lot from a 0.410-acre tract of land in City Block 6262 on property located on Jim Miller Road, south of Elam Road.  
Applicant/Owner: Marcer Construction Company, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: June 13, 2025  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**PLAT-25-000032 (S245-196)**

**Attachments:** [PLAT-25-000032\(S245-196\) Case Report](#)  
[PLAT-25-000032\(S245-196\) Plat](#)

25. [25-2275A](#) An application to create one 16.9526-acre lot from a tract of land in City Block 6264 on property located on Great Trinity Forest Way/ State Highway Loop No. 12 at Jim Miller Road, southeast corner.  
Applicant/Owner: VSB Investments, LLC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: June 13, 2025  
Zoning: PD 1131  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**PLAT-25-000033 (S245-198)**

**Attachments:** [PLAT-25-000033\(S245-198\) Case Report](#)  
[PLAT-25-000033\(S245-198\) Plat](#)

Residential Replats/Building Line Removal:

26. [25-2276A](#) An application to revise a previously approved preliminary plat (S212-294) to replat a 3.45-acre tract of land containing all of Lots 1A and 1B in City Block 7423 to create a 17-lot shared access development ranging in size from 3,600 square feet to 6,101 square feet and one common area and to remove a 40-foot platted building line along the north line of Alpha Road on property located on Hillcrest Road at Alpha Road, northwest corner.

Applicant/Owner: Alpha Hilcrest Holdings, LLC

Surveyor: Eagle Surveying, LLC

Application Filed: June 12, 2025

Zoning: PD 1085

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

Planner: Sharmila Shrestha

Council District: 11

**S212-249R**

**Attachments:** [S212-294R Case Report](#)  
[S212-294R Plat](#)

Certificate of Appropriateness for Signs:Consent Items:

27. [25-2277A](#) An application for a Certificate of Appropriateness by Shahneela Sagani of Surani Signs, for a 185-square-foot LED illuminated channel letter sign at 541 W JEFFERSON AVE. (S ELEVATION).

Staff Recommendation: **Approval**.

SSDAC Recommendation: **Approval**.

Applicant: Shaneela Sagani for Surani Signs

Owner: 541 Jefferson LLC

Planner: Scott Roper

Council District: 1

**2503121101**

**Attachments:** [2503121101 Case Report](#)

28. [25-2278A](#) An application for a Certificate of Appropriateness by Shahneela Sagani of Surani Signs, for a 185-square-foot LED illuminated channel letter sign at 541 W JEFFERSON AVE. (W ELEVATION).

Staff Recommendation: Approval.

SSDAC Recommendation: Approval.

Applicant:

Owner: 541 Jefferson LLC

Planner: Scott Roper

Council District: 1

**2503121104**

**Attachments:** [2503121104 Case Report](#)

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS****Tuesday, July 15, 2025**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** Tuesday, July 15, 2025, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC071525>.

There will be no **ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING** This July.

**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]