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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260677

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

August 6, 2026

Briefing - 10:30 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION MEETING
THURSDAY, AUGUST 6, 2026
AGENDA

BRIEFINGS: **Videoconference/Council Chambers*** **10:30 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-080626> or by calling the following phone number: **Webinar number:** (Webinar 2481 603 4146) 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: 2481 603 4146 **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, August 5, 2026, twenty (20) 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, 5 de agosto de 2026, veinte (20) 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>.

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."

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, AUGUST 6, 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=me5fd502a8d4cb66a829a84fccea761d0>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

Approval of Minutes of the July 23, 2026 City Plan Commission Hearing.

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT	Items 1-4
ZONING CASES – UNDER ADVISEMENT	Items 5-8
ZONING CASES – INDIVIDUAL	Items 9-14

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 15-21
SUBDIVISION CASES – RESIDENTIAL REPLATS	Items 22-25
SUBDIVISION CASES – BUILDING LINE REMOVAL	Item 26
SUBDIVISION CASES – STREET NAME CHANGE	Item 27

<u>CERTIFICATES OF APPROPRIATENESS FOR SIGNS:</u>	Items 28-31
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OTHER MATTERS:

Consideration of Appointments to CPC Committees

ADJOURMENT

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

Approval of Minutes of the July 23, 2026 City Plan Commission Hearing.

ACTIONS ITEMS:**Zoning Docket:****Zoning Cases - Consent:**

1. [26-2516A](#) An application for a new subdistrict for a mix of uses, on property zoned Subdistrict 4 within Planned Development District No. 462, Henderson Avenue Special Purpose District, on the southwest line of North Henderson Avenue, northwest of Fuqua Street.
 Staff Recommendation: **Approval**, subject to conditions.
 Applicant: Alexander Levine / 2117 Henderson Ave Owner LLC
 Representative: Katherine Durham / Winstead PC
 Planner: Lori Levy, AICP
 Council District: 14
 Z-26-000100

Attachments: [Z-26-000100 Case Report](#)

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2. [26-2517A](#) An application for (1) Subdistrict 1, Subarea B on property zoned SD-D South Dallas Duplex Subdistrict; and (2) an amendment to and expansion of Specific Use Permit No. 2530 for a commercial parking lot or garage use on property zoned Subarea B, Subdistrict 1 Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, between S.M. Wright Frwy, Pennsylvania Avenue and Peabody Avenue, and I-45 Fwy.
Staff Recommendation: **Approval** of 1) Subdistrict 1, Subarea B on property zoned SD-D South Dallas Duplex Subdistrict within PD 595; 2) an amendment to and expansion of Specific Use Permit No. 2530 for a five-year period, subject to a site plan and conditions.
Applicant: Rob Baldwin / Baldwin Associates, LLC
Planner: Mona Hashemi
Council District: 7
Z-26-000108
- Attachments:** [Z-26-000108 Case Report](#)
[Z-26-000108 Site Plan](#)
3. [26-2518A](#) An application for a new Specific Use Permit for a medical or scientific laboratory, on property zoned CR Community Retail District, on the northwest corner of McBroom Street and N. Westmoreland Road, [AKA 3407 N. Westmoreland Road].
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Dung Nguyen / FHC Ventures LLC
Planner: Jacob Rojo
Council District: 6
Z-26-000098
- Attachments:** [Z-26-000098 Case Report](#)
[Z-26-000098 Site Plan](#)
4. [26-2519A](#) An application for a new Planned Development District for MF-2(A) District uses on property zoned R-7.5(A) Single Family District, on the northeast line of Cotillion Drive, between Ferguson Road and Dumbarton Drive, AKA [11440 Ferguson Road].
Staff Recommendation: **Approval**, subject to conceptual plan and conditions.
Applicant: Austral Asian Capital, LLC / Kleo Hatziladas
Representative: Baldwin Associates / Rob Baldwin
Planner: Liliana Garza
Council District: 9
Z-25-000059
- Attachments:** [Z-25-000059 Case Report](#)
[Z-25-000059 Conceptual Plan](#)

Zoning Cases - Under Advisement:

5. [26-2520A](#) An application for the 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

U/A From: June 25, 2026.

Planner: Oscar Aguilera

Council District: 8

Z-26-000082

Attachments: [Z-26-000082 Case Report](#)

6. [26-2521A](#) An application for an amendment to Planned Development District No. 241 with consideration for a CS Commercial Service District on property zoned Planned Development No. 241, on the southeast corner of Haymarket Rd and C.F. Hawn Fwy, AKA 10600 C. F. Hawn Fwy.

Staff Recommendation: **Approval** of a CS Commercial Service District.

Applicant: Progress Land Development, L.L.P. / Dayspring Ministries of Dallas

Representative: Pope, Hardwicke, Christie, Schell, Kelly & Taplett LLP / Byan Staats

U/A From: June 25, 2026.

Planner: Oscar Aguilera

Council District: 8

Z-26-000091

Attachments: [Z-26-000091 Case Report](#)
[Z-26-000091 Conceptual Plan](#)

7. [26-2522A](#) 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

U/A From: June 25, 2026.

Planner: Oscar Aguilera

Council District: 8

Z-26-000095

Attachments: [Z-26-000095 Case Report](#)

8. [26-2523A](#) An application for an amendment to Planned Development No. 94 with consideration for a CS Commercial Service District or 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 an amendment to Planned Development No. 94.
Representative: Andrew Ruegg / Masterplan
U/A From: June 25, 2026.
Planner: Liliana Garza
Council District: 3
Z-26-000073

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

Zoning Cases - Individual:

9. [26-2524A](#) An application to create a new subdistrict within the Downtown Special Provision Sign District on property zoned Subarea 1 of Subdistrict 155 within Planned Development No. 193, with a Downtown Perimeter Subdistrict SPSP Overlay, on the west corner of Woodall Rogers Fwy and N. Harwood Street, AKA [2123 N Harwood Street].
Staff Recommendation: **Approval**, subject to conditions.
SSDAC Recommendation: **Approval**, subject to amended conditions.
Applicant: William Preuitt of PE Parkside Tower, LLC
Representative: Suzan Kedron / Jackson Walker LLP
Planner: Liliana Garza
Council District: 14
Z-26-000115

Attachments: [Z-26-000115 Case Report](#)

10. [26-2525A](#) An application for a new Specific Use Permit for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, Deep Ellum/Near East Side District, on the south line of Elm Street, west of N. Crowds Street AKA 2650 Elm Street.
Staff Recommendation: **Approval**, subject to a site plan and staff's recommended conditions.
Applicant: Sweet Bar Dallas / Marvin Regalado
Planner: Justin Lee
Council District: 2
Z-26-000135

Attachments: [Z-26-000135 Case Report](#)
[Z-26-000135 Site Plan](#)

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11. [26-2526A](#) An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and an inside commercial amusement use limited to a dance hall, on property zoned Tract A within Planned Development No. 269, Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expwy, west of N. Crowds Street AKA 2638 Elm Street.
Staff Recommendation: **Approval**, subject to a site plan and staff's recommended conditions.
Applicant: Trakass Bar & Lounge, LLC / Tomas Alonzo
Representative: Audra Buckley
Planner: Justin Lee
Council District: 2
Z-26-000136
- Attachments:** [Z-26-000136 Case Report](#)
[Z-26-000136 Site Plan](#)
12. [26-2527A](#) An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and inside commercial amusement use limited to a dance hall, on property zoned Tract A within Planned Development No. 269, Deep Ellum/Near East Side District, on the south line of Elm Street, east of N. Good Latimer Expwy AKA 2610 Elm Street.
Staff Recommendation: **Approval**, subject to a site plan and staff's recommended conditions.
Applicant: Carey Chan
Representative: Audra Buckley
Planner: Justin Lee
Council District: 2
Z-26-000137
- Attachments:** [Z-26-000137 Case Report](#)
[Z-26-000137 Site Plan](#)
13. [26-2528A](#) An application for MF-2(A) Multifamily District on property zoned R-10(A) Single Family District, on the north line of LBJ Frwy, south line of Sandyland Boulevard, west of S. Saint Augustine Drive.
Staff Recommendation: **Denial**.
Applicant: Akinyemi Akintoye
Planner: Justin Lee
Council District: 8
Z-26-000142
- Attachments:** [Z-26-000142 Case Report](#)

14. [26-2529A](#) An application for a new planned development district 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, Suzan Kedron [Jackson Walker LLP]
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. [26-2530A](#) An application to replat 2.046-acre tract of land containing all of Lot 5, a portion of Lots 1, 2, 3, and 4 in City Block A/6808, all of Lots 7, 8, and 9 in City Block 5/6810, and a tract of land in City Block 6809 to create one 0.433-acre lot, one 0.456-acre lot, and one 1.151-acre lot on property located between Beckley Avenue and Beatrice Street, north of Yorktown Street.
Applicant/Owner: Olerio Interests, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: July 9, 2026
Zoning: PD 714 (Subdistrict 1A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-26-000114

Attachments: [PLAT-26-000114 Case Report](#)
[PLAT-26-000114 Plat](#)

16. [26-2531A](#) An application to replat a 1.222-acre tract of land containing all of Lot 1R in City Block 3/2041 to create one 0.4052-acre lot and one 0.8169-acre lot on property located on Lemmon Avenue, northwest of Prescott Avenue.
Applicant/Owner: Meadow Lomo Alto Properties, LP
Surveyor: Global Land Surveying, Inc.
Application Filed: June 30, 2026
Zoning: PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-26-000150

Attachments: [PLAT-26-000150 Case Report](#)
[PLAT-26-000150 Plat](#)

17. [26-2532A](#) An application to replat an 8.425-acre tract of land containing all of Lot 5 in City Block C/7497 to create one 3.230-acre lot and one 5.195-acre lot on property located on Alpha Road at Blossomheath Lane, southeast corner.
Applicant/Owner: Avia DFW Alpha, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: July 14, 2026
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 11
PLAT-26-000167

Attachments: [PLAT-26-000167 Case Report](#)
[PLAT-26-000167 Plat](#)

18. [26-2533A](#) An application to replat a 6.627-acre tract of land containing part of Lot 1 in City Block C/8052 and City Block 8052 to create one 1.254-acre lot and one 5.373-acre lot on property located on Plano Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 635.
Applicant/Owner: 10200 Plano Road, LLC
Surveyor: Gonzalez and Schneeberg Engineers and Surveyors, Inc.
Application Filed: July 10, 2026
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 10
PLAT-26-000179

Attachments: [PLAT-26-000179 Case Report](#)
[PLAT-26-000179 Plat](#)

19. [26-2534A](#) An application to create one 0.644-acre lot from a tract of land in City Block 3767 on property located on Beckley Avenue, south of Crestwood Drive.
Applicant/Owner: John Dickson and Tiwu Akwa
Surveyor: Burns Surveying
Application Filed: July 10, 2026
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4

PLAT-26-000181

Attachments: [PLAT-26-000181 Case Report](#)
[PLAT-26-000181 Plat](#)

20. [26-2535A](#) An application to replat a 5.401-acre tract of land containing all of Lots 8 and 9 in City Block C/8763 to create one lot on property located on Old Bent Tree Lane, east of Dallas Parkway.
Applicant/Owner: Palladium Center, LLC
Surveyor: Westwood Professional Services, Inc.
Application Filed: July 9, 2026
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 12

PLAT-26-000182

Attachments: [PLAT-26-000182 Case Report](#)
[PLAT-26-000182 Plat](#)

21. [26-2536A](#) An application to replat a 7.5622-acre tract of land containing all of Lot 21, a part of Lot 32, all of Lots 32A, 32B in City Block D/2371 to create one lot on property located between Inwood Road and Stutz Drive, southwest of Maple Avenue.
Applicant/Owners: Viceroy Investments, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: July 9, 2026
Zoning: IM, MU-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2

PLAT-26-000183

Attachments: [PLAT-26-000183 Case Report](#)
[PLAT-26-000183 Plat](#)

Residential Replats:

22. [26-2537A](#) An application to replat a 5.410-acre tract of land containing all of Lots 1 through 14 and Common Area A in City Block 18/6128, and all of Lots 1 through 25 and Common Areas B and C in City Block 19/6128, to create 39 lots ranging in size from 2,001 square feet to 2,936 square feet, 3 common areas, and private streets on property located on Forney Road, west of Prairie Flower Trail.

Applicant/Owner: Enclave Villas, LLC

Surveyor: A & W Surveyors, Inc.

Application Filed: July 9, 2026

Zoning: TH-3(A)

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

Planner: Sharmila Shrestha

Council District: 7

PLAT-26-000127

Attachments: [PLAT-26-000127 Case Report](#)
[PLAT-26-000127 Plat](#)

23. [26-2538A](#) An application to replat a 0.286-acre (12,500-square foot) tract of land containing all of Lot 17 in City Block 23/6890 to create two 0.143-acre (6,250-square foot) lots on property located on Kemrock Drive, west of Tracy Road.

Applicant/Owner: JVR Tax Group, LLC

Surveyor: Burns Surveying

Application Filed: July 9, 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-26-000165

Attachments: [PLAT-26-000165 Case Report](#)
[PLAT-26-000165 Plat](#)

24. [26-2539A](#) An application to replat a 0.9540-acre (41,556-square foot) tract of land containing part of City Block 44/8617 to create one 12,601-square foot lot, one 12,985-square foot lot, and one 15,970-square foot lot on property located on Mallory Drive at Seay Drive, northeast corner.
- Applicant/Owner: New Nest Properties, LLC
Surveyor: Seth Ephraim Osabutey
Application Filed: July 13, 2026
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
PLAT-26-000176

Attachments: [PLAT-26-000176 Case Report](#)
[PLAT-26-000176 Plat](#)

25. [26-2540A](#) An application to replat a 0.4362-acre (18,999-square foot) tract of land containing all of Lot 15 in City Block G/7590 to create two 0.2181-acre (9,499-square foot) lots on property located on Daniieldale Road, east of Cottonvalley Road.
- Applicant/Owner: New Nest Properties, LLC
Surveyor: Seth Ephraim Osabutey
Application Filed: July 9, 2026
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000177

Attachments: [PLAT-26-000177 Case Report](#)
[PLAT-26-000177 Plat](#)

Building Line Removal:

26. [26-2542A](#) An application to replat a 16.44-acre tract of land containing all of Lots 1 through 19, Lots 21 through 37, a portion of Lot 20 in City Block 1/6113; all of Lots 15 through 18 in City Block 2/6113; and abandoned portion of public rights-of-way, to create one 5.58-acre lot and one 10.86-acre lot, and to remove all existing building lines within the property, on property located between Mesquite Lane and Camp Wisdom Road, west of Turnout Lane.
Applicant/Owner: C2R Buffalo Speedway, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: July 10, 2026
Zoning: PD 101 (Subdistrict 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-26-000178

Attachments: [PLAT-26-000178 Case Report](#)
[PLAT-26-000178 Plat](#)

Street Name Change:

27. [26-2543A](#) An application to change the name of Houston Street Bridge (Houston Street Viaduct) between Zang Boulevard and Young Street to "Pettis Norman Bridge".
Applicant/Owner: City of Dallas
Application Filed: March 23, 2026
Notices Sent: 34 notices sent on May 5, 2026
Staff Recommendation: **Approval**.
Subdivision Review Committee Recommendation: **Denial**.
Planner: Sharmila Shrestha
Council District: 1,2
STNAME-26-000005

Attachments: [STNAME-26-000005 Case Report](#)

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

28. [26-2544A](#) An application for a Certificate of Appropriateness by Victoria Morris of Jackson Walker LLP, for a 366.3-square-foot back-lit channel letter sign mounted on the Southeastern facing façade at 1445 ROSS AVE (SOUTHEAST ELEVATION).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Victoria Morris of Jackson Walker LLP
Owner: 1445 Ross Ave, LLC
Planner: Scott Roper
Council District: 14
SIGN-26-0001413

Attachments: [SIGN-26-001413 Case Report](#)

29. [26-2546A](#) An application for a Certificate of Appropriateness by Victoria Morris of Jackson Walker LLP, for a 366.3-square-foot back-lit channel letter sign mounted on the Southwestern facing façade at 1445 ROSS AVE (SOUTHWEST ELEVATION).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Victoria Morris of Jackson Walker LLP
Owner: 1445 Ross Ave, LLC
Planner: Scott Roper
Council District: 14
SIGN-26-0001414

Attachments: [SIGN-26-001414 Case Report](#)

30. [26-2547A](#) An application for a Certificate of Appropriateness by Victoria Morris of Jackson Walker LLP, for a 269.8-square-foot back-lit channel letter sign mounted on the Southeastern facing façade at 1445 ROSS AVE (SOUTHEAST ELEVATION).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Victoria Morris of Jackson Walker LLP
Owner: 1445 Ross Ave, LLC
Planner: Scott Roper
Council District: 14
SIGN-26-0001415

Attachments: [SIGN-26-001415 Case Report](#)

31. [26-2549A](#) An application for a Certificate of Appropriateness by Victoria Morris of Jackson Walker LLP, for a 269.8-square-foot back-lit channel letter sign mounted on the Southwestern facing façade at 1445 ROSS AVE (SOUTHWEST ELEVATION).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Victoria Morris of Jackson Walker LLP

Owner: 1445 Ross Ave, LLC

Planner: Scott Roper

Council District: 14

SIGN-26-0001416

Attachments: [SIGN-26-001416 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, August 11, 2026

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, August 11, 2026, at 11:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC081126>.

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]