

City of Dallas

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



November 20, 2025

9:00 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

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:

1. 25-3350A **FY2024-25 City Plan Commission Annual Report Presentation**
Emily Liu, Planning and Development, *Director*
Andreea Udrea, Planning and Development, *Deputy Director*

PUBLIC TESTIMONY:

APPROVAL OF MINUTES:

Approval of Minutes of the November 6, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:

Miscellaneous Zoning Items:

2. 25-3372A An application for a development plan on property zoned Subdistrict 3 within Planned Development District 998, on the north line of E. 11th Street, E. of 8th Street.
Staff Recommendation: Approval.
Applicant: Anthony Davis - Black Island, LLC
Representative: Jasmond Anderson - JAZ Studio, LLC
Planner: Tasfia Zahin
Council District: 4
MZ-25-000019

Attachments: MZ-25-000019_Case Report
MZ-25-000019_Development Plan

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

3. 25-3351A An application for an amendment to Specific Use Permit 2215 for the sale of alcoholic beverages on property zoned RR Regional Retail District with D-1 Liquor Control Overlay District, on the southwest corner of E. R. L. Thornton Fwy. and N Jim Miller Rd.

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

Applicant: Scott Griffin - Racetrac, Inc.

Representative: Daniel Box - Winstead, PC

Planner: Lori Levy, AICP

Council District: 7

Z-25-000084

Attachments: Z-25-000084_Case Report

4. 25-3352A An application for R-7.5(A) Single Family District on property zoned CR Community Retail District, on the north line of Canada Dr, northeast of Darien St.

Staff Recommendation: **Approval**.

Applicant: Lisbeth Araque

Representative: Paul Arce

Planner: Justin Lee

Council District: 6

Z-25-000109

Attachments: Z-25-000109_Case Report

5. 25-3353A An application for an amendment to Specific Use Permit 2400 for an animal shelter or clinic with outside runs on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Logan St, southwest of Malcolm X Blvd.

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

Applicant: Cassandra Dawg Laster

Planner: Justin Lee

Council District: 7

Z-25-000137

Attachments: Z-25-0000137_Case Report

6. 25-3354A An application for an amendment to Planned Development 201, on the west corner of Oak Grove Ave and Lemmon Ave E.
Staff Recommendation: **Approval**, subject to an amended development plan, landscape plan, and amended conditions.
Applicant: Brian Hennessy [Vision Hospitality Group]
Representative: Suzan Kedron
Planner: Martin Bate
Council District: 14
Z-25-000125

Attachments: Z-25-000125_Case Report
Z-25-000125_Development Plan
Z-25-000125_Landscape Plan

7. 25-3355A An application for an amendment to add the sale of alcoholic beverages to Specific Use Permit 2441 for a restaurant without drive-in or drive-through service on property zoned NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Rd., east of Pleasant Dr.
Staff Recommendation: **Approval**, subject to amended conditions.
Applicant: Rosalba Betancourt Garcia & Noe Moises Santoyo [Sole Owners]
Planner: Martin Bate
Council District: 5
Z-25-000119

Attachments: Z-25-000119_Case Report

8. 25-3356A An application for an amendment to deed restrictions DR Z189-166 on property zoned MU-1 Mixed Use District with deed restrictions DR Z189-166, on the southwest line of Mohawk Dr southeast of Empire Central Pl.
Staff Recommendation: **Approval** of an amendment to deed restrictions [Z189-166] volunteered by the applicant.
Applicant: Jose Valles
Representative: Audra Buckley, Permitted Development
Planner: Michael Pepe
Council District: 2
Z-25-000129

Attachments: Z-25-0000129_Case Report

Zoning Cases - Under Advisement:

9. [25-3357A](#) 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.
Planner: Martin Bate
Council District: 1
Z-25-000069

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

10. [25-3358A](#) An application for a new Specific Use Permit for a child or adult care facility, on property zoned R-5(A) Single Family District, on the north line of Mexicana Road, west of Pluto Street.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Melinda Garcia
U/A From: September 18, 2025 and November 6, 2025.
Planner: Michael Pepe
Council District: 6
Z-25-000072

Attachments: [Z-25-000072 Case Report](#)
[Z-25-000072 Site Plan](#)

Zoning Cases - Individual:

11. 25-3359A An application for 1) Medium Commercial / Office Subdistrict and 2) a new Specific Use Permit for a car wash, 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.
Applicant: Sameer Mohammed, Nanu Construction Inc
Planner: Michael V. Pepe
Council District: 6
Z-25-000134

Attachments: Z-25-000134_Case Report
Z-25-000134_Site Plan

Development Code Amendments - Under Advisement:

12. 25-3376A Reconsideration of action taken on October 24, 2024, on the following item: Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.208, "Recreation and Entertainment Uses," Section 51A-4.208 "Recreation Uses," and related sections with consideration to be given to defining a use, "private game club," and establishing appropriate zoning districts and development standards associated with the use.

Item No. 12 must be approved before the commission may hear Item No. 13.

13. [25-3360A](#) Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.208 "Recreation and Entertainment Uses", Section 51A-4.208 "Recreation Uses", and related sections with consideration to be given to defining a use, "private game club", and establishing appropriate zoning districts and development standards associated with the use.

Staff Recommendation: **Approval** of the proposed amendments.

Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Not to adopt** the proposed amendments.

Planner: Andrea Gilles, AICP

U/A From: August 8, 2024 and September 19, 2024, and October 24, 2024.

Council District: Citywide

DCA201-011(AG)

Attachments: [DCA 201-011 Case Report](#)
[DCA201-011 Powerpoint](#)

SUBDIVISION DOCKET:Consent Items:

14. 25-3361A An application to create one 0.45-acre (19,602-square foot) lot from a tract of land in City Block 8755 on property located between Cade Road and Mulberry Street, east of Tufts Road.
Applicant/Owner: Daniel Gaitan
Surveyor: Tex Terra Surveying
Application Filed: October 22, 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-25-000113

Attachments: PLAT-25-000113_Case Report
PLAT-25-000113_Plat

15. 25-3362A An application to replat a 2.071-acre tract of land containing part of Lot 3 in City Block A/6461 to create one lot on property located on Dairy Milk Lane at Zodiac Lane, southwest corner.
Applicant/Owner: C.K.S. Packaging, Inc.; John R. Sewell
Surveyor: Ringley & Associates Inc.
Application Filed: October 22, 2025
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
PLAT-25-000124

Attachments: PLAT-25-000124_Case Report
PLAT-25-000124_Plat

16. 25-3363A An application to replat a 0.384-acre tract of land containing all of Lots 18 and 19 in City Block C/2366 to create one lot on property located on Lovedale Avenue, east of Harry Hines Boulevard.
Applicant/Owner: Olerio Interest, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: October 23, 2025
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
PLAT-25-000125

Attachments: PLAT-25-000125_Case Report
PLAT-25-000125_Plat

17. 25-3364A An application to create two 3.000-acre lots from a 6.000-acre tract of land in City Block 6/8711 on property located at the terminus of Tanzy Road, east of Cliff Haven Drive.
Applicant/Owner: John D. & Dana L. Marlin
Surveyor: JBI Partners, Inc.
Application Filed: October 23, 2025
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
PLAT-25-000129

Attachments: PLAT-25-000129_Case Report
PLAT-25-000129_Plat

18. 25-3365A An application to replat a 0.1901-acre (8,280-square foot) tract of land containing portion of Lots 2 and 3 in City Block E/2011 to create one lot on property located on Kirby Street, southeast of Capitol Avenue.
Applicant/Owner: 214 Kirby Holdings LLC
Surveyor: Urban Strategy
Application Filed: October 23, 2025
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
PLAT-25-000130

Attachments: PLAT-25-000130_Case Report
PLAT-25-000130_Plat

19. 25-3366A An application to replat a 63.182-acre tract of land containing City Blocks A/419, A/423, A/428, 331, 331-1/2, 332, A/430, B/433, C/436, D/431, E/434, F/437, G/438, H/435, and to abandon rights-of way to create 6 lots ranging in size from 0.4708-acre to 25.9490-acre and to dedicate a rights-of-way on property located on R.L Thornton Freeway/Interstate Highway No. 30, west of Akard Street.

Owner: City of Dallas

Surveyor: PJB Surveying

Application Filed: October 23, 2025

Zoning: CA-1(A)

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

Planner: Hema Sharma

Council District: 2

PLAT-25-000132

Attachments: PLAT-25-000132_Case Report
PLAT-25-000132_Platt

Residential Replats:

20. 25-3367A An application to replat a 0.993-acre (43,223-square foot) tract of land containing all of Lots 8R in City Block 1/7144 to create one 0.164-acre (7,132-square foot) lot and one 0.829-acre (36,091-square foot) lot on property located on Mcbroom Street, east of Furey Street.

Applicant/Owner: KCT Holdings LLC, Tabernacle Baptist Church

Surveyor: Peiser & Mankin Surveying, LLC

Application Filed: October 22, 2025

Zoning: R-5(A)

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

Planner: Hema Sharma

Council District: 6

PLAT-25-000128

Attachments: PLAT-25-000128_Case Report
PLAT-25-000128_Platt

21. 25-3368A An application to replat a 0.521-acre (22,688.66-square foot) tract of land containing all of Lots 32, 33 and 34 in City Block 3/8213 to create one 0.251-acre (10,916-square foot) lot and one 0.27-acre (11,772.7-square foot) lot on property located on Elk Stone Drive, north of Keller Springs Road.

Applicant/Owner: Bob Thompson Homes, L.P.; Laga LTD

Surveyor: CBG Surveying Texas, LLC

Application Filed: October 27, 2025

Zoning: PD 561 (Tract 2)

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

Planner: Hema Sharma

Council District: 12

PLAT-25-000133

Attachments: PLAT-25-000133_Case Report
PLAT-25-000133_Plat

OTHER MATTERS:

22. 25-3369A Amend the Dallas Plan Commission Rules of Procedure pertaining to: (1) in-person attendance at regular meeting of the plan commission in Section 9; and (2) plan commission committees in Section 13.

Attachments: Amend City Plan Commission_Rules of Procedure

23. 25-3375A FY2024-25 City Plan Commission Annual Report

Items for Reconsideration:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 18, 2025

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, November 18, 2025, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC111825>.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING - No ADSAC for the month of November

Thursday, November 20, 2025

CITY PLAN COMMISSION RULES COMMITTEE MEETING – Thursday, November 20, 2025, via videoconference, at 12:00 p.m.; to: amend the Dallas Plan Commission Rules of Procedure pertaining to: (1) in-person attendance at regular meeting of the plan commission in Section 9; and (2) plan commission committees in Section 13. The public may attend the meeting via the videoconference link: <https://bit.ly/CPC-Rules112025> .

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]