

CITY PLAN COMMISSION THURSDAY, APRIL 23, 2026

RECORD NUMBER: STNAME-26-000001

PLANNER: Sharmila Shrestha

LOCATION: Fairshop Drive between S. R. L. Thornton Freeway and Village Fair Drive

DATE FILED: February 25, 2026

COUNCIL DISTRICT: 4

APPLICANT: City of Dallas

REQUEST: An application to change the name of Fairshop Drive between S. R. L. Thornton Freeway and Village Fair Drive to “John Beckwith Sr. Drive”.

SUMMARY:

- City of Dallas received a City Council memorandum on February 25, 2026, to consider changing the name of Fairshop Drive between S. R. L. Thornton Freeway and Village Fair Drive to “John Beckwith Sr. Drive”.
- Notices for City Plan Commission hearing were sent on March 20, 2026, to 4 property owners notifying them of the proposed street name change. Notification signs were put up along Fairshop Drive on March 7, 2026, and the newspaper notice was published on March 21, 2026.

BACKGROUND INFORMATION:

<u>Thoroughfare/Street</u>	<u>Roadway Status</u>
S R L Thornton Freeway	Highway
Fairshop Drive	Minor Arterial
Village Fair Drive	Minor Arterial

STAFF ANALYSIS:

“Section 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES” are attached at the end of this report.

Street Name Change: In terms of compliance with Division 51A-9.300 of the Dallas Development Code, staff observe the following:

Section 51A-9.304(a)(5) states “A street name may not contain more than 14 characters providing; however, that the street-type designation may be abbreviated to comply with this requirement.”

The proposed street name, “John Beckwith Sr. Drive” contains 23 characters. The street-type designation “Drive” can be abbreviated to “Dr.” but “John Beckwith Sr. Drive” still contains 19 characters. The approval of this request will require a waiver of Section 51A-9.304(a)(5).

Section 51A-9.504(a)(1) states “A proposed label in a street name may not duplicate any existing label.”

The change of “Fairshop Drive” to “John Beckwith Sr. Drive” complies with Section 51A-9.504(a)(1) as there has been no other city street named or renamed “John Beckwith Sr. Drive”.

Section 51A-9.304(c)(2) states “A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”

The change of Fairshop Drive between S. R. L. Thornton Freeway and Village Fair Drive to “John Beckwith Sr. Drive” does not comply with Section 51A- 9.304(c)(2), as he is not deceased.

Departmental Responses: Information on this case was routed to the following entities on March 3, 2026.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	NR
Atmos Energy	N/R	Police	NR
Building Inspection (Arborist)	NR	Department of Transportation	3/17/26
City Archivist	3/3/26	Public Works	NR
City Attorney	NR	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	3/4/26
Dallas County Historical Commission	N/R	Texas DOT	NR
DART	N/R	SD&C_ENG.	NR
Fire Department	N/R	TXU Electric	N/R
Long Range Planning	NR	US Post Office	N/R
Park and Recreation	3/26/26	Street Name Coordinator	3/12/26

N/R= No written Response

- **Street Name Coordinator:** No objection if certain conditions are met
 - Waive Sections 51A-9.304(a)(5) and 51A-9.304(c)(2)
- **Department of Transportation:** Denial
 - A street name may not contain more than 14 characters (spaces included) Section 51A-9.304(a)(5)
- **City Archivist:** No objection
- **Dallas Independent School District:** No objection
- **Park and Recreation:** No objection

WAIVERS ARE NEEDED FOR:

- Section 51A-9.304(a)(5) “A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement.”
- Section 51A-9.304(c)(2) “A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”

STAFF RECOMMENDATION: This request requires waivers of Section 51A-9.304(a)(5) and Section 51A-9.304(c)(2). Staff recommend approval of the request provided that the required waivers are granted.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: The Subdivision Review Committee on Thursday March 26, 2026, with the vote of 3 to 1 recommended approval of the Street Name Change Fairshop Drive between S. R. L. Thornton Freeway and Village Fair Drive to “John Beckwith Sr. Drive”.

Memorandum



CITY OF DALLAS

DATE February 25, 2026

TO Kimberly Bizer Tolbert, City Manager

SUBJECT **Street Name Change Request – Fairshop Drive to John Beckwith Sr. Drive**

In accordance with Section 51A-9.30(b) of the Dallas Development Code, this memorandum requests initiation of the process to consider renaming **Fairshop Drive** to **John Beckwith Sr. Drive** in recognition of Mr. Beckwith's extraordinary contributions to the City of Dallas.

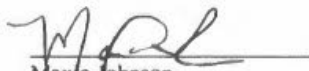
John Beckwith Sr. was the founder of **Golden Gate Funeral Home**, a long-standing and respected African American-owned institution that has served Dallas families with dignity, compassion, and professionalism for generations. Established during a time of limited access and inequity, Golden Gate Funeral Home became a trusted cornerstone for the Southern Dallas community and beyond.

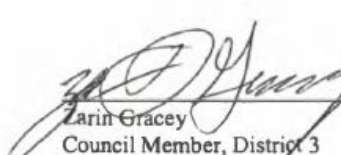
In addition to his business leadership, Mr. Beckwith was a committed community servant whose work supported families, churches, and civic organizations during some of their most difficult moments. His legacy reflects service, entrepreneurship, and a deep commitment to community uplift.


Fairshop Drive is located near Golden Gate Funeral Home and within the community Mr. Beckwith faithfully served. Renaming this street in his honor would serve as a lasting tribute to his impact and ensure his legacy is permanently recognized within the City of Dallas.

Please feel free to contact my office should additional information be needed.

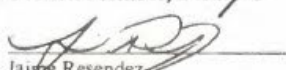
Thank You,


Maxie Johnson
Council Member, District 4


Larin Gracey
Council Member, District 3


Lorie Blair
Council Member – District 8

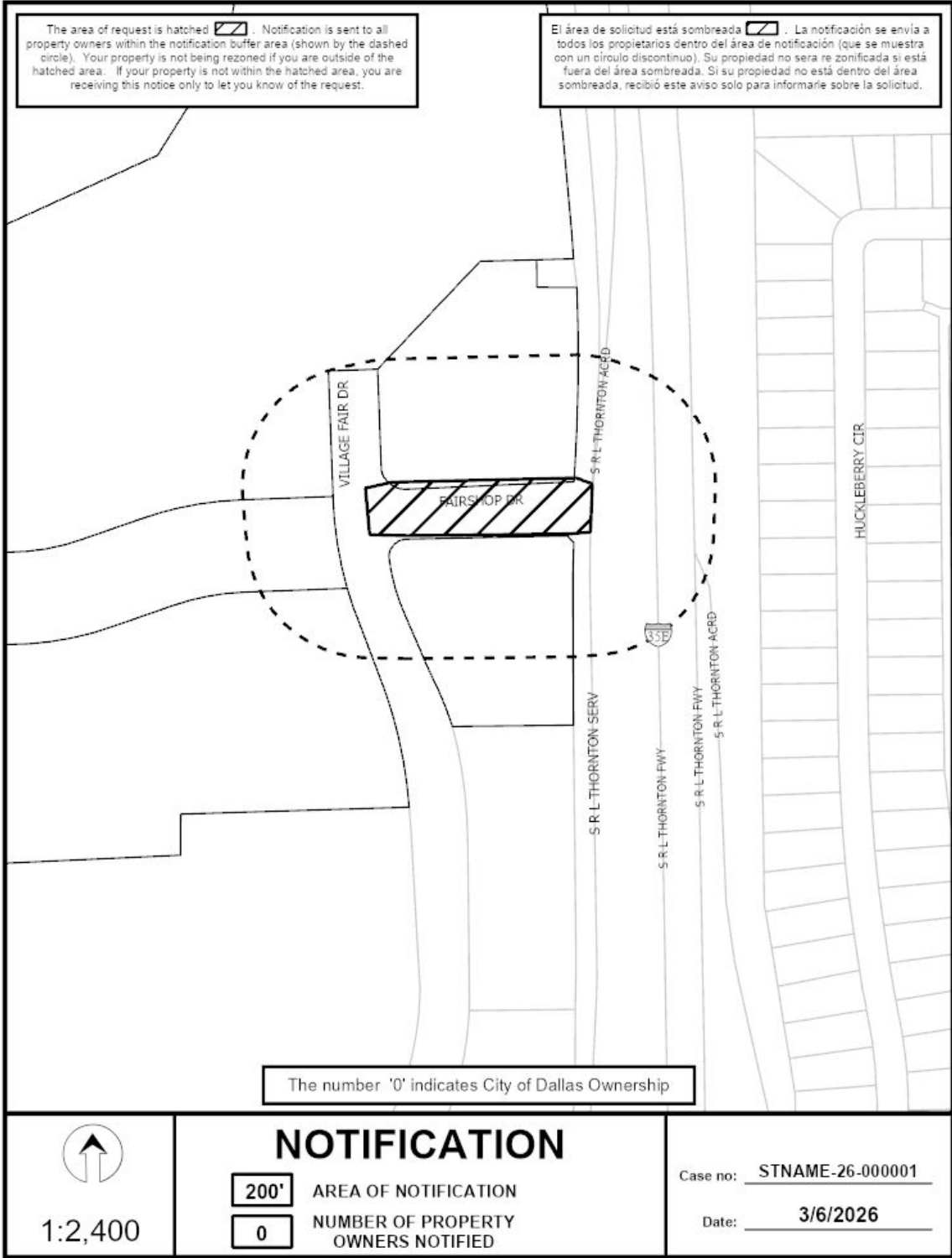

Adam Bazaldua
Council Member, District 7


Jaime Resendez
Council Member, District 5

Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Raslogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Aina Ciccan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Directors and Assistant Directors

"Service First. Now!"
Connect – Collaborate – Communicate



03/06/2026

Notification List of Property Owners

STNAME-26-000001

4 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4500 VILLAGE FAIR DR	ALI ELIZABETH C
2	4500 VILLAGE FAIR DR	BECKWITH INC
3	5151 VILLAGE FAIR DR	CHICORY CT MADISON III LP
4	4155 S R L THORNTON FWY	BECKWITH INC

SECTION 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES:

(a) In general.

- (1) A proposed label in a street name may not duplicate any existing label.
- (2) A proposed street name may not be similar to an existing street name so that it creates confusion or an obstacle to the provision of emergency services.
- (3) If all of the standards in this section are met, a roadway that extends into the city of Dallas from a contiguous municipality must adopt the street name given the street by the contiguous municipality.
- (4) A street name that uniquely identifies a particular tract, tenant, or product name is prohibited.
- (5) A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement.
- (6) Hyphenated and apostrophied street names are prohibited.

(b) Number of names for a roadway.

- (1) Except as provided in Paragraph (2), a roadway must have only one name.
- (2) Different names must be given to the same roadway under the following conditions:
 - (A) If a minor roadway deviates from its predominant course at a 90-degree angle for a distance of more than 300 feet, a different name must be used for the predominant course and for each portion of the roadway deviating from the predominant course.
 - (B) If two segments of a minor roadway are separated by an intervening land use that prohibits vehicular passage, and if future connections of the street segments through the use is unlikely, the segments of roadway on each side of the intervening use must have different names.
 - (C) If a street is interrupted and offsets more than 150 feet at a cross street, different names must be given to the offset street segments.

(c) Historic street names.

- (1) A historic street name may not be changed.
- (2) A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.

(d) Street type and label designation.

- (1) A street name may not contain more than one street-type designation. For example, the street name "John Doe Place Road" is not permitted.
- (2) The designation of the street type must be based upon the features of the roadway, such as the traffic volumes carried by the roadway, its physical

design and construction characteristics, and its role in the surrounding street network.

(3) No street name may have more than two labels before the street-type designation.

(e) Directional prefix and suffix.

(1) A directional prefix is permitted only when the roadway intersects one of the official baselines used by the city.

(2) A directional suffix is permitted as an indicator for address location.

(f) Guidelines.

(1) A street name may be based upon physical, political, or historic features of the area.

(2) The name of a subdivision and names thematically related to the name of a subdivision may be given to a street within the subdivision.

(g) Waiver.

The city council, by a three-fourth vote of its members, may waive any of the standards contained in this section when waivers would be in public interest and would not impair the public health, safety, or welfare. (Ord. Nos. 19832; 23407)