CITY PLAN COMMISSION

Briefing & Public Hearing Meeting Minutes

THURSDAY, JANUARY 15, 2026

DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
CISCO WEBEX LINK, https://bit.ly/CPC-011526 , Call-In #: 2491 571 8078
CHAIR BRENT RUBIN, PRESIDING

PRESENT: [14]

Brent Rubin, Chair, Place 15	Gregory Franklin, District 8
Darrell Herbert, Vice-Chair, District 3 (*)	Collin Koonce, District 9
Mike Sims, District 1	Tipton Housewright, District 10 (**)
Joanna Hampton, District 2	Jack Kocks, District 11
Tom Forsyth, District 4	Kathy Coffman, District 12
Alicia Serrato, District 5	Larry M. Hall, District 13
Deborah Carpenter, District 6	
Tabitha Wheeler-Reagan, District 7 (**)	

ABSENT: [1]

Melissa Kingston, District 14	

VACANCY: [0]

**Note: Members of the City Plan Commission participated in this meeting by video conference or a portion of the meeting by video conference.*
***Note: Indicates arrival time after meeting called to order/reconvened*
****Note: Indicates appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.*

The Briefing meeting was called to order at 9:05 a.m. with a quorum of the City Plan Commission present. The Public Hearing was called to order at 12:31 p.m. with a quorum of the City Plan Commission present.

The meeting agenda, posted in accordance with Chapter 551, “OPEN MEETINGS”, of the Texas Government Code, was presented.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments,

citizen comments were heard and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.
NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Planning and Urban Design Department. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

BRIEFINGS:

The Briefing meeting was called to order at 9:05 a.m. The Commission was briefed and/or updated on the following agenda items, in the following order: Briefing agenda items #1. ID #26-171A, MZ-25-000004 / Z245-009; #2. ID #26-172A, MZ-25-000014; #4. ID #26-174A, MZ-25-000032; #5. ID #26-175A, MZ-25-000036; #6. ID #26-176A, MZ-25-000037; #7. ID #26-177A, Z-25-000167; #9. ID #26-179A, Z-25-000097; #13. ID #26-183A, Z-25-000172; #14. ID #26-184A, Z-25-000148. The Commission recessed for a short break at 10:16 a.m. and reconvened at 10:34 a.m. The Commission continued to hear the briefings and/or updates of the remaining agenda items, in the following order: #18. ID #26-188A, Z-25-000069; #19. ID #26-189A, Z-25-000152; #20. ID #26-190A, Z-25-000115 / Z234-183; #21. ID #26-191A, Z-25-000147 / Z234-225; #24. ID #26-194A, Z-25-000159. The Briefing session concluded, and the Commission recessed for lunch at 11:14 a.m. The City Plan Commission opened the public hearing at 11:38 a.m.

Note: The Commission heard Authorization of a Hearing, #26. ID #26-196A, agenda item to begin the public hearing.

BRIEFINGS:

APPROVAL OF MINUTES:

Minutes Approval of Minutes of the December 4, 2025 City Plan Commission Hearing.

Motion: It was moved to recommend **approval** of the Minutes of the December 4, 2025, City Plan Commission Hearing, as revised on January 5, 2026,

Maker: Hall
Second: Sims
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

Note: The Commission heard Subdivision – Consent agenda items next.

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

Miscellaneous Zoning Items:

1. **26-171A** **MZ-25-000004 / Z245-009** Planner: Sheila Alcantara Segovia

Motion: It was moved to recommend **approval** of a minor amendment to the development plan on property zoned Planned Development District 1102 on the west line of University Hills Boulevard, northwest of the intersection of East Wheatland Road and University Hills Boulevard.

Maker: Franklin
Second: Sims
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, *Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

2. **26-172A** **MZ-25-000014** Planner: Sheila Alcantara Segovia

Motion: It was moved to recommend **approval** of a minor amendment to the development plan on property zoned North Zone Subdistrict B within Planned Development District 521, on the southeast corner of Mountain Creek Parkway and South Merrifield Road.

Maker: Herbert
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: For: Keyur Rathod, 1782 W. McDermott Dr., Allen, TX, 75013
Roger Sotelo, 3501 Olympus Blvd., Dallas, TX, 75019
Against: None

3. **26-173A** **MZ-25-000024** Planner: Tasfia Zahin, M. Arch

Motion: It was moved to recommend **approval** of a development plan on property zoned Planned Development District 1104 on the northeast line of W. Northwest Highway, southeast of Shady Trail and south of Willowbrook Road.

Maker: Carpenter
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

4. **26-174A** **MZ-25-000032** Planner: Sheila Alcantara Segovia

Motion: It was moved to recommend **approval** of a new development plan on property zoned Subarea B within Planned Development District No. 975 along the north line of Barnabus Drive and north of Simpson Stuart Road.

Maker: Franklin
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: For: None
For (Did not speak): Jeniffer Hiromoto, 10233 NW Hwy., Dallas, TX, 75238
Against: None

5. **26-175A** **MZ-25-000036** Planner: Tasfia Zahin, M. Arch

Motion: It was moved to recommend **approval** of a minor amendment to the development plan on property zoned Planned Development District 695, on the southeast corner of Coit Road and Frankford Road.

Maker: Coffman
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

6. **26-176A** **MZ-25-000037** Planner: Greg Franklin

Motion: It was moved to recommend **approval** of a new development plan on property zoned Planned Development District No. 1065 along the south line of West Mockingbird Lane, east Hinton Street.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, *Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Speakers: None

ZONING DOCKET:

Note: The Zoning Cases – Consent agenda items were all heard individually.

Note: Zoning Cases – Consent, #15. ID #26-185A, Z-25-000156 and #16. ID #26-186A, Z-25-000157 were read and heard into the record together.

Zoning Cases – Consent:

7. **26-177A Z-25-000167** Planner: Lori Levy, AICP

Motion: It was moved to recommend **approval** of a new Subarea, as briefed, subject to amended conditions with the following changes: 1) Sec.51P-314.103.1, Exhibits.; 2) strike Sec.51P-314.103.1, (14); 3) in Sec.51P-314.107, h(4) revise to read, "The additional attached signs may contain a maximum of five words each, with letters and symbols no taller than four feet, 48 inches, in height."; on property zoned Tract II within Planned Development 314 Preston Center Special Purpose District, on the southeast corner of Berkshire Lane and Lomo Alto Drive.

Maker: Hall
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices: Area: 500 Mailed: 129
Replies: For: 1 Against: 3

Speakers: For: Karl Crawley, 3333 Welborn, Dallas, TX, 75219
Against: None

8. **26-178A Z-25-000049 / Z245-184** Planner: Lori Levy, AICP

Motion: It was moved to recommend **approval** of an IM Industrial Manufacturing District and an amendment to Specific Use Permit 2003 for an industrial (outside) potentially incompatible use limited to a concrete batch plant for a five-year period, subject to an amended site and landscape plans and amended conditions, on property zoned IR Industrial Research District, on the northeast corner of Luna Road and Ryan Road.

Maker: Carpenter
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Forsyth, Serrato, Carpenter, *Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 2 - Herbert, Kingston
Vacancy: 0

*Out of room, shown voting in favor

Notices:	Area:	300	Mailed:	7
Replies:	For:	0	Against:	0

Speakers: None

9. **26-179A Z-25-000097** Planner: Justin Lee

Motion: It was moved to recommend **approval** of Subdistrict C on property zoned Subarea A within Planned Development District 134, on the northwest line of Lindsley Avenue and southwest line of S. Munger Boulevard.

Maker: Hampton
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 2 - Herbert, Kingston
Vacancy: 0

Notices:	Area:	200	Mailed:	22
Replies:	For:	1	Against:	0

Speakers: None

10. **26-180A Z-25-000165** Planner: Justin Lee

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a potentially incompatible industrial (outside) use limited to wood or lumber processing for a five-year period, subject to a site plan and conditions, on property zoned IM Industrial Manufacturing District with existing deed restrictions [Z056-308], on the north line of Manana Drive, east line of Spangler Road.

Maker: Carpenter
Second: Sims
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 2 - Herbert, Kingston
Vacancy: 0

Notices:	Area:	400	Mailed:	6
Replies:	For:	0	Against:	0

Speakers: None

11. **26-181A Z-25-000144** Planner: Justin Lee

Motion: It was moved to **approval** of a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a five-year period, subject to a site plan and conditions, zoned Planned Development District 805 with D-1 Liquor Control Overlay, on the north line of Lake June Road, and east line of N. Masters Drive.

Maker: Serrato
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin
Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices: Area: 300 Mailed: 122
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

12. **26-182A Z-25-000173** Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 2505 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service use for a five-year period, subject to a site plan and conditions, on property located within Subarea 2 of Planned Development District 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the south line of Lake June Road, east of Rose Garden Avenue.

Maker: Serrato
Second: Sims
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 0

Speakers: None

13. **26-183A Z-25-000172** Planner: Oscar Aguilera

Motion: In considering an application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise food store less than 3,500 square feet on property zoned CR Community Retail District with D-1 Liquor Control Overlay, on the south corner of Lawnview Avenue and Forney Road, it was moved to **hold** this matter under advisement until February 19, 2026 because the City Plan Commission found that the applicant fulfilled the applicant's obligations under Sec.51A-1.106. regarding the posting of zoning notification signs. Because the applicant has failed to demonstrate the satisfaction of the City Plan Commission; that the applicant has made good faith efforts to keep the required notification signs posted in accordance with the Dallas Development code by replacing any lost, stolen, or vandalized notification signs in a timely manner.

Maker: Serrato
Second: Sims
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 2 - Herbert, Kingston
Vacancy: 0

Notices:	Area:	200	Mailed:	16
Replies:	For:	0	Against:	0

Speakers: For: None
For (Did not speak): Michael Tibbetts, 11837 Kingsville Dr., Frisco, TX, 75035
Against: None

14. **26-184A Z-25-000148** Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 2467 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) for a five-year period, subject to conditions, on property zoned Planned Development District 619 with Specific Use Permit 2411 for an attached projecting non-premise district activity videoboard sign, on the northwest line of Elm Street, northeast of North Akard Street.

Maker: Hampton
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 2 - Herbert, Kingston
Vacancy: 0

Notices: Area: 200 Mailed: 74
Replies: For: 0 Against: 0

Speakers: None

15. **26-185A Z-25-000156** Planner: Mona Hashemi

Motion: In considering an application for a new Planned Development Subdistrict on property zoned R-7.5(A) Residential Subdistrict within Planned Development District 631, the West Davis Special Purpose District with Special Use Permit 128 for Convent, on the southwest corner of W. Davis Street and S. Cockrell Hill Road, it was moved to **hold** this matter under advisement until February 5, 2026.

Maker: Sims
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 2 - Herbert, Kingston
Vacancy: 0

Notices: Area: 500 Mailed: 64
Replies: For: 0 Against: 1

Speakers: For: Karl Crawley, 3333 Welborn St., Dallas, TX, 75219
Against: Fernando Tijerina, 112 Archer Ave., Dallas, TX, 75211

16. **26-186A Z-25-000157** Planner: Mona Hashemi

Motion: In considering an application for a new Planned Development Subdistrict on property zoned R-7.5(A) Residential Subdistrict within Planned Development District 631, the West Davis Special Purpose District, on the south line of West Davis Street, west of Cockrell Hill Road, it was moved to **hold** this matter under advisement until February 5, 2026.

Maker: Sims
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 2 - Herbert, Kingston
Vacancy: 0

Notices: Area: 500 Mailed: 14
Replies: For: 0 Against: 0

Speakers: None

17. **26-187A Z-25-000015 / Z234-354** Planner: Martin Bate

Motion: In considering an application for a new planned development district for MF-2(A) Multifamily District uses on property zoned R-7.5(A) Single Family District, on the east corner of Worth Street and N. Peak Street, it was moved to **hold** this matter under advisement until February 5, 2026.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston

Vacancy: 0

Notices:	Area: 500		Mailed:	117
Replies:	For: 1		Against:	9

Speakers: For: None
Against: None
Against (Did not speak): Jim Anderson, 4706 Swiss Ave., Dallas, TX, 75204

Zoning Cases – Under Advisement:

18. **26-188A Z-25-000069** Planner: Martin Bate

Motion: In considering 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, it was moved to **hold** this matter under advisement until February 5, 2026.

Maker: Sims
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices:	Area: 300		Mailed:	23
Replies:	For: 2		Against:	4

Speakers: None

19. **26-189A Z-25-000152** Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of a new Specific Use Permit for Commercial Motor Vehicle Parking for a five-year period, subject to a site plan and conditions with the following changes: 1) amend site plan to remove the word “gravel” with “material approved by the building official”; 2) ingress and egress of commercial motor vehicles is limited to ten per day; 3) an outdoor stacking of freight containers is prohibited, on property zoned CS Commercial Service District with Special Use

Permit 890 for a radio, television, or microwave tower, on the southwest line of S. Central Expy., between Youngblood Road and Lyndon B. Johnson Fwy.

Note: Commissioner Wheeler-Reagan offered a Friendly amendment to change the limit of commercial motor vehicles from six to ten per day. Commissioner Franklin, maker of the motion, accepted the Friendly amendment.

Maker: Franklin
Second: Sims
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 2 - Herbert, Kingston
Vacancy: 0

Notices: Area: 400 Mailed: 7
Replies: For: 1 Against: 0

Speakers: For: Andrew Ruegg, 3333 Welborn St., Dallas, TX, 75219
Against: Nassir Ali, 7950 Legacy Dr., Plano, TX, 75024
Malik Baharia, 7950 Legacy Dr., Plano, TX, 75024
Against (Did not speak): Mainul Khan, 8509 Orchard Dr.,
Mazieh Moghadas, 7950 Legacy Dr., Plano, TX, 75024

Note: The Commission heard Zoning Cases – Under Advisement, #22. ID #26-192A, Z-25-000134 agenda item next.

20. **26-190A Z-25-000115 / Z234-183** Planner: Jordan Gregory

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 2480 for the sale of alcoholic beverages for an eighteen-month period, subject to a site plan and conditions, on property zoned CR Community Retail District with D-1 Liquor Control Overlay, on the northeast corner of Kleberg Road and Carleta Street.

Maker: Franklin
Second: Hampton
Result: Carried: 12 to 1

For: 12 - *Sims, Hampton, Serrato, Carpenter, Wheeler-Reagan, Franklin, Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 1 - Forsyth
Absent: 2 - Herbert, Kingston
Vacancy: 0

*Out of room, shown voting in favor

Notices: Area: 200 Mailed: 20
Replies: For: 0 Against: 0

Speakers: For: Robert Nuñez, 513 Mulberry Ln., DeSoto, TX, 75115
Against: None

Note: The Commission returned to the regular order of the agenda and heard Zoning Cases – Under Advisement, #23. ID #26-193A, Z-25-000103 agenda item next.

21. **26-191A Z-25-000147 / Z234-225** Planner: Martin Bate

Motion: It was moved to recommend **denial without prejudice** of an MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District, on the west line of South Cockrell Hill Road, south of Barstow Boulevard.

Maker: Herbert
Second: Hampton
Result: Carried: 14 to 0

For: 14 - *Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Notices: Area: 400 Mailed: 59
Replies: For: 0 Against: 7

Speakers: For: Michael Coker, 711 W. Main St., Ovilla, TX, 75154
Against: None

Note: The Commission heard Zoning Cases – Under Advisement, #20. ID #26-190A, Z-25-000115 / Z234-183 agenda item next.

22. **26-192A Z-25-000134** Planner: Michael V. Pepe

Motion: It was moved to recommend **approval** of an amendment to Light Commercial/Office Area 1 Subdistrict and **approval** of 2) a new Specific Use Permit for a car wash for a five-year period, subject to a site plan and conditions, 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 Avenue and W. Davis Street.

Maker: Carpenter
Second: Hampton
Result: Carried: 12 to 1

For: 12 - Sims, Hampton, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall

Against: 1 - Rubin
Absent: 2 - Herbert, Kingston
Vacancy: 0

Notices: Area: 500 Mailed: 48
Replies: For: 0 Against: 0

Speakers: For: Ali Sandoval, Address was not provided
Sameer Mohammed, 310 S. Industrial Blvd., Euless, TX, 76040
Against: None

Note: The Commission heard Zoning Cases – Under Advisement, #21. ID #26-191A, Z-25-000147 / Z234-225 agenda item next.

23. **26-193A Z-25-000103** Planner: Mona Hashemi

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a public school other than an open-enrollment charter school, subject to a site plan, traffic management plan, and conditions, on property zoned R-7.5(A) Single Family District, on the south line of Arapaho Road and the north line of La Cosa Drive.

Maker: Kocks
Second: Coffman
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Notices: Area: 400 Mailed: 133
Replies: For: 4 Against: 11

Speakers: For: James Watson, 400 S. Greenville Ave., Richardson, TX, 75081
Karl Crawley, 3333 Welborn St., Dallas, TX, 75219
Against: None

Zoning Cases - Individual:

24. **26-194A Z-25-000159** Planner: Justin Lee

Motion: It was moved to recommend **approval** of an 1) a new Planned Development District for R-10(A) Single Family District uses and standards and 2) a new Specific Use Permit for a commercial amusement (outside), limited to a rodeo, for a three-year period, subject to a site plan and conditions, with the following change: a minimum of two security personnel must be present on site during hours of operation; on property zoned R-10(A) Single Family District, on north line of Leon Drive and south line of Prairie Creek Road.

Maker: Franklin
Second: Sims
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 0
Absent: 2 - Herbert, Kingston
Vacancy: 0

*Out of room, shown voting in favor

Notices: Area: 500 Mailed: 63

Replies: For: 0 Against: 2
Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Jessica Ramirez, 272 W. Lawson Rd., Dallas, TX, 75253
Against: Alma Mendez, 9530 Thornhill Dr., Dallas, TX, 75217
Against (Did not speak): Valentino Macias, 1407 S. Saint Agustine, Dallas, TX, 75217

25. **26-195A Z-25-000198 / Z245-211** Planner: Martin Bate

Motion: In considering an application for a 1) IM Industrial Manufacturing District and 2) a new Specific Use Permit for an industrial (inside) potentially incompatible industrial use on property zoned CR Community Retail District and IM Industrial Manufacturing District with Specific Use Permit 93 for an electric substation on a portion, on the north line of Scyene Road, east of the UPRR, it was moved to **hold** this matter until March 5, 2026.

Maker: Wheeler-Reagan
Second: Hampton
Result: **Motion was withdrawn**

Alternate Motion: It was moved to recommend **denial with prejudice** of a 1) IM Industrial Manufacturing District and 2) a new Specific Use Permit for an industrial (inside) potentially incompatible industrial use on property zoned CR Community Retail District and IM Industrial Manufacturing District with Specific Use Permit 93 for an electric substation on a portion, on the north line of Scyene Road, east of the UPRR.

Maker: Wheeler-Reagan
Second: Forsyth
Result: Failed: 4 to 8

For: 4 - Forsyth, Wheeler-Reagan, Franklin, Hall

Against: 8 - Sims, Hampton, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman
Absent: 3 - Herbert, Kingston, Rubin
Vacancy: 0

Motion to Call the Question: It was moved to Call the Question.

Maker: Coffman
Second: Kocks
Result: Failed: 6 to 6

For: 6 - Sims, Wheeler-Reagan, Koonce, Housewright, Coffman, Hall

Against: 6 - Hampton, Forsyth, Serrato, Carpenter, Franklin, Kocks
Absent: 3 - Herbert, Kingston, Rubin
Vacancy: 0

Note: The Commission returned to vote on Alternate Motion.

Alternate Motion II: In considering an application for a 1) IM Industrial Manufacturing District and 2) a new Specific Use Permit for an industrial (inside) potentially incompatible industrial use on property zoned CR Community Retail District and IM Industrial Manufacturing District with Specific Use Permit 93 for an electric substation on a portion, on the north line of Scyene Road, east of the UPRR, it was moved to **hold** this matter until March 5, 2026.

Maker: Wheeler-Reagan
Second: Forsyth
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin
Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Notices:	Area:	400	Mailed:	36
Replies:	For:	0	Against:	1

Speakers: None

Note: The Commission heard Certificate of Appropriateness for Signs – Consent agenda items next.

26. **26-196A Authorization of a Hearing** Planner: Seferinus Okoth, AICP

Motion: It was moved to recommend **approval** of authorizing a public hearing to determine the proper zoning on property zoned an IR-Industrial Research District with a portion in a Dry Overlay, an IM-Industrial Manufacturing District with a portion in a Dry Overlay, an IM-Industrial Manufacturing District with Specific Use Permit No.1854, an IM-Industrial Manufacturing District with Deed Restrictions D.R No. Z192-176 and D.R No. 078-204, a MH(A)- Mobile Home District, a CR-Community Retail District, a NS(A)-Neighborhood Service District, PD-Planned Development District No. 609, a CS-Commercial Service District with a Specific Use Permit No.1602 in an area generally bound by Julius Schepps Freeway (I-45) on the south; the Trinity River on the west; Union Pacific Railroad Tracks, then Brownville Avenue, Hull Avenue, Ivory Lane, Burma Road, Kiska Street, Solar Lane, the alley behind Carbondale Street, the alley behind Cherbourg Street, Dutch Harbor Avenue, and South Loop 12, then the Trinity Forest Trail on the north; and the Trinity Forest Trail and South Great Trinity Forest Way on the east, and containing approximately 660.39 acres.

Maker: Wheeler-Reagan
Second: Hall
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall
Against: 0
Absent: 1 - Kingston
Vacancy: 0
Conflict: 1- Rubin**

**Out of room when vote was taken

Speakers: For: Tamekia Derrough, 7931 Kiska, Dallas, TX, 75216
Alicia Kendrick, 4741 Joppa Cir., Dallas, TX, 75216
Caleb Roberts, 2847 Alabama Ave., Dallas, TX, 75216
Andrew L. Martin II, 4705 Joppa Cir., Dallas, TX, 75216
Against: None

Note: The Commission returned to regular order of the agenda and heard APPROVAL OF MINUTES agenda item next.

SUBDIVISION DOCKET:

Note: Subdivision - Consent agenda item #27. ID #26-197A, PLAT-25-000126; #28. ID #26-198A, PLAT-25-000147; #29. ID #26-199A, PLAT-25-000148; #30. ID #26-200A, PLAT-25-000149; #31. ID #26-201A, PLAT-25-000150; #32. ID #26-202A, PLAT-25-000152; #33. ID #26-203A, PLAT-25-000159; #34. ID #26-204A, PLAT-25-000160; #35. ID #26-205A, PLAT-000161; #36. ID #26-206A, PLAT-25-000162; #37. ID #26-207A, PLAT-25-000165; #38. ID #26-208, PLAT-000166; #39. ID #26-209, PLAT-25-000167; #40. ID #26-210A, PLAT-25-000169; #41. ID #26-211A, PLAT-25-000170; #42. ID #26-212, PLAT-25-000171; #43. ID #26-213, PLAT-25-000172; #44. ID #26-214, PLAT-25-000174; #45. ID #26-215, PLAT-25-000175; #46. ID #26-216, PLAT-25-000176; #47. ID #26-217, PLAT-25-000177; #48. ID #26-218, PLAT-25-000178; #49. ID #26-219A, PLAT-25-000180 were read into the record and heard together. Subdivision – Residential Replat item #50. ID #26-220A, PLAT-25-000146; #51. ID #26-221A, PLAT-25-000173; Subdivision – Residential Replat & Building Line Removal item #52. ID #26-222A, PLAT-25-000181; and Subdivision – Building Line Removal item #53. ID #26-223A, PLAT-25-000163 were read into the record individually.

Consent Items: Planner: Hema Sharma

27. **26-197A PLAT-25-000126**

Motion: It was moved to **approve** an application to replat a 0.33-acre tract containing all of Lots 4 and 5 in City Block 11/2034 to create one lot on property located on Herschel Avenue, west of Douglas Avenue, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

28. **26-198A PLAT-25-000147**

Motion: It was moved to **approve** an application to replat a 0.378-acre tract containing all of Lot 3 and portion of Lots 1, 2 and 4 in City Block 3/1631 to create one lot on property located on East Grand Avenue/State Highway No. 78, north of R.L. Thornton Freeway/Interstate Highway No. 30, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: For: None
For (Did not speak): David Jett, 222 Elm St., Denton, TX, 76201
Against: None

29. **26-199A PLAT-25-000148**

Motion: It was moved to **approve** an application to create one 11.33-acre lot from a tract of land in City Block 8266 on property located between Interstate Highway No. 20 and Langdon Road, west of JJ Lemmon Road, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

30. **26-200A PLAT-25-000149**

Motion: It was moved to **approve** an application to replat a 0.533-acre tract of land containing all of Lots 4 and 5 in City Block B/4991 to create one lot on property located on Lovers Lane at Taos Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: For: None

31. **26-201A PLAT-25-000150**

Motion: It was moved to **approve** an application to create an 18-lot shared access development with lots ranging in size from 2,189 square feet to 2,237 square feet and 8 common areas and one 1.359-acre conservation easement area from a 3.970-acre tract of land in City Block 20/7295 on property located on Ferguson Road, northeast of Lakeland Drive, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

32. **26-202A PLAT-25-000152**

Motion: It was moved to **approve** an application to create one 0.390-acre (17,007-square foot) lot and one 0.392-acre (17,095-square foot) lot from a 0.7829-acre tract of land in City Block 7866 on property located on Kingsfield Road at Bye Bye Lane, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: For: None
For (Did not speak): Christopher Lara, 813 Mackenzi Dr., Royse City, TX, 75189
Against: None

33. **26-203A PLAT-25-000159**

Motion: It was moved to **approve** an application to replat a 10.390-acre tract of land containing all of Lot 2 in City Block A/6488 and tract of land in City Block 6488 to create one lot on property located on Northwest Highway/State Highway No. 348 at Bickham Road, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

34. **26-204A PLAT-25-000160**

Motion: It was moved to **approve** an application to create one 4.85-acre lot from a tract of land in City Block 7878 on property located on Seagoville Road, east of Crusader Drive, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

35. **26-205A PLAT-25-000161**

Motion: It was moved to **approve** an application to create one 2.437-acre lot from a tract of land in City Block 7842 on property located on Cliffview Drive, south of C.F. Hawn Freeway/U.S. Highway No. 175, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

36. **26-206A PLAT-25-000162**

Motion: It was moved to **approve** an application to create one 9.948-acre lot from a tract of land in City Block 8313 on property located on Telephone Road at Blanco Drive, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: For: None
For (Did not speak): Gerald Murga, 240 N. Mitchell Rd., Mansfield, TX, 76063
Remington Wheat, 240 N. Mitchell Rd., Mansfield, TX, 76063
Pearl Nartey, 190 E. Stacy Rd., Allen, TX, 75002
Edmound Nartey, 190 E. Stacy Rd., Allen, TX, 75002
Against: None

37. **26-207A PLAT-25-000165**

Motion: It was moved to **approve** an application to create one 2.331-acre lot from a tract of land in City Block 6485 on property located on Lombardy Lane, west of Walton Walker Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

38. **26-208A PLAT-25-000166**

Motion: It was moved to **approve** an application to create one 4.546-acre lot from a tract of land in City Block 9/4413 on property located on Emerald Isle Drive, north of Gaston Parkway, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

39. **26-209A PLAT-25-000167**

Motion: It was moved to **approve** an application to create one 1.6457-acre lot from a portion of City Block 38/3019 on property located on Lancaster Avenue at Comal Street, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

40. **26-210A PLAT-25-000169**

Motion: It was moved to **approve** an application to replat a 2.927-acre tract of land containing portion of Lot 3 in City Block A/7409 to create one lot on property located on James Temple Drive at Preston Road/State Highway No. 289, northwest corner, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

41. **26-211A PLAT-25-000170**

Motion: It was moved to **approve** an application to replat a 0.918-acre tract containing all of Lots 1 through 8 in City Block 35/50 to create one 0.536-acre lot and one 0.382-acre lot on property bounded by Jackson Street, Lamar Street, Wood Street and Austin Street, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

42. **26-212A PLAT-25-000171**

Motion: It was moved to **approve** an application to replat a 0.650-acre tract of land containing portion of Lots 1, 2, 6 and 7 in City Block A/ 7135 and a tract of land in City Block 7135 and to include 15-foot abandoned alley to create one lot on property located on Singleton Boulevard, west of Hampton Road, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: For: None
For (Did not speak): Richard Spicer, 222 S. Elm St., Denton, TX, 76201
Against: None

43. **26-213A PLAT-25-000172**

Motion: It was moved to **approve** an application to create one 3.775-acre lot from a tract of land in City Block 10/8604 on property located on Wheatland Road, east of County View Road, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: For: None
For (Did not speak): Carlos Leal, 13455 Noel Rd., Dallas, TX, 75240
Against: None

44. **26-214A PLAT-25-000174**

Motion: It was moved to **approve** an application to replat a 0.881-acre tract containing portion of Lots 2 and 7 in City Block to create one 0.537-acre lot and one 0.344-acre lot on property located between Singleton Boulevard and Bedford Street, east of Esmalda Drive, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

45. **26-215A PLAT-25-000175**

Motion: It was moved to **approve** an application to create one 7.000-acre lot from a tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Valley View Lane, west of Cornstalk Road, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: For: None
For (Did not speak): Trena & Clay Smith, Valley View, Forney, TX, 75126
Against: None

46. **26-216A PLAT-25-000176**

Motion: It was moved to **approve** an application to replat a 0.2755-acre tract of land containing portion of City Block 38/3019 to create one lot on property located on Marsalis Avenue at Comal Street, northeast corner, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

47. **26-217A PLAT-25-000177**

Motion: It was moved to **approve** an application to replat a 1.021-acre tract of land containing portion of Lots 4C and 4D in City Block C/8408 to create one lot on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635, west of Greenville Avenue, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

48. **26-218A PLAT-25-000178**

Motion: It was moved to **approve** an application to replat a 2.451-acre tract of land containing portion of Lot A in City Block 38/3660 to create one lot on property bounded by Illinois Avenue, Michigan Avenue, Ohio Avenue and Arizona Avenue, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

49. **26-219A PLAT-25-000180**

Note: Senior Planner, Hema Sharma announced correction to item #49, ID #26-219A, PLAT-25-000180, zoning needs to be corrected from NO(A) to RR (On December 2025 Council approved zoning change on this property to RR).

Note: The following conditions were added to item #49. ID #26-219A, PLAT-25-000180 per Transportation Department: 1) **Hillcrest Road Right-of-Way Dedication** The plat shall provide sufficient right-of-way dedication along Hillcrest Road to accommodate the ultimate design of a northbound right-turn lane, including all associated sidewalk, parkway, and pedestrian infrastructure. 2) **South Property Line Easement Widening** Prior to plat approval, the applicant shall widen the existing easement along the south side of the property to provide sufficient space for the future expansion of westbound approach lanes on Hillcrest Plaza. The extent of dedication shall be based on the findings and recommendations of an approved traffic impact study and shall be subject to review and approval by the City of Dallas Transportation & Public Works Department. 3) **Development Impact Review** The proposed development shall comply with all applicable Development Impact Review requirements per Dallas City Code Section 51A-4.800, including but not limited to the following transportation improvements: a) Guarantee and construction of traffic signal upgrades, modifications, or related equipment necessitated by the development's traffic impact, including signal timing adjustments as required. B) Extension of the southbound left-turn lane on Hillcrest Road at the Hillcrest Plaza intersection, to the length determined necessary based on the approved traffic impact study. C) Consideration of an elevated access to the existing elevated frontage road directly leading to Coit Road, as an alternative to routing egress traffic on the frontage road through Park Central Drive, subject to review and approval by the Texas Department of Transportation.

Motion: It was moved to **approve** an application to replat a 9.967-acre tract of land containing portion of City Block A/7467 to create one lot on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Hillcrest Road, southeast corner, subject to compliance with the conditions listed in the docket or as amended at the hearing.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: For: None
For (Did not speak): Dan Newell, 12740 Hillcrest, Dallas, TX, 75230
Against: None

Residential Replats:

50. **26-220A PLAT-25-000146**

Motion: It was moved to **approve** an application to replat a 1.414-acre tract of land containing all of Lot 69A and a tract of land in City Block 5469 to create two 0.707-acre lot on property located on Deloach Avenue, west of Edgemere Road, subject to compliance with the conditions listed in the docket.

Maker: Hall
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices: Area: 200 Mailed: 22
Replies: For: 1 Against: 2

Speakers: None

51. **26-221A PLAT-25-000173**

Motion: It was moved to **approve** an application to replat 0.275-acre (12,000-square foot) tract of land containing all of Common Area A in City Block 28/2280 to create three 0.092-acre (4,000-square foot) lot on property located on Knight Street, northeast of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: **Motion was not voted on**

Motion to table: In considering an application to replat 0.275-acre (12,000-square foot) tract of land containing all of Common Area A in City Block 28/2280 to create three 0.092-acre (4,000-square foot) lot on property located on Knight Street, northeast of Harry Hines Boulevard, it was moved to **table** to be heard later in the meeting.

Maker: Hampton
Second: Forsyth
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Note: The Commission heard item continued with the regular order of the agenda and heard Subdivision – Residential Replats and Building Line Removal, item # 52., ID #26-222A, PLAT-25-000181 next.

Motion: It was moved to **approve** an application to replat 0.275-acre (12,000-square foot) tract of land containing all of Common Area A in City Block 28/2280 to create three 0.092-acre (4,000-square foot) lot on property located on Knight Street, northeast of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Housewright
Result: **Motion was withdrawn**

Alternate Motion: It was moved to recommend **denial** to replat 0.275-acre (12,000-square foot) tract of land containing all of Common Area A in City Block 28/2280 to create three 0.092-acre (4,000-square foot) lot with the finding of the fact that the plat submitted is unable to be determined that it is consistent with the existing zoning PD 193-3, on property located on Knight Street, northeast of Harry Hines Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Hampton
Second: Wheeler-Reagan
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices: Area: 200 Mailed: 32
Replies: For: 1 Against: 13

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Russell Rosenbaum, 4145 Mason Ridge, Dallas, TX, 75219
Drew Siegal, 17330 Preston Rd., Dallas, TX, 75252
Angela Medrano, 2331 Douglas Ave., Dallas, TX, 75219
Robert Medrano, 2315 Knight St., Dallas, TX, 75219
Ricardo Medrano 2319 Knight St., Dallas, TX, 75219
Rolando Medrano, 2331 Douglas Ave., Dallas, TX, 75219
Savannah Hampton, 4127 Maison Ridge, Dallas, TX, 75219
Kevin Moore, 4139 Maison Ridge, Dallas, TX, 75219

DESIGNATE TEMPORARY VICE CHAIR:

Motion: It was moved to designate Commissioner Carpenter as temporary Vice Chair of the January 15, 2026, CPC Hearing.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

Note: The Commission returned to the regular order of the agenda Miscellaneous Zoning Items, #1., ID #26-171A, MZ-25-000004 / Z245-009 agenda item next.

Residential Replat & Building Line Removal:

52. **26-222A PLAT-25-000181**

Building Line Motion: It was moved to **deny** the removal of an existing 15-foot platted building line along White Rock Road and to extend an existing 30-foot platted building line along the Wildgrove Avenue to the property line with the finding of the fact that removal and extension of building lines will require a minimum front side and rear yard setback line less than required by the zoning, contrary to the public interests, adversely affect the neighboring properties, and adversely affect the plan for orderly development of the subdivision, on property located on White Rock Road at Wildgrove Avenue, northeast corner.

Maker: Koonce
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Sims, *Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Replat Motion: It was moved to **deny** an application to replat a 0.205-acre (8,930-square foot) tract of land containing all of Lot 1 in City Block 3/2748 to create one lot because the proposed does not comply with section 51A-8.505, on property located on White Rock Road at Wildgrove Avenue, northeast corner.

Note: The Commission recessed for a short break at 2:10 p.m. and reconvened at 2:21 p.m. before taking a vote on the replat motion for item #52. ID #26-222A, PLAT-25-000181.

Note: Senior Planner, Hema Sharma offered correction for item #52. ID #26-222A, PLAT-25-000181. Staff recommendation is denial for the building line, however, so the request be approved, a recommendation of approval will be subject to compliance with the conditions listed in the docket or as amended in the hearing. Corrections to the staff report: staff recommendation for replat is approval subject to compliance with the conditions listed in the docket as amended at the hearing.

Maker: Koonce
Second: Carpenter
Result: **Motion was withdrawn**

Replat Motion: It was moved to **approve** an application to replat a 0.205-acre (8,930-square foot) tract of land containing all of Lot 1 in City Block 3/2748 to create one lot because the proposed does not comply with section 51A-8.505, on property located on White Rock Road at Wildgrove Avenue, northeast corner, subject to the conditions listed in the docket as amended at the hearing.

Maker: Koonce
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices: Area: 200 Mailed: 24
Replies: For: 0 Against: 1

Speakers: For: Jennifer Hiromoto, 10233 NW Hwy., Dallas, TX, 75238
Against: None

Building Line Removal:

53. **26-223A PLAT-25-000163**

Building Line Motion: It was moved to **approve** to remove an existing 45-foot platted building line along Lyndon B. Johnson Freeway/Interstate Highway No. 635 and Skillman Street, with the finding of the fact that removal of the platted building line will not: a) require a minimum front, side, or rear yard setback line less than required by the zoning regulation; b) be contrary to the public interest; c) adversely affect neighboring properties; or d) adversely affect the plan for the orderly development of the subdivision, on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Skillman Street, southwest corner.

Maker: Housewright
Second: Hall
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Replat Motion: It was moved to **approve** an application to replat a 0.95-acre tract of land containing portion of Lot 2 in City Block A/8100 to create one lot on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Skillman Street, southwest corner, subject to compliance with the conditions listed in the docket.

Maker: Housewright
Second: Hall
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Speakers: None

Note: The Commission returned and heard Subdivision – Residential Replats, #51. ID #26-220A, PLAT-25-000146 agenda item next.

Certificate of Appropriateness for Signs:

Note: Certificates of Appropriateness for Signs - Consent agenda items #56. ID #26-226A, SIGN-25-001727 and #61. ID #26-231A, SIGN-25-001605 were read into the record and heard together. Certificates of Appropriateness for Signs – Consent agenda items #54. ID #26-224A, SIGNS-25-001443 and #55. ID #26-225A, SIGNS-25-001444 were read into the record and heard together. Certificates of Appropriateness for Signs – Consent agenda items #57. ID #26-227A, SIGN-25-001191; #58. ID #26-228A, SIGN-25-001196; #59. ID #26-229A, SIGN-25-001197; and #60. ID #26-230A, SIGN-25-001198 were read into the record and heard together.

Consent Items: Planner: Scott Roper

54. **26-224A SIGN-25-001443**

Motion: It was moved to recommend **approval** of an application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for an LED illuminated channel letter sign with the following change: the maximum size is six feet by forty five feet for a total square footage of 270-square-feet.

Maker: Hampton
Second: Coffman
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Speakers: None

55. **26-225A SIGN-25-001444**

Motion: It was moved to recommend **approval** of an application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for an LED illuminated channel letter sign with the following change: the maximum size is six feet by forty five feet for a total square footage of 270-square-feet.

Maker: Hampton
Second: Coffman
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Speakers: None

56. **26-226A SIGN-25-001727**

Motion: It was moved to recommend **approval** of an application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for a 435-square-foot LED illuminated channel letter sign reading 'SIDLEY' at 2323 CEDAR SPRINGS RD (SOUTHEAST ELEVATION).

Maker: Hampton
Second: Coffman
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Speakers: None

57. **26-227A SIGN-25-001191**

Motion: In considering an application for a Certificate of Appropriateness by Polo Padilla of Fusion AE, for a 33.6-square-foot combination of non-illuminated flat attached signs on the North Houston Street façade at 501 ELM ST, STE 100 (WEST ELEVATION), it was moved to **hold** this matter under advisement until February 5, 2025.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Speakers: None

58. **26-228A SIGN-25-001196**

Motion: In considering an application for a Certificate of Appropriateness by Polo Padilla of Fusion AE, for a 5-square-foot non-illuminated flat attached sign on the Elm Street façade at 501 ELM ST, STE 100 (SOUTH ELEVATION) , it was moved to **hold** this matter under advisement until February 5, 2025.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Speakers: None

59. **26-229A SIGN-25-001197**

Motion: In considering an application for a Certificate of Appropriateness by Polo Padilla of Fusion AE, for a 6.8-square-foot combination of non-illuminated flat attached signs on the North Houston Street and Elm Street façades at 501 ELM ST, STE 100 (WEST & SOUTH ELEVATIONS), it was moved to **hold** this matter under advisement until February 5, 2025.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Speakers: None

60. **26-230A SIGN-25-001198**

Motion: In considering an application for a Certificate of Appropriateness by Polo Padilla of Fusion AE, for a 53.4-square-foot combination of non- illuminated canopy signs on the Elm Street façade at 501 ELM ST, STE 100 (SOUTH ELEVATION), it was moved to **hold** this matter under advisement until February 5, 2025.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

*Out of room, shown voting in favor

Speakers: None

61. **26-231A SIGN-25-001605**

Motion: It was moved to recommend **approval** of an application for a Certificate of Appropriateness by Monica Ortiz of Barnett Signs, Inc, for a 164.2-square-foot LED illuminated flat attached sign at 300 S PEARL EXPY (NORTH ELEVATION).

Maker: Hampton
Second: Coffman
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, *Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0
*Out of room, shown voting in favor

Speakers: For: None
For (Did not speak): Nick Talbott, 300 S. Pearl Expwy., Dallas, TX, 75201
Against: None

Note: The Commission heard Consideration of Appointments to CPC Committees agenda item next.

OTHER MATTERS:

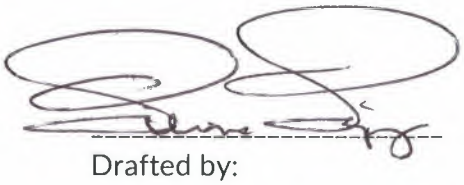
Consideration of Appointments to CPC Committees:

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)
Caleb Roberts

Note: The Commission heard ADJOURNMENT agenda item next.

ADJOURNMENT:

Motion: The January 15, 2026, City Plan Commission meeting **adjourned** at 5:09 p.m.



2-5-26
Date

Drafted by:
Liliana Lopez, CPC Coordinator
Planning & Development / Current Planning

2/5/26
Date

Approved by:
Brent Rubin, Chair
City Plan Commission

Attachments:
Chair Brent Rubin Disclosure of Conflict Statement – Item 26 Joppa Authorization of a Hearing

Video Links:
Briefing:
https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=7da4c4e5fa3fb07b39d04119360c23c4
Public Hearing:
https://dallascityhall.webex.com/dallascityhall/ldr.php?RCID=55d38fef55dc16b3c011510454139e34

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DALLAS, TEXAS
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DISCLOSURE OF CONFLICT STATEMENT

This statement is filed in accordance with Chapter 12A of the Dallas City Code. Copies of the applicable code sections and additional copies of this form may be obtained from the City Secretary's office.

Please print or type all information. Attach additional pages if more space is needed.

Check One			Fill in Appropriate Information
	Elected Official	Office Held	
X	Appointed Official	Board or Commission/ Title	City Plan Commission
	City Employee	Title/Department	

1. Name of Employee/Official: Brent Rubin

I Brent Rubin have a conflict as defined in Chapter 12A, Article II, of the Dallas City Code in the following matter:

26-196A

Nature of Conflict:

Client w/in notification area

As a result of this conflict, I will not take any official action in regard to the matter stated above.

Signature of Employee/Official — Date: 1/15/2026

BEFORE ME, the undersigned authority, on this day personally appeared Brent Robin, who on oath stated that the above facts are within his personal knowledge and are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 15 day of January, 2026, to certify which, witness my hand and seal.

LILIANA LOPEZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 01/31/29
NOTARY ID 135232327

Signature of officer administering oath | Liliana Lopez — Printed name of officer administering oath | Title of officer administering oath