Legislation Details (With Text)

File #:	26-3133A **Version:** 1	**Name:**	
Type:	CONSENT ITEMS	**Status:**	Agenda Ready
File created:	9/21/2026	**In control:**	Landmark Commission
On agenda:	10/5/2026	**Final action:**	

Title: 4105 S. FITZHUGH AVENUE
Council District 7
Fair Park Historic District
COA-26-000509
Rhonda Dunn
Request
A Certificate of Appropriateness to construct a new community park on existing surface parking lots along the southeast boundary of the park district in Transition Zone 1 (an amendment to Certificate of Appropriateness, CA234-054(RD)) to include:
· Reorientation of the park's main entrance toward the South Dallas neighborhoods for improved community access;
· Reduction of total park size to 10.5 acres;
· Reduction in the number of proposed buildings; and
· Revised site area now covers Lot 10B and a portion of Lot 10A.
Applicant Norman Alston, FAIA
Application Filed 09/16/2026
Staff Recommendation
That the request for a Certificate of Appropriateness to construct a new community park on existing surface parking lots along the southeast boundary of the park district in Transition Zone 1 (an amendment to Certificate of Appropriateness, CA234-054(RD)) be approved in accordance with drawings and specifications dated 09/16/2026 with the following condition(s): that the final design, including all associated site plans, elevations, renderings, and details, be reviewed and formally approved by the Texas Historical Commission (THC) prior to issuance of the Landmark Commission's Certificate of Appropriateness. Implementation of the recommended condition(s) would allow the proposed work to be consistent with preservation criteria Section 1.9 requiring an antiquities permit from THC and Section 7.1 pertaining to Transition Zone 1; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
Task Force Recommendation
That the request for a Certificate of Appropriateness to construct a new community park on existing surface parking lots along the southeast boundary of the park district in Transition Zone 1 (an amendment to Certificate of Appropriateness, CA234-054(RD)) be approved as submitted.

Sponsors:

Indexes:

Code sections:

Attachments: 1. C2 - COA-26-000509_4105 S Fitzhugh Ave_Case Report

Date	Ver.	Action By	Action	Result

AGENDA DATE: October 5, 2026

COUNCIL DISTRICT: D7

HISTORIC DISTRICT: Fair Park (H/33)

DEPARTMENT: Department of Planning and Development

SUBJECT

4105 S. FITZHUGH AVENUE

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COA-26-000509
Rhonda Dunn

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