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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



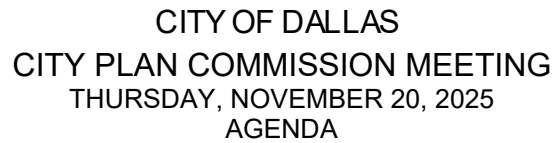
City Plan Commission

November 20, 2025

REVISED

Briefing- 11:00 AM Public

Hearing - 12:30 PM



(The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.)

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo “Adecuaciones/Modificaciones Razonables” a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, NOVEMBER 20, 2025
ORDER OF BUSINESS**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Planning and Development Department's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and bit.ly/cityofdallastv:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m82488c3dcc109b927e5eb987eccfab6d>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

Item 2

ZONING DOCKET:

ZONING CASES – CONSENT

Items 3-8

ZONING CASES – UNDER ADVISEMENT

Items 9-10

ZONING CASES – INDIVIDUAL

Item 11

DEVELOPMENT CODE AMENDMENTS – UNDER ADVISEMENT

Items 12-13

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 14-19

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 20-21

OTHER MATTERS:

Items 22-23

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

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-25-000129 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 Plat](#)

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 Plat](#)

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]