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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260918

POSTED CITY SECRETARY
DALLAS, TX

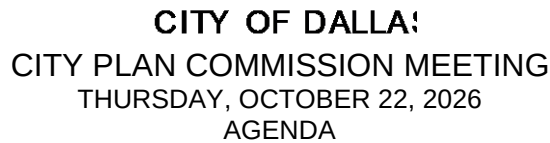


City Plan Commission

October 22, 2026

Briefing: 10:30 AM

Public Hearing: 12:30 PM



10:30 a.m.

12:30 p.m.

Planning and Development Department 214-670-4209

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."

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, OCTOBER 22, 2026
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=mfdc15d084a0638dad3ba614450dfea5e>

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

BRIEFING ITEMS

Briefing on development standards and zoning case processing for public school uses

Speakers: Planning and Development

Dallas Independent School District

APPROVAL OF MINUTES

Approval of Minutes of October 8, 2026, City Plan Commission Hearing.

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

Items 1-4

ZONING DOCKET:

ZONING CASES – CONSENT

Items 5-16

ZONING CASES – UNDER ADVISEMENT

Items 17-20

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 21-33

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 34-38

OTHER MATTERS:

2027 CITY PLAN COMMISSION CALENDAR

Item 39

Consideration of Appointments to CPC Committees

ADJOURMENT

CALL TO ORDER**BRIEFINGS:**

Briefing on development standards and zoning case processing for public school uses

Speakers: Planning and Development - Dallas Independent School District

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the October 8, 2026, City Plan Commission Hearing

ACTIONS ITEMS:**Miscellaneous Zoning Items:****Consent:**

1. [26-3323A](#) An application for a minor amendment to an existing site plan for Specific Use Permit No. 975 for a private school and childcare facility on property zoned an R-7.5(A) Single Family District, on the southwest corner of E. Lovers Lane and Fisher Road.

Staff Recommendation: **Approval.**

Applicant: Donald Wellman & Joe Vorwerk / St. Paul's Evangelical & Reformed Church

Representative: Amilie East, Shackelford, McKinley & Norton, LLP

Planner: Tasfia Zahin, M.Arch

Council District: 9

MZ-25-000012 / M234-017

Attachments: [MZ-25-000012 Case Report](#)
[MZ-25-000012 Proposed Site Plan](#)

2. [26-3324A](#) An application for a development plan on property zoned South Subdistrict - A Tract within Planned Development District No. 582, on the north line of Broom Street, between N. Lamar Street and N. Field Street.

Staff Recommendation: **Approval.**

Applicant: Alex Rathbun - Kimley-Horn

Owner: Anne Woods - Perot Museum of Nature and Science

Planner: Tasfia Zahin

Council District: 14

MZ-25-000038

Attachments: [MZ-25-000038 Case Report](#)
[MZ-25-000038 Proposed Dev Plan](#)

3. [26-3325A](#) An application for new development and landscape plan on property zoned Tract III within Planned Development District 49, on the west line of University Hills Boulevard and north of East Camp Wisdom Road.

Staff Recommendation: **Approval.**

Applicant: Terrence Maiden - RG University Hills LLC

Representative: Jason Lehigh - Westwood

Planner: Sheila Alcantara Segovia

Council District: 3

MZ-26-000021

Attachments: [MZ-26-000021 Case Report](#)
[MZ-26-000021 Development Plan](#)
[MZ-26-000021 Landscape Plan](#)

4. [26-3326A](#) An application for a waiver of the two-year waiting period to submit a zoning application for a new Specific Use Permit for the sale of alcoholic beverages, on property zoned CR Community Retail District with D-1 Liquor Control Overlay, on the northeast corner of Kleberg Road and Carleta Street

Staff Recommendation: **Denial.**

Applicant: Elizabeth Villaizain

Owner: SAI KBA LAXMI INC

Planner: Teaseia Blue

Council District: 8

CPR-26-000184

Attachments: [CPR-26-000184 Case Report](#)

Zoning Docket:

Zoning Cases - Consent:

5. [26-3327A](#) An application for D(A) Duplex District on property zoned R-7.5(A) Single Family District, on the south line of Winton Street, east of Norris Street.

Staff Recommendation: **Approval.**

Applicant: Becky Oliver Conley / Conley Property Group, LLC

Planner: Lori Levy, AICP

Council District: 14

Z-26-000162

Attachments: [Z-26-000162 Case Report](#)

6. [26-3328A](#) An application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District, on the north line of Fordham Road, west of E. Illinois Avenue, AKA 3427 Fordham Road.

Staff Recommendation: **Approval**.

Applicant: 3427 Fordham, a Protected Series of Max Urban Holdings, LLC / MAX Urban Development LLC

Planner: Lori Levy, AICP

Council District: 4

Z-26-000185

Attachments: [Z-26-000185 Case Report](#)

7. [26-3329A](#) An application for an amendment to Specific Use Permit No. 1402 for a motor vehicle fueling station on property zoned Subdistrict 5 within Planned Development No. 533, C. F. Hawn Special Purpose District No. 1, on the north line of Elam Road, southwest line of C. F. Hawn Frwy, AKA 7345 Elam Road.

Staff Recommendation: **Approval**, subject to an amended site plan, amended landscape plan, and amended conditions.

Applicant: DFW Oil, Inc. / Sami Ebrahim

Representative: Permitted Development, LLC / Audra Buckley

Planner: Justin Lee

Council District: 5

Z-26-000112

Attachments: [Z-26-000112 Case Report](#)
[Z-26-000112 SUP Amend Site Plan](#)
[Z-26-000112 Landscape Plan](#)

8. [26-3330A](#) An application for a new Planned Development District for WMU-5 Walkable Mixed-Use District uses on property zoned CR Community Retail District, on the northwest corner of Morrell Avenue and S. Moore Street, AKA 1355 Morrell Avenue.

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

Applicant: Paul Carden / Brentwood Carden Equities

Planner: Mona Hashemi

Council District: 4

Z-26-000161

Attachments: [Z-26-000161 Case Report](#)

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9. [26-3331A](#) An application for (1) MF-2(A) Multifamily District; and (2) the termination of deed restrictions [Z801-379] on property zoned R-7.5(A) Single Family District and Residential R-7.5(A) Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District with Special Use Permit No. 126 and Special Use Permit No. 239, on the south line of W. Davis Street, between Chalk Hill Road and S. Cockrell Hill Road, AKA 4540 W. Davis Street.
Staff Recommendation: (1) **Approval** of an MF-2(A) District; and (2) **approval** of the termination of deed restrictions [Z801-379] as volunteered by the applicant.
Applicant: Rory Hogan / Dominion Acquisition II
Representative: Katherine Durham / Winstead PC
Planner: Mona Hashemi
Council District: 1
Z-26-000164

Attachments: [Z-26-000164 Case Report](#)
10. [26-3332A](#) An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store of 3,500 square feet or less on property zoned CR Community Retail District with a D-1 Liquor Control Overlay, on the southeast line of S. Belt Line Road, southwest of Seagoville Road, AKA 1130 S. Belt Line Road.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Laila and Shireen Khan
Representative: Shireen Khan
Planner: Oscar Aguilera
Council District: 8
Z-26-000171

Attachments: [Z-26-000171 Case Report](#)
[Z-26-000171 Site Plan](#)
11. [26-3333A](#) An application for an amendment to Specific Use Permit No. 2408 for a manufacturing laboratory on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the east line of S. Walton Street, between Virgil Street and Taylor Street, AKA 3015 Taylor Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Mark Cuban Cost Plus Drug Company PBC
Representative: Alexander Oshmyansky
Planner: Oscar Aguilera
Council District: 2
Z-26-000199

Attachments: [Z-26-000199 Case Report](#)

12. [26-3334A](#) An application for a new Specific Use Permit for a child or adult care facility on property zoned R-10(A) Single Family District, on the south line of Pictureline Drive, west of Shoreline Drive, AKA 3718 Pictureline Drive.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Allyson Grosskreuts and Zachariah Urey
Representative: Allyson Grosskreuts
Planner: Oscar Aguilera
Council District: 3
Z-26-000200

Attachments: [Z-26-000200 Case Report](#)
[Z-26-000200 Site Plan](#)

13. [26-3335A](#) An application for MU-3 Mixed Use District on property zoned IR Industrial Research District, on the east line of Medical District Drive, south of N. Stemmons Frwy, AKA 2525 N. Stemmons Frwy.
Staff Recommendation: **Approval**.
Applicant: Alpine Start Development
Representative: Skye Thibodeaux / Mission Ridge Consultants
Planner: Martin Bate
Council District: 6
Z-26-000172

Attachments: [Z-26-000172 Case Report](#)

14. [26-3336A](#) An application for D(A) Duplex District on property zoned R-7.5(A) Single Family District, on the northwest corner of Guthrie Street and Toluca Avenue.
Staff Recommendation: **Approval**.
Applicant: Valerie Punch
Planner: Martin Bate
Council District: 4
Z-26-000173

Attachments: [Z-26-000173 Case Report](#)

15. [26-3337A](#) An application for 1) a new Specific Use Permit for a mini-warehouse and 2) a new Specific Use Permit for a detached non-premise sign on property zoned MU-1(SAH) Mixed Use District, on the northeast corner of LBJ Fwy. and Meandering Way, AKA 7701 LBJ Fwy.
Staff Recommendation: **Approval** of 1) a new Specific Use Permit for a mini-warehouse, subject to a site plan and conditions, and 2) a new Specific Use Permit for a detached non-premise sign, subject to a site plan and conditions.
Applicant: Jody Lawler
Representative: Andrew Ruegg / Masterplan
Planner: Martin Bate
Council District: 11
Z-26-000103

Attachments: [Z-26-000103 Case Report](#)
[Z-26-000103 Site Plan](#)

16. [26-3338A](#) An application for a Neighborhood Stabilization Overlay (NSO) on property zoned R-10(A) Single Family District, generally bounded by Garland Road, N. Buckner Boulevard, Peavy Road, and the East Dallas Santa Fe rail line, and properties on the southwest line of Buckner Boulevard, south of Garland Road.
Staff Recommendation: **Approval.**
Applicant: Casa Linda Estates Neighborhood
Planner: Jason Pho, AICP
Council District: 9
Z-26-000211

Attachments: [Z-26-000211 Case Report](#)

Zoning Cases - Under Advisement:

17. [26-3339A](#) An application for an amendment to Planned Development District No. 437, on the southeast line of Kit Lane, west of Emily Road, AKA 13408 Kit Lane.
Staff Recommendation: **Approval**, subject to an amended development plan, landscape plan, and conditions.
Representative: Jennifer Hiromoto / Buzz Urban Planning
U/A From: September 17, 2026.
Planner: Mona Hashemi
Council District: 11
Z-26-000124

Attachments: [Z-26-000124 Case Report](#)
[Z-26-000124 Development Plan](#)
[Z-26-000124 Landscape plan](#)

18. [26-3340A](#) An application for LI Light Industrial District on property zoned A(A) Agricultural District, on the south line of Telephone Road, east of N. Dallas Avenue.
Staff Recommendation: **Approval.**
Applicant: HSM Equity Partners, Inc. / Mark Smith
Representative: Land Use Planning & Zoning Services / Chelsea Thurman
U/A From: April 9, 2026, June 11, 2026, and September 17, 2026.
Planner: Justin Lee
Council District: 8
Z-26-000003

Attachments: [Z-26-000003 Case Report](#)

19. [26-3341A](#) An application for MF-2(A) Multifamily District on property zoned CR Community Retail District and R-7.5(A) Single Family District, on the north line of Scyene Road and west line of N. Prairie Creek Road, AKA 3125 N. Prairie Creek Road.
Staff Recommendation: **Approval.**
Applicant: Kittle Property Group / Jana Darmon
Representative: Baldwin Associates / Robert Baldwin
U/A From: September 3, 2026 and September 17, 2026.
Planner: Wayne Powell
Council District: 5
Z-26-000158

Attachments: [Z-26-000158 Case Report](#)

20. [26-3342A](#) An application for 1) R-7.5(A) Single Family District; 2) TH-1(A) Townhouse District, and 3) a new Specific Use Permit for a public school on property zoned Planned Development District No. 825, on the north line of Palisade Drive, between N. Prairie Creek Road and Greendale Drive, bounded by Palisade Drive, N. Prairie Creek Road, Greendale Drive, and Tonawanda Drive.
Staff Recommendation: **Approval** of 1) R-7.5(A) Single Family District, 2) TH-1(A) Townhouse District, and 3) a new Specific Use Permit for a public school, subject to a site plan and conditions.
Applicant: Dallas Independent School District
Representative: Elsie Thurman
U/A From: September 17, 2026, and October 8, 2026.
Planner: Martin Bate
Council District: 5
Z-26-000166

Attachments: [Z-26-000166 Case Report](#)
[Z-26-000166 Updated Site Plan](#)
[Z-26-000166 Traffic Management Plan](#)

SUBDIVISION DOCKET:**Consent Items:**

21. [26-3343A](#) An application to replat a 1.856-acre tract of land containing all of Lots 1A, 3, and 4 in City Block 96/3079 to create one lot on property located between Ninth Street and Tenth Street, east of Marsalis Avenue.
Applicant/Owner: Devonshire Ventures, LLC
Surveyor: A&W Surveyors, Inc
Application Filed: September 17, 2026
Zoning: PD 468, WMU-5
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 1
PLAT-26-000227

Attachments: [PLAT-26-000227 Case Report](#)
[PLAT-26-000227 Plat](#)

22. [26-3344A](#) An application to create one 0.287-acre lot, one 0.281-acre lot, and one 0.275-acre lot from a 0.843-acre tract of land in City Block 1/7142 on property located on Bernal Drive, east of Westmoreland Road.
Applicant/Owner: Love That House, LLC
Surveyor: Burns Surveying
Application Filed: September 25, 2026
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 6
PLAT-26-000228

Attachments: [PLAT-26-000228 Case Report](#)
[PLAT-26-000228 Plat](#)

23. [26-3345A](#) An application to create 7 residential lots ranging in size from 0.183 acre (7,983 square feet) to 0.220 acre (9,579 square feet) and two common areas from a 1.931-acre tract of land in City Block A/7403, on property located on Peavy Road, northwest of Newcombe Drive.
Applicant/Owner: Hubert Castle, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 24, 2026
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 2
PLAT-26-000229

Attachments: [PLAT-26-000229 Case Report](#)
[PLAT-26-000229 Plat](#)

24. [26-3346A](#) An application to create one 0.143-acre lot from a tract of land in City Block 1846, on property located on Penelope Street northeast of Gertrude Avenue.
Applicant/Owner: Ping Wang
Surveyor: A&W Surveyors
Application Filed: September 24, 2026
Zoning: PD-595, (SD5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 7
PLAT-26-000236

Attachments: [PLAT-26-000236 Case Report](#)
[PLAT-26-000236 Plat](#)

25. [26-3347A](#) An application to create 326 lots ranging in size from 0.062 acre (2,698 square feet) to 0.120 acre (5,225 square feet) and 51 common areas from a 63.644-acre tract of land in City Block 6903 on property located on University Hills Boulevard, north of Camp Wisdom Road.
Applicant/Owner: RG University Hills, LLC
Surveyor: Westwood Professional Services, Inc
Application Filed: September 25, 2026
Zoning: PD 49 (Tract 1, 2 and 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 3
PLAT-26-000240

Attachments: [PLAT-26-000240 Case Report](#)
[PLAT-26-000240 Plat](#)

26. [26-3348A](#) An application to create one 0.166-acre lot from a tract of land in City Block 1198, on property located on Cleveland Street, northwest of Metropolitan Avenue.
Applicant/Owner: Dewaylon Johnson
Surveyor: Burns Surveying, Inc.
Application Filed: September 25, 2026
Zoning: PD 595 (FWMU-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 7
PLAT-26-000244

Attachments: [PLAT-26-000244 Case Report](#)
[PLAT-26-000244 Plat](#)

27. [26-3349A](#) An application to replat a 0.225-acre tract of land containing all of Lot 7 and part of Lot 8 in City Block B/555 to create one lot on property located on State Street at Routh Street, northeast corner.
Applicant/Owners: Allora, LLC
Surveyor: ARA Surveying
Application Filed: September 23, 2026
Zoning: PD 225
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 14
PLAT-26-000252

Attachments: [PLAT-26-000252 Case Report](#)
[PLAT-26-000252 Plat](#)

28. [26-3350A](#) An application to replat a 135.729-acre tract of land containing all of Lot 1 and Lot 2 in City Block A/6511 to create eight lots ranging in size from 7.726 acres to 42.057 acres on property located on Walnut Hill Lane at Goodnight Lane, northwest corner.
Applicant/Owner: Jackson Myers Stewart, LLC
Surveyor: Westwood Professional Services, Inc
Application Filed: September 24, 2026
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 6
PLAT-26-000253

Attachments: [PLAT-26-000253 Case Report](#)
[PLAT-26-000253 Plat](#)

29. [26-3351A](#) An application to replat a 17.0497-acre tract of land containing all of Lots 4D and 7D in City Block A/6931 to create one 0.6310-acre lot, one 0.4976-acre lot, one 4.794-acre lot, and one 11.127-acre lot on property located on Camp Wisdom Road, west of Marvin D. Love Freeway.
Applicant/Owner: AJ Real Estate Investments, LLC - RB Land 2, LLC
RB East Wing Property, LLC - RB 3230 WCW LLC -
3662 W Camp Wisdom LLC
Surveyor: ARS Engineers, Inc
Application Filed: September 24, 2026
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 8
PLAT-26-000254

Attachments: [PLAT-26-000254 Case Report](#)
[PLAT-26-000254 Plat](#)

30. [26-3352A](#) An application to create one 3.713-acre lot from a tract of land in City Block A/7893 on property located on Market Center Boulevard, north of Turtle Creek Boulevard.
Applicant/Owner: 2015 Market Center, LLC
Surveyor: USA Engineers, Inc.
Application Filed: September 25, 2026
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 6
PLAT-26-000255

Attachments: [PLAT-26-000255 Case Report](#)
[PLAT-26-000255 Plat](#)

31. [26-3353A](#) An application to replat a 0.6294-acre tract of land containing all of Lots 1 and 2 in City Block 14/6890 to create one lot on property located on Simpson Stuart Road at Kemrock Drive, northwest corner.
Applicant/Owner: Kash Investors Group, LLC
Surveyor: GeoNav Surveying
Application Filed: September 24, 2026
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 8
PLAT-26-000256

Attachments: [PLAT-26-000256 Case Report](#)
[PLAT-26-000256 Plat](#)

32. [26-3354A](#) An application to replat a 2.593-acre tract of land containing all of lots 1 through 33 and lots 178 through 182 in City Block 6822 to create one lot on property located on Beckley Avenue at Main Street, northwest corner.
Applicant/Owner: RFA 201 W Commerce LLC - Beckley Commerce Acquisitions LLC - Trinity Park Conservancy
Surveyor: Salcedo Group, Inc
Application Filed: September 25, 2026
Zoning: PD 714 (Subarea 1H)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 6
PLAT-26-000257

Attachments: [PLAT-26-000257 Case Report](#)
[PLAT-26-000257 Plat](#)

33. [26-3355A](#) An application to create one 0.4855-acre lot from a tract of land in City Block 1/416 on property located on Riverfront Boulevard at Houston Street Viaduct, northwest corner.
Applicant/Owner: PNYX Limited Partnership
Surveyor: GeoNav Surveying
Application Filed: September 24, 2026
Zoning: PD 784 (Mixmaster Riverfront)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 1
PLAT-26-000258

Attachments: [PLAT-26-000258 Case Report](#)
[PLAT-26-000258 Plat](#)

Residential Replats:

34. [26-3356A](#) An application to replat a 1.008-acre (43,925 square foot) tract of land containing all of Lots 4 through 8 in City Block 3/8342 to create one lot on property located on Justin Avenue, north of Spruce Street.
Applicant/Owner: Tabernaculo De Vida Iglesia Pentecostal and Unida International
Surveyor: Burns Surveying, Inc
Application Filed: September 23, 2026
Zoning: PD-631 (LMU), R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 3
PLAT-26-000246

Attachments: [PLAT-26-000246resreplat Case Report](#)
[PLAT-26-000246 Plat](#)

35. [26-3357A](#) An application to replat a 1.157-acre (50,394-square foot) tract of land containing all of Lot 5 in City Block 1/7852 to create five 0.193-acre (8,399 square foot) lots and one 0.193-acre (8,397 square foot) lot on property located on Suetelle Drive, west of Dowdy Ferry Road.
Applicant/Owner: Alpha Builds, LLC
Surveyor: Burns Surveying, LLC
Application Filed: September 23, 2026
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: William Castillo
Council District: 8
PLAT-26-000250

Attachments: [PLAT-26-000250resreplat Case Report](#)
[PLAT-26-000250 Plat](#)

36. [26-3358A](#) An application to replat a 0.5386-acre (23,461-square foot) tract of land containing all of lots 18, 19 and 20 in City Block B/3122 to create a 12-lot shared access development with lots ranging in size from 1,313 square feet to 1,481 square feet on property located on Steinman Avenue, west of Denver Street.

Applicant/Owner: Jorge Baldor - Steinmann Development LLC

Surveyor: RDS Surveyors, Inc

Application Filed: September 24, 2026

Zoning: PD 468 (Subdistrict A, Tract 2, RTN)

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

Planner: William Castillo

Council District: 1

PLAT-26-000259

Attachments: [PLAT-26-000259resreplat Case Report](#)
[PLAT-26-000259 Plat](#)

37. [26-3359A](#) An application to replat a 5.262-acre tract of land containing all of lot 2 in City Block A/2357 to create one lot on property located on Anson Road at Cortland Avenue, northeast corner.

Applicant/Owner: Dallas Independent School District

Surveyor: Gonzalez & Schneeberg, Engineers and Surveyors, Inc.

Application Filed: September 25, 2026

Zoning: PD 637

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

Planner: William Castillo

Council District: 2

PLAT-26-000260

Attachments: [PLAT-26-000260resreplat Case Report](#)
[PLAT-26-000260 Plat](#)

38. [26-3360A](#) An application to replat a 0.735-acre (32,013-square foot) tract of land containing all of Lots 17 and 18 in City Block C/5491 to create one lot on property located on Lakehurst Avenue at Edgemere Road, northeast corner.

Applicant/Owner: Thomas John Skeuse, III and Tamara Ann Skeuse, Co-Trustees of the Preston Hollow Revocable Trust

Surveyor: Global Land Surveying, INC

Application Filed: September 24, 2026

Zoning: R-10(A)

Staff Recommendation: **Denial.** However, if approved, subject to conditions listed in the docket.

Planner: William Castillo

Council District: 13

PLAT-26-000261

Attachments: [PLAT-26-000261resreplat Case Report](#)
[PLAT-26-000261 Plat](#)

OTHER MATTERS:

39. [26-3361A](#) 2027 City Plan Commission Calendar

Attachments: [Proposed 2027 CPC Calendar](#)

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None.

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]