

City of Dallas

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



City Plan Commission

September 3, 2026

9:00 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

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."



City of Dallas

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

Briefing Agenda

City Plan Commission

City Plan Commission

Thursday, September 3, 2026

9:00 AM

COUNCIL CHAMBERS, 6TH FLOOR

City Plan Commission

REGULAR MEETING

MONDAY September 3, 2026

ORDER OF BUSINESS

The City Plan Commission may be briefed on any item on the agenda.

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan The Landmark Commission may be briefed on any item on the agenda. The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link:

(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

Individuals and interested parties wishing to speak must register with the Historic Preservation office by emailing Phyllis.hill@dallas.gov one hour prior to the meeting date start time

AGENDA

Call to Order

Public Speakers

Approval of Minutes

Reports and Briefing Items

- Designation Committee Activity Update

Public Hearing

- Consent Items

- Courtesy Review Items

- Discussion Items

Miscellaneous

Adjournment

CALL TO ORDER**BRIEFINGS:****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the August 20, 2026 City Plan Commission Hearing.

ACTIONS ITEMS:**ZONING DOCKET:****Zoning Cases - Consent:**

1. [26-2841A](#) 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

Planner: Wayne Powell

Council District: 5

Z-26-000158

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

2. [26-2842A](#) An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned RR Regional Retail District with D-1 Liquor Control Overlay, on the Southwest corner of Great Trinity Forest Way and Murdock Road.

Staff Recommendation: **Approval**, subject to a site plan and conditions.

Applicant: Karim Pirani / Enigma Enterprises Inc.

Representative: Robert Nunez

Planner: Jason Pho

Council District: 8

Z-26-000092

Attachments: [Z-26-000092 Case Report](#)
[Z-26-000092 Site Plan](#)

3. [26-2843A](#) An application for a new Specific Use Permit for an accessory community center (private) on property zoned R-7.5(A) Single Family District, on the northeast corner of Catalonia Drive and Galicia Lane.

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

Applicant: Tisha Vaidya

Representative: Stephanie Murphy

Planner: Justin Lee

Council District: 8

Z-26-000122

Attachments: [Z-26-000122 Case Report](#)
[Z-26-000122 Site Plan](#)

4. [26-2844A](#) An application for 1) termination of Special Use Permit No. 548 for an institution of a charitable and philanthropic nature and 2) a new specific use permit for a private recreation center, club, or area use on property zoned R-5(A) Single Family District, on the north corner of Fellows Lane and Hull Avenue.

Staff Recommendation: **Approval**, subject to a site plan and conditions.

Applicant: Shalondria Galimore

Representative: Andrew Ruegg

Planner: Justin Lee

Council District: 7

Z-26-000154

Attachments: [Z-26-000154 Case Report](#)
[Z-26-000154 Site Plan](#)

5. [26-2845A](#) An application for an amendment to and expansion of Tract 2 and Tract 3, and a new subdistrict within Planned Development No. 931 on property zoned MF-2(A) Multifamily District Planned Development No. 842 and Planned Development No. 931, on the north line of Bryan Street, between Greenville Avenue and Matilda Street, and on the southeast corner of N. Munger Boulevard and Bryan Street, AKA 5200 Bryan Street.

Staff Recommendation: **Approval**, subject to amended conceptual plan and amended conditions.

Applicant: Alaina Livingston / Munger Place Church Inc.

Representative: Laura Lee Gunn / Masterplan

Planner: Liliana Garza

Council District: 14

Z-26-000131

Attachments: [Z-26-000131 Case Report](#)
[Z-26-000131 Conceptual Plan](#)

6. [26-2846A](#) An application for amendments to Division 51A-7.900 of the Dallas Development Code to create a new subdistrict within the Downtown Special Provision Sign District (SPSD) and a reduction in area of the Downtown Perimeter Subdistrict within the Downtown SPSP on property zoned Subarea A, B, C, D and E of Subdistrict 68 within Planned Development No. 193, the Oak Lawn Special Purpose District, on property bounded by McKinney Avenue, North Harwood Street, Olive Street and Woodall Rodgers Fwy., AKA 2000 McKinney Avenue.
Staff Recommendation: **Approval**, subject to conditions.
SSDAC Recommendation: **Approval**, subject to conditions.
Applicant: Catherine Zalatoris/ Texas Capital
Representative: Laura Lee Gunn / Masterplan
Planner: Liliana Garza
Council District: 14
Z-26-000116

Attachments: [Z-26-000116 Case Report](#)

7. [26-2847A](#) An application for a new Specific Use Permit for a self-service storage on property zoned Subdistrict 4A within Planned Development No. 887, Valley View - Galleria Area Special Purpose District, on the northwest corner of Montfort Drive and Valley View Trail, AKA 13705 Montfort Drive.
Staff Recommendation: **Approval** for a 30-year period, subject to site plan and conditions.
Applicant: Extra Space Storage / Stewart Handley
Representative: Mission Ridge Consultants / Kiesha Kay
Planner: Liliana Garza
Council District: 11
Z-26-000061

Attachments: [Z-26-000061 Case Report](#)
[Z-26-000061 Site Plan](#)

8. [26-2848A](#) An application for an amendment to the Specific Use Permit No. 1606 for a mini-warehouse use on property zoned RR Regional Retail District, between Walton Walker Boulevard and Duncanville Road, AKA 2825 S. Walton Walker Boulevard.
Staff Recommendation: **Approval** for a ten-year period, with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Extra Space Properties 107 LLC
Representative: Julie Teerlink
Planner: Oscar Aguilera
Council District: 1
Z-25-000171

Attachments: [Z-25-000171 Case Report](#)

Zoning Cases - Under Advisement:

9. [26-2849A](#) An application for a new subdistrict for specified non-residential uses within Planned Development No. 605, on the south line of Samuell Boulevard, east of Freestone Circle.
 Staff Recommendation: **Approval**, subject to a development plan and conditions.
 Applicant: Andrew Ruegg / Masterplan
 U/A From: June 25, 2026.
 Planner: Martin Bate
 Council District: 7
 Z-26-000059

Attachments: [Z-26-000059 Case Report](#)
 [Z-26-000059 Development Plan](#)

10. [26-2850A](#) An application for D(A) Duplex District on property zoned R-10(A) Single Family District, on the southwest corner of Seaton Drive and Humphrey Drive.
 Staff Recommendation: **Approval**.
 Applicant: Juan Rankin [KJBJ Enterprises LLC], Antonio Everette [AE Equity Group LLC]
 Representative: Matthews Meals / Verdunity
 U/A From: August 20, 2026.
 Planner: Martin Bate
 Council District: 4
 Z-26-000146

Attachments: [Z-26-000146 Case Report](#)

11. [26-2851A](#) An application for an amendment to Specific Use Permit No. 2576 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (inside) limited to a dance hall, on property zoned Planned Development District No. 619 with H/48 Harwood Historic District Overlay, on the southwest corner of N. Harwood Street and Pacific Avenue, AKA 1930 Pacific Avenue.
 Staff Recommendation: **Approval** for a ten-year period, subject to amended conditions.
 Representative: Deborah Kelley-Hill / Club Vivo
 U/A From: July 23, 2026 and August 20, 2026.
 Planner: Liliana Garza
 Council District: 14
 Z-26-000118

Attachments: [Z-26-000118 Case Report](#)

12. [26-2852A](#) An application for a new Specific Use Permit for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, Deep Ellum/Near East Side District, on the south line of Elm Street, west of N. Crowdus Street, AKA 2650 Elm Street.
Staff Recommendation: **Approval**, subject to a site plan and staff's recommended conditions.
Applicant: Sweet Bar Dallas / Marvin Regalado
U/A From: August 6, 2026 and August 20, 2026.
Planner: Justin Lee
Council District: 2
Z-26-000135
- Attachments:** [Z-26-000135 Case Report](#)
[Z-26-000135 Site Plan](#)

Zoning Cases - Individual:

13. [26-2853A](#) An application for an amendment to Specific Use Permit No. 2019 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, west of N. Crowdus Street, AKA 2640 Elm Street.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Danny Balis
Representative: Audra Buckley
Planner: Jacob Rojo
Council District: 2
Z-26-000157
- Attachments:** [Z-26-000157 Case Report](#)
14. [26-2854A](#) An application for an amendment to Specific Use Permit No. 2021 for a motor vehicle fueling station on property zoned NMU Neighborhood Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of S. Central Expy and Elsie Faye Heggins Street, AKA 4707 S. Central Expy.
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.
Applicant: Fahmina Pervaiz
Planner: Jacob Rojo
Council District: 7
Z-26-000114
- Attachments:** [Z-26-000114 Case Report](#)

15. [26-2855A](#) An application for a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Gillespie Street and Welborn Street, AKA 3618 Gillespie Street.

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.

Applicant: Preston Cheng / 3618 Gillespie LLC

Representative: Karl Crawley / Masterplan

Planner: Liliana Garza

Council District: 14

Z-26-000043

Attachments: [Z-26-000043 Case Report](#)
[Z-26-000043 Development Plan](#)

16. [26-2856A](#) An application for an amendment to Specific Use Permit No. 2420 for a private school use on property zoned RR Regional Retail District and MU-2 Mixed Use District, between N. Central Expy, Twin Hills Connection, and Park Lane, AKA 9330 N. Central Expy.

Staff Recommendation: **Approval**, subject to an amended site plan, traffic management plan, and staff's recommended conditions.

Applicant: Rob Baldwin / Baldwin Associates

Planner: Oscar Aguilera

Council District: 13

Z-26-000110

Attachments: [Z-26-000110 Case Report](#)
[Z-26-000110 Site Plan](#)

Authorization of a Hearing:

17. [26-2857A](#) Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District Nos. 672 and 969, an A(A) Agricultural District, a CR Community Retail District with Specific Use Permit (SUP) No. 1301 for a Tower / Antenna for Cellular Communication and SUP No. 2297 for Mini-warehouse, a CR Community Retail with a D-1 Liquor Control Overlay, a CS Commercial Service District, an MF-1(A) (SAH) Multifamily District, an MH(A) Manufactured Home District, an R-1/2ac(A) Single Family Residential District, an R-10(A) Single Family Residential District, an R-16(A) Single Family Residential District, and an R-7.5(A) Single Family Residential District in an area generally bound by Interstate Highway 20 and City of Dallas Corporate Limits on the north, City of Dallas Corporate Limits on the east and south, Seagoville Road on the southwest, and Beltline Road on the west and containing approximately 1,418 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to terminate the hearing and not the rezoning of property at this time.** *(This item was previously approved by the City Plan Commission on December 3, 2020. The commission will consider the item again on September 3, 2026, if the commission first approves a motion to reconsider the item.)*
Planner: Jalyn Porchay
Council District: 8
Z-26-000189/Z201-145

Attachments: [Z-26-000189/Z201-145 East Kleberg Memorandum](#)
[Z-26-000189/Z201-145 East Kleberg Map](#)

18. [26-2858A](#) Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District Nos. 162, 258, 399, 512, 566, 752, 789, 797, and 777 with Specific Use Permit (SUP) No. 1886 for Sale of Alcoholic Beverages and a D-1 Liquor Control Overlay, an A(A) Agricultural District with SUP No. 1031 for a Radio, Television or Microwave Tower, SUP No. 2232 for Placement of Fill Material, SUP No. 798 for Mining of Sand & Gravel, SUP No. 799 for Mining of Sand & Gravel, and SUP No. 84 for a Sewage Treatment Plant, a CR Community Retail District with SUP No. 1838 for Sale of Alcoholic Beverages, SUP No. 2146 for Sale of Alcoholic Beverages in Conjunction with a General Food Store greater than 3,500 square feet, SUP No. 2272 for Mini-warehouse, SUP No. 2378 for Sale of Alcoholic Beverages in Conjunction with General Merchandise or Food Store 3,500 square feet or less, and SUP No. 2393 for Sale of Alcoholic Beverages in Conjunction with General Merchandise or Food Store 3,500 square feet or less, a CS Commercial Service District with SUP No. 1111 for Sale of Alcoholic Beverages, SUP No. 1837 for Commercial Amusement (Inside) limited to a Dance Hall, SUP No. 1843 for Sale of Alcoholic Beverages, SUP No. 1851 for Sale of Alcoholic Beverages, SUP No. 1883 for Sale of Alcoholic Beverages, SUP No. 2242 for a Tower / Antenna for Cellular Communication, SUP No. 2262 for Commercial Amusement (Inside) Limited to a Dance Hall, SUP No. 2282 for Outside Sales, and SUP No. 2332 for Sale of Alcoholic Beverages in Conjunction with General Merchandise or Food Store greater than 3,500 square feet, a CS Commercial Service District with D-1 Liquor Control Overlay, a D(A) Duplex District, an IM Industrial/Manufacturing District, an IM Industrial/Manufacturing District with a D-1 Liquor Control Overlay, an IR Industrial/Research District, an IR Industrial/Research District with a D-1 Liquor Control Overlay, an LO-1 Limited Office District, an MF-1(A)(SAH) Multifamily District, an MF-2(A)(SAH) Multifamily District, an MH(A) Manufactured Home District, an MU-1(SAH) Mixed Use District, an MU-1(SAH) Mixed Use District with a D-1 Liquor Control Overlay, an NO(A) Neighborhood Office District, an NS(A) Neighborhood Service District, an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay, an R-1ac(A) Single Family Residential District, an R-1/2ac(A) Single Family Residential District, an R-1/2ac(A) Single Family Residential District with a D-1 Liquor Control Overlay, an R-10(A) Single Family Residential District with SUP No. 800 for a Cemetery and SUP No. 801 for a Water Tower, an R-16(A) Single Family Residential District, an R-7.5(A) Single Family Residential District, an R-7.5(A) Single Family Residential District with a D-1 Liquor Control Overlay, an R-5(A) Single Family Residential District, an R-5(A) Single Family District with a D-1 Liquor Control Overlay, and a TH-1(A) Townhome District in an area generally bound by Beltline Road and Seagoville Road on the east, City of Dallas Corporate Limits on the south and west, St Augustine Road, Haymarket Road, and Ashwood Drive on the northwest, and City of Dallas Corporate Limits, Rylie Crest Drive, Ravenview Road, and Fish Road on the north and containing approximately

7,002 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to terminate the hearing and not the rezoning of property at this time.** *(This item was previously approved by the City Plan Commission on December 3, 2020. The commission will consider the item again on September 3, 2026, if the commission first approves a motion to reconsider the item.)*

Planner: Jalyn Porchay

Council District: 8

Z-26-000188/Z201-146

Attachments: [Z-26-000188/Z201-146 West Kleberg Memorandum](#)
[Z-26-000188/Z201-146 West Kleberg Map](#)

19. [26-2859A](#) Consideration of authorizing a public hearing to determine the proper zoning on property zoned an A(A)-Agricultural District, a CR-Community Retail District, a CS-Commercial Service District, a D(A) Duplex District, an IM-Industrial Manufacturing District, an IR-Industrial Research District, an LO-1-Limited Office District, an MF-1(A)-Multifamily District, an MF-1(A) (SAH)-Multifamily District with Standard Affordable Housing, an MF-2(A) (SAH)-Multifamily District with Standard Affordable Housing, an MH(A) Manufactured Home District, an MU-1-Mixed Use District, an MU-1(SAH) -Mixed Use District with Standard Affordable Housing, an NO(A) -Neighborhood Office District, an NS(A)-Neighborhood Service District, an R-1/2ac(A) Single District, an R-10(A)-Single Family District, an R-16(A) -Single Family District, an R-1ac(A)-Single Family District, an R-5(A)-Single Family District, an R-7.5(A)-Single Family District, a TH-1(A)-Townhouse District , a TH-3(A) Townhouse District, and Planned Development Districts 162, 258, 399, 512, 566, 672, 752, 777, 789, 797, 819, 969, 1042, 1055, 1075, 1096, and 1100 in an area generally bounded by Interstate Highway 20 and City of Dallas Corporate Limits on the north; Seagoville Road and City of Dallas Corporate Limits on the east; C.F. Hawn Freeway and City of Dallas Corporate Limits on the south; and Kleberg Road, Lyndon B. Johnson Freeway, and Dowdy Ferry Road on the west, and containing approximately 7,722.543 acres. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Planner: Jalyn Porchay

Council District: 8

CPR-26-000360

Attachments: [CPR-26-000360 Kleberg Rylie Memorandum](#)
[CPR-26-000360 Kleberg Rylie Map](#)

SUBDIVISION DOCKET:**Consent Items:**

20. [26-2860A](#) An application to replat a 3.005-acre tract of land containing all of Lots 5 through 9 in City Block A/5760, all of Lots 23 through 29 in City Block B/5760, and a tract of land in City Block 5760 to create one lot on property located on Empire Central at Forest Park Road, south corner.

Applicant/Owner: Imprunetta LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: August 5, 2026

Zoning: IR, WMU-5

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

Planner: Sharmila Shrestha

Council District: 2

PLAT-26-000139

Attachments: [PLAT-26-000139 Case Report](#)
[PLAT-26-000139 Plat](#)

21. [26-2861A](#) An application to replat a 4.554-acre tract of land containing all of Lot 55 in City Block T/5455 and a portion of Lot 1 in City Block S/5455 to create 21 lots ranging in size from 4,960.13 square feet to 30,386 square feet and private streets, on property located on Kingsway Avenue, south of Meadow Park Drive.

Applicant/Owner: Preston Hollow Phase 3, LP

Surveyor: Westwood Professional Services, Inc.

Application Filed: August 5, 2026

Zoning: PD 750 (Tracts A, C, and D)

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

Planner: Sharmila Shrestha

Council District: 11

PLAT-26-000180

Attachments: [PLAT-26-000180 Case Report](#)
[PLAT-26-000180 Plat](#)

22. [26-2862A](#) An application to replat a 5.8114-acre tract of land containing all of Lot 4D in City Block A/6931 to create one 0.4530-acre lot, one 0.6308-acre lot, and one 4.7276-acre lot on property located on Camp Wisdom Road, west of Marvin D Love Freeway.
Applicant/Owner: AJ Real Estate Investments, LLC
Surveyor: ARS Engineers, Inc.
Application Filed: August 7, 2026
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-26-000187

Attachments: [PLAT-26-000187 Case Report](#)
[PLAT-26-000187 Plat](#)

23. [26-2863A](#) An application to replat a 2.428-acre tract of land containing all of City Block 12/7376 to create one 1.151-acre lot and one 1.277-acre lot on property located on Buckner Boulevard, north of John West Road.
Applicant/Owner: JWBuckner-1, LLC
Surveyor: Windrose Land Surveying
Application Filed: August 5, 2026
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
PLAT-26-000188

Attachments: [PLAT-26-000188 Case Report](#)
[PLAT-26-000188 Plat](#)

24. [26-2864A](#) An application to replat a 0.6432-acre tract of land containing all of Lot 9, and part of Lots 10 and 11 in City Block 116/3099, to create one lot on property located on Ewing Avenue, north of R L Thornton Freeway.
Applicant/Owner: BMH Oak Cliff, LLC
Surveyor: ARS Engineers, Inc.
Application Filed: August 5, 2026
Zoning: PD 468 (Subdistrict F, Tract 1, WMU-12)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 1
PLAT-26-000189

Attachments: [PLAT-26-000189 Case Report](#)
[PLAT-26-000189 Plat](#)

25. [26-2865A](#) An application to replat a 0.266-acre tract of land containing a part of Lot 10 and all of Lot 11 in City Block B/1147 to create one lot on property located on Peabody Avenue, southwest of Cleveland Street.
Applicant/Owner: Kaminski Custom Builders, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 28, 2026
Zoning: PD 595 (FMU-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
PLAT-26-000192

Attachments: [PLAT-26-000192 Case Report](#)
[PLAT-26-000192 Plat](#)

26. [26-2866A](#) An application to replat a 5.413-acre tract of land containing all of Lot 1 in City Block 1/594, part of City Block 1/594, and an abandoned portion of right-of-way and alley, to create one lot on property bounded by Hall Street, Flora Street, Watkins Avenue, North Central Expressway, and Cochran Street.
Applicant/Owner: Kroger Texas, L.P.
Surveyor: BGE, Inc.
Application Filed: August 5, 2026
Zoning: PD 466 (Subdistrict C)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-26-000193

Attachments: [PLAT-26-000193 Case Report](#)
[PLAT-26-000193 Plat](#)

27. [26-2867A](#) An application to replat a 0.5327-acre tract of land containing all of Lots 3 and 4, part of Lots 5 in City Block 4/1693, and all of Lot 4 and part of Lot 5 in City Block 6/2121, to create one lot on property located on Elsie Faye Heggins Street, northeast of Colonial Avenue.
Applicant/Owner: Fahmina Saeed Pervaiz
Surveyor: Geonav surveying
Application Filed: August 5, 2026
Zoning: PD 595 (NMU)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
PLAT-26-000201

Attachments: [PLAT-26-000201 Case Report](#)
[PLAT-26-000201 Plat](#)

28. [26-2868A](#) An application to vacate a previously recorded plat on property located on Lewis Street at Hubert Street, southeast corner.
Applicant/Owners: Subdivisions Realty 5, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 7, 2026
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-26-000202

Attachments: [PLAT-26-000202 Case Report](#)
[PLAT-26-000202 Plat](#)

29. [26-2869A](#) An application to replat a 0.077-acre tract of land containing part of Lot 12 in City Block C/667 to create one 1,680-square foot lot and one 1,681-square foot lot on property located on Annex Avenue, northwest of Munger Avenue.
Applicant/Owner: WVP Northpark, LLC
Surveyor: Urban Strategy
Application Filed: August 5, 2026
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
PLAT-26-000204

Attachments: [PLAT-26-000204 Case Report](#)
[PLAT-26-000204 Plat](#)

30. [26-2870A](#) An application to replat a 4.009-acre tract of land containing a part of Lot 5, all of Lots 6 through 11, 13, part of Lots 12, 14 through 21 in City Block A/7238, and an abandoned portion of a right-of-way, to create one 0.2685-acre lot, one 0.340-acre lot, and one 3.400-acre lot on property located between Singleton Boulevard and Akron Street, west of Harston Street.

Applicant/Owners: Cantex Akron, LLC

Surveyor: Urban Strategy

Application Filed: August 7, 2026

Zoning: IM, IR

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

Planner: Sharmila Shrestha

Council District: 6

PLAT-26-000205

Attachments: [PLAT-26-000205 Case Report](#)
[PLAT-26-000205 Plat](#)

31. [26-2871A](#) An application to replat a 0.366-acre tract of land containing all of Lots 11 and 12 in City Block F/2002 to create one lot on property located on Calvin Street, east of Coles Manor Place.

Applicant/Owner: Kent Development

Surveyor: Urban Strategy

Application Filed: August 6, 2026

Zoning: MF-2(A)

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

Planner: Sharmila Shrestha

Council District: 2

PLAT-26-000207

Attachments: [PLAT-26-000207 Case Report](#)
[PLAT-26-000207 Plat](#)

32. [26-2872A](#) An application to replat a 1.003-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/7119, and an abandoned portion of a right-of-way to create one lot on property located on Canada Drive, at the terminus of Ladd Street.

Applicant/Owner: Canada Drive Development Group, LLC

Surveyor: ARA Surveying

Application Filed: August 7, 2026

Zoning: CR

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

Planner: Sharmila Shrestha

Council District: 6

PLAT-26-000208

Attachments: [PLAT-26-000208 Case Report](#)
[PLAT-26-000208 Plat](#)

33. [26-2873A](#) An application to replat a 0.516-acre tract of land containing all of Lots 10 and a part of Lot 11 in City Block E/3365 to create one lot on property located on Grant Street, east of Ridge Street.

Applicant/Owner: Brentwood Carden Equities, LLC

Surveyor: Urban Strategy

Application Filed: August 7, 2026

Zoning: PD 1125

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

Planner: Sharmila Shrestha

Council District: 4

PLAT-26-000209

Attachments: [PLAT-26-000209 Case Report](#)
[PLAT-26-000209 Plat](#)

34. [26-2874A](#) An application to replat a 0.346-acre tract of land containing all of Lots S, T, U, and V in City Block 14/5869 to create one lot on property located on Cedar Crest Boulevard, west of Bonnie View Road.

Applicant/Owner: Arham Properties, LLC

Surveyor: ARA Surveying

Application Filed: August 7, 2026

Zoning: CR

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

Planner: Sharmila Shrestha

Council District: 4

PLAT-26-000210

Attachments: [PLAT-26-000210 Case Report](#)
[PLAT-26-000210 Plat](#)

35. [26-2875A](#) An application to replat a 1.994-acre tract of land containing all of Lots 3 and 4 in City Block C/6490 to create one lot on property located on Goodnight Lane, north of Deason Street.
Applicant/Owner: Rybar Capital Partners, LTD
Surveyor: Urban Strategy
Application Filed: August 7, 2026
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-26-000211

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

Residential Replats:

36. [26-2876A](#) An application to replat a 0.252-acre (10,988-square foot) tract of land containing a part of Lot 8 in City Block D/8343 to create one lot on property located on Stillwell Boulevard, west of Walton Walker Boulevard.
Applicant/Owner: Ernesto Rodriguez and Sonia Rodriguez
Surveyor: Keeton Surveying Company
Application Filed: August 6, 2026
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-26-000196

Attachments: [PLAT-26-000196 Case Report](#)
[PLAT-26-000196 Plat](#)

37. [26-2877A](#) An application to replat a 0.275-acre (12,000-square foot) tract of land containing all Common Area A in City Block 28/2280 to create three 0.092-acre (4,000-square foot) lots on property located on Knight Street, northeast of Harry Hines Boulevard.
Applicant/Owner: Kavyan Corporation
Surveyor: Bowman Consulting Group, LTD
Application Filed: August 10, 2026
Zoning: PD 193 (TH-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
PLAT-26-000200

Attachments: [PLAT-26-000200 Case Report](#)
[PLAT-26-000200 Plat](#)

Residential Replats and Building Line Reduction:

38. [26-2878A](#) An application to replat a 0.241-acre (10,503-square foot) tract of land containing all of Lot 19 in City Block D/5678 to create one lot and to reduce an existing 30-foot platted building line, which varies from 25 feet to 28.4 feet, on property located on Caruth Boulevard, west of Preston Park Drive.
Applicant/Owner: Vanessa Redman
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 7, 2026
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 13
PLAT-26-000191

Attachments: [PLAT-26-000191 Case Report](#)
[PLAT-26-000191 Plat](#)

Building Line Removal:

39. [26-2879A](#) An application to replat a 0.881-acre tract of land containing all of Lots 5 through 14, and a part of Lot 15 in City Block 21/2005 to create one lot and to remove an existing 40-foot platted building line on property located on Belmont Avenue, northeast of Peak Street.
Applicant/Owner: 3328 Shepherd, LLC, Owen Malloy Investments, LLC, Brayne Ventures, LLC
Surveyor: MMA, Inc.
Application Filed: August 7, 2026
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
PLAT-26-000206

Attachments: [PLAT-26-000206 Case Report](#)
[PLAT-26-000206 Plat](#)

Street Name Change:

40. [26-2880A](#) An application to change the name of N. Harwood Street, between Woodall Rodgers Freeway and Harry Hines Boulevard, to "Exchange Place."
Applicant: City of Dallas
Application Filed: June 4, 2026
Notices Sent: 115 notices sent on August 3, 2026
Staff Recommendation: **Approval**.
SRC Recommendation: **Approval**.
Planner: Sharmila Shrestha
Council District: 14
STNAME-26-000006

Attachments: [STNAME-26-000006 Case Report](#)

OTHER MATTERS:

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]