

## NOTICE OF CITY COUNCIL HEARING

The City Council of the City of Dallas, Texas will hold a public hearing at 1:00 p.m., **Wednesday, February 25, 2026**, via videoconferencing and in the Council Chambers, 6<sup>th</sup> Floor at City Hall, to determine whether or not Chapter 51, Chapter 51A, and Chapter 51P of the Dallas City Code, as amended, should be amended by the granting of the following applications. The public may watch the meeting on Spectrum Cable Channel 16, Frontier Channel 47, AT&T U-Verse Channel 99, and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv). The agenda will provide the videoconference link. Please check the City Secretary's webpage for the posted agenda: <https://dallascityhall.com/government/citysecretary/Pages/Public-Meetings.aspx>

Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office by calling (214) 670-3738 or register online at <https://dallascityhall.com/government/citysecretary/Pages/CCrules.aspx> by 5:00 p.m. of the last regular business day preceding the meeting.

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.

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.

### ZONING CASES

This notice authorizes the City Council to approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height, floor area ratio, or density that is higher than the one requested; or (2) be "nonresidential" when the one requested is for residential uses or vice versa. Specific Use Permit requests would allow the additional use(s) on the property but do not change the underlying zoning standards. Development standards including, but not limited to, dimensional requirements, landscaping and tree mitigation requirements, sign regulations, parking requirements, and use regulations, including requirements for specific use permits, may be modified, or eliminated in a planned development district.

**Z234-183(JG) / Z-25-000115** An application for an amendment to Specific Use Permit No. 2480 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.

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

Recommendation of CPC: Approval for an eighteen (18) month period, subject to a site plan and conditions.

**Z245-184(LL) / Z-25-000049** An application for (1) IM Industrial Manufacturing District and (2) an amendment to Specific Use Permit No. 2003 for industrial (outside) potentially incompatible use limited to a concrete batch plant on property zoned IR Industrial Research District, on the northeast corner of Luna Road and Ryan Road.

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site and landscape plan, and amended conditions.

Recommendation of CPC: Approval for a five-year period, subject to an amended site and landscape plan, and amended conditions.

**Z-25-000097** An application for Subdistrict C on property zoned Subarea A within Planned Development District No. 134, on the northwest line of Lindsley Avenue and southwest line of South Munger Boulevard.

Recommendation of Staff: Approval.

Recommendation of CPC: Approval.

**Z-25-000103** An application for a new Specific Use Permit for a public school other than an open-enrollment charter school on property zoned R-7.5(A) Single Family District, on the south line of Arapaho Road and the north line of La Cosa Drive.

Recommendation of Staff: Approval, subject to a site plan, traffic management plan, and conditions.

Recommendation of CPC: Approval, subject to a site plan, traffic management plan, and conditions.

**Z-25-000134** An application for 1) Medium Commercial / Office Subdistrict and 2) a new Specific Use Permit for a car wash with consideration for an amendment to Light Commercial/Office Area 1 Subdistrict, on property zoned Light Commercial/Office Area 1 Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the northwest corner of Tatum Avenue and West Davis Street.

Recommendation of Staff: Denial of (1) an amendment to Light Commercial/Office Area 1 Subdistrict and denial of (2) a new Specific Use Permit for a car wash on and denial of proposed Medium Commercial / Office Subdistrict.

Recommendation of CPC: Approval of (1) an amendment to Light Commercial/Office Area 1 Subdistrict subject to amended PD conditions, and approval of (2) a new Specific Use Permit for a car wash for a five-year period, subject to a site plan and specific use permit conditions.

**Z-25-000136** An application for a new Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Maple Avenue and Mahon Street.

Recommendation of Staff: Approval, subject to a conceptual plan and conditions.

Recommendation of CPC: Approval, subject to a conceptual plan and amended conditions.

**Z-25-000144** An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service zoned Planned Development District No. 805 with D-1 Liquor Control Overlay, on the north line of Lake June Road, and east line of North Masters Drive.

Recommendation of Staff: Approval for a five-year period with eligibility for auto renewals for additional five-year periods, subject to a site plan and conditions.

Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions.

**Z-25-000148** An application for an amendment to Specific Use Permit No. 2467 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) on property zoned Planned Development District No. 619 with Specific Use Permit No. 2411 for an attached projecting non-premise district activity videoboard sign, on the northwest line of Elm Street, northeast of North Akard Street.

Recommendation of Staff: Approval, subject to conditions.

Recommendation of CPC: Approval for a five-year period, subject to conditions.

**Z-25-000152** An application for a new Specific Use Permit for Commercial Motor Vehicle Parking on property zoned CS Commercial Service District with Specific Use Permit No. 890 for a radio, television, or microwave tower, on the southwest line of South Central Expressway, between Youngblood Road and Lyndon B. Johnson Freeway.

Recommendation of Staff: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions.

Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions.

**Z-25-000159** An application for (1) a new Planned Development District for R-10(A) Single Family District uses and standards and (2) a new Specific Use Permit for a commercial amusement (outside), with consideration for A(A) Agricultural District, on property zoned R-10(A) Single Family District, on north line of Leon Drive and south line of Prairie Creek Road.

Recommendation of Staff: Approval of (1) A(A) Agricultural District and (2) a new Specific Use Permit for a commercial amusement (outside) in lieu of a new Planned Development District, subject to a site plan and Specific Use Permit conditions.

Recommendation of CPC: Approval of (1) a new Planned Development District for R-10(A) Single Family District uses and standards and (2) a new Specific Use Permit for a commercial amusement (outside) for a three-year period, subject to Planned Development District conditions, a Specific Use Permit site plan and conditions.

**Z-25-000165** An application for a new Specific Use Permit for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned IM Industrial Manufacturing District with existing deed restrictions [Z056-308], on the north line of Manana Drive, east of Spangler Road.

Recommendation of Staff: Approval of a five-year period, subject to a site plan and conditions.

Recommendation of CPC: Approval of a five-year period, subject to a site plan and conditions.

**Z-25-000167** An application for new Subarea on property zoned Tract II within Planned Development No. 314, the Preston Center Special Purpose District, on the southeast corner of Berkshire Lane and Lomo Alto Drive.

Recommendation of Staff: Approval, subject to amended conditions.

Recommendation of CPC: Approval, subject to amended conditions.

**Z-25-000173** An application for an amendment to Specific Use Permit No. 2505 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service use within Subarea 2 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the south line of Lake June Road, east of Rose Garden Avenue.

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

Recommendation of CPC: Approval for a five-year period, subject to site plan and conditions.

**Z-25-000178** An application for a new Specific Use Permit for vehicle display, sales, and service on property zoned CA-1(A) Central Area District, on the northeast line of North Pearl Street, southwest line of Crockett Street, and southeast line of San Jacinto Street.

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

Recommendation of CPC: Approval, subject to a site plan and conditions.

For further information, call Department Planning and Development at (214) 670-4209.

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

**Location for in-person attendance:  
CITY COUNCIL CHAMBERS, 6TH FLOOR OF THE DALLAS CITY HALL  
(facing Young Street between Akard Street and Ervay Street)**