



City of Dallas

RECEIVED

2026 FEB -5 PM 4:35

CITY SECRETARY
DALLAS, TEXAS

MEETING OF THE PERMIT AND LICENSE APPEAL BOARD SPECIAL CALLED
THURSDAY, JANUARY 8, 2026

26-0035

PERMIT AND LICENSE APPEAL BOARD
COUNCIL CHAMBERS, CITY HALL/VIDEOCONFERENCE
CHAIR ROBERT AGNICH, PRESIDING

PRESENT: [12] Robert Agnich, *Laura Torres, Jonathan Saxer, *Carmen Ayala (**9:15 a.m.) *Fredia Thomas (**9:06 a.m.), Johnny Jefferson, Marsha Lynn Jackson, Richard Cuccia, Stephen Jeffus, *Robert Quint, Jennifer Shinn, *Javan Gonzalez (**9:14 a.m.)

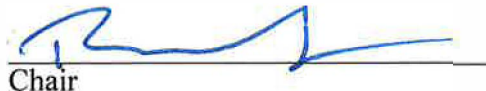
ABSENT: [0]

STAFF: Theresa Carlyle, Board General Counsel
Biliera Johnson, City Secretary
Miroslava Martinez, Assistant City Secretary
Dawna Brown, Boards & Commissions Manager, CSO
Nancy Sanchez, Board Coordinator, CSO

The meeting was called to order at 9:02 a.m. with a quorum of the board present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business was properly brought before the board and considered, the meeting adjourned at 11:04 a.m.


Chair


Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the board are attached to the minutes of this meeting as EXHIBIT B.

***Note: Members of the Permit and License Appeal Board participated in this meeting by video conference**

****Note: Indicates arrival time after meeting called to order/reconvened**

MINUTES OF THE PERMIT AND LICENSE APPEAL BOARD
THURSDAY, JANUARY 8, 2026

EXHIBIT A

RECEIVED

2025 DEC 17 PM 1:35
CITY SECRETARY
DALLAS, TEXAS



Public Notice

**PERMIT AND LICENSE APPEAL BOARD 251116
SPECIAL CALLED MEETING**

POSTED CITY SECRETARY
DALLAS, TX

**THURSDAY, JANUARY 8, 2026, 9:00 A.M.
COUNCIL CHAMBERS/VIDEOCONFERENCE
DALLAS CITY HALL**

The Permit and License Appeal Board (PLAB) Special Called meeting will be held by videoconference and in Council Chambers at Dallas City Hall. Individuals who wish to speak must sign up with the City Secretary's Office by calling (214) 670-3738 or [online](#) by 5:00 p.m. of the last regular business day preceding the meeting.

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

The meeting will be broadcast live on Spectrum Cable Channel 96 and online at bit.ly/cityofdallastv. The public may also listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m3674062c2e46a814baf6da5ec1646814>

AGENDA

1. Call to Order
2. Public Speakers
3. Approval of minutes of the September 4, 2025 Permit & License Appeal Board Meeting
4. Adoption of the 2026 Permit & License Appeal Board Meeting Calendar
5. Adoption of the 2025 Permit & License Appeal Board Annual Report
6. Adjourn

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]

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 pistola 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."

**MINUTES OF THE PERMIT AND LICENSE APPEAL BOARD
THURSDAY, JANUARY 8, 2026**

EXHIBIT B

OFFICIAL ACTION OF THE PERMIT AND LICENSE APPEAL BOARD
JANUARY 8, 2026
26-0035

Item 1: Call to Order

Quorum of the board was present.

Item 2: Public Speakers

No one addressed the board.

Item 3: Approval of minutes of the September 4, 2025 Permit & License Appeal Board Meeting

Boardmember Cuccia moved to adopt the minutes as presented.

Motion seconded by Boardmember Saxer and unanimously adopted. (Ayala absent when vote taken)

Item 4: Adoption of the 2026 Permit & License Appeal Board Meeting Calendar

Boardmember Cuccia moved to adopt the calendar as presented.

Motion seconded by Boardmember Jefferson.

After discussion, Chair Agnich called a vote and declared the motion unanimously adopted. (Thomas absent when vote taken)

Item 5: Adoption of the 2026 Permit & License Appeal Board Annual Report

Boardmember Cuccia moved to adopt the annual report with the following amendments:

- Tab 5, Page 20, Item 1: Change "scheduled hearings" to "scheduled meetings";
- Tab 5, Page 20, Item 3: Remove the word "hearing" in the first sentence and replace it with "meetings";
- Tab 5, Page 20, Chart Title: Replace "hearing" with "meetings" The title should read "2024-2025 Surge in Scheduled Meetings Despite Stable Caseload.";
- Tab 5, Page 23: Add a chart that provides data on Case Type Appeal (2022-2025) (Processed) and another chart that provides data on Case Type Appeal (2022-2025) (Heard & Decided);
- Tab 6, Page 28, Item 2, Section 3: Change "Common mistakes that quasi-judicial boards make" to subsection 2.3, adding "including bias training by the City Attorney's Office.";
- Tab 6, Page 28, Item 6: This item should be removed;
- Tab 7, Page 30, Item 3: For the Districts, revise to read "Districts 3, 4, and 11";
- Tab 5, Page 21, Item 3, Last Sentence: Replace "your" with "this";

OFFICIAL ACTION OF THE PERMIT AND LICENSE APPEAL BOARD

26-0035

Page 2

- Tab 2, Page 10, Section Processing: At the end of this section, add: "The City's Secretary's Office sets hearing dates to comply with applicable ordinance deadlines. Hearings occur only at PLAB meetings convened under Chapter 8, regular meetings scheduled by the board, and special meetings called by the chair."
- Tab 7, Page 30: Add a new item: "4. Recommend that the council undertake a review of the current code provisions related to the permanent appeals process for businesses in good standing with consideration given to authorizing the PLAB to grant longer durations of exceptions related to appeals than currently allowed."; and
- Tab 7, Page 30: Change the title to "SUMMARY OF THE BOARD'S RECOMMENDATION TO CITY COUNCIL." Additionally, the listing on Page 3 of the Table of Contents under Tab 7 should also read "SUMMARY OF THE BOARD'S RECOMMENDATION TO CITY COUNCIL."

Motion seconded by Boardmember Jefferson.

After discussion, Chair Agnich called for a record vote on Boardmember Cuccia's motion to adopt the annual report with the proposed amendments.

Voting Yes: [10] Agnich, Saxer, Thomas, Jackson,
Jefferson, Cuccia, Jeffus, Quint, Shinn,
Gonzalez

Voting No: [0]

Absent When Vote taken: [2] Torres, Ayala

Chair Agnich declared the item amended.

Item 6: Adjourn

After all business was properly brought before the board and considered, the meeting adjourned at 11:04 a.m.



City of Dallas

MEETING OF THE PERMIT AND LICENSE APPEAL BOARD

THURSDAY, FEBRUARY 5, 2026

26-0035

PERMIT AND LICENSE APPEAL BOARD
6ES BRIEFING ROOM, CITY HALL/VIDEO CONFERENCE
CHAIR ROBERT AGNICH, PRESIDING

PRESENT: [11] Robert Agnich, Laura Baez Torres, Jonathan Saxer, *Fredia Thomas, *Johnny Jefferson, Marsha Lynn Jackson, *Richard Cuccia, *Stephen Jeffus, *Robert Quint, Jennifer Shinn, Javan Gonzalez (**8:38 a.m.)

ABSENT: [1] Carmen Ayala

OBSERVING: [1] *James Krohn

STAFF: Theresa Carlyle, Board General Counsel
Miroslava Martinez, Assistant City Secretary
Dawna Brown, Boards & Commissions Manager, CSO
Nancy Sanchez, Board Coordinator, CSO

The meeting was called to order at 8:37 a.m. with a quorum of the board present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

The meeting recessed at 11:15 a.m. and reconvened at 11:41 a.m.

The meeting recessed at 1:01 p.m. and reconvened at 1:12 p.m.

After all business was properly brought before the board and considered, the meeting adjourned at 1:58 p.m.

Chair

2/2/2026
Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the board are attached to the minutes of this meeting as EXHIBIT B.

***Note: Members of the Permit and License Appeal Board participated in this meeting by video conference**

****Note: Indicates arrival time after meeting called to order/reconvened**

EXHIBIT A



26-0035

RECEIVED

PERMIT AND LICENSE APPEAL BOARD
REGULAR MEETING

Public Notice

2026 JAN 29 PM 12:10

CITY SECRETARY
DALLAS, TEXAS

THURSDAY, FEBRUARY 5, 2026, 8:30 A.M.
6ES BRIEFING ROOM/VIDEOCONFERENCE
DALLAS CITY HALL

260112
CITY SECRETARY

POSTED DALLAS, TX

The Permit and License Appeal Board (PLAB) meeting will be held by videoconference and in 6ES Briefing Room at Dallas City Hall. Individuals who wish to speak must sign up with the City Secretary's Office by calling (214) 670-3738 or [online](#) by 5:00 p.m. of the last regular business day preceding the meeting.

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AGENDA

1. Public Speakers
2. Approval of minutes of the January 8, 2026 Permit & License Appeal Board Special Called Meeting
3. **APPEAL HEARING ONE:**
DENIAL OF BOARDING HOME LICENSE
Denial of Boarding Home Facility License under Chapter 8A Section 9(b)2 of the Dallas City Code

Hearing Date: February 5, 2026
Representative: Ngozi Tilley
Business Name: **6538 Tioga Circle**
Location: 6538 Tioga Circle, 75241
Denial: Denial of Boarding Home License
Issuing Department: CCS
Council District: 8
Date Filed with CSO: December 24, 2025

4. APPEAL HEARING TWO:

NOTICE OF FINAL DETERMINATION AS A HABITUAL CRIMINAL PROPERTY

Habitual Criminal Property under Section 27-48 of the Dallas City Code

Hearing Date: February 5, 2026
Representative: Sade L. Lewis
Business Name: **Bhagat Holdings, Ltd**
Location: 2415, 2435, and 2445 W. Northwest Highway, 75220
Denial: Notice of Final Determination as a Habitual Criminal Property
Issuing Department: DPD
Council District: 6
Date Filed with CSO: November 4, 2025

5. Adjourn

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]

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"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola 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."

EXHIBIT B

Item 1: Public Speakers

No one addressed the board on the item.

Item 2: Approval of minutes of the January 8, 2026 Permit & License Appeal Board Special Called Meeting

Boardmember Gonzalez moved to adopt the minutes as presented.
Motion seconded by Boardmember Jackson and unanimously adopted. (Ayala absent)

Item 3: Appeal Hearing One:
Denial of a Boarding Home License
Denial of Boarding Home Facility License under Chapter 8A Section 9(b)2 of the Dallas City Code.

Representative: Ngozi Tilley
Business Name: **6538 Tioga Circle**
Location: 6538 Tioga Circle, 75241
Denial: Denial of Boarding Home License
Issuing Department: CCS
Council District: 8
Date Filed with CSO: December 24, 2025

The following witnesses were sworn in by the City Secretary's Office:

Samuel Azubuike, Appellant's witness
Ngozi Tilley, Appellant's witness
Jose Ruiz, Code Compliance City's witness

Boardmember Gonzalez move that the Permit and License Appeal Board in Appeal, in Appeal of the Denial of a Boarding Home Facility License of Ngozi Tilley located at 6538 Tioga Circle, find for the applicant and REVERSE the decision of the director of code compliance in accordance with Chapter 8A of the Dallas City Code because the testimony and evidence show that the boarding home facility is not located within 2,000 feet of another boarding home facility or group dwelling facility.

Motion seconded by Boardmember Shinn.

After discussion, Chair Agnich called a record vote on Boardmember Gonzalez motion.

Voting Yes: [2] Torres, Gonzalez
Voting No: [9] Agnich, Saxer, Thomas, Jackson, Jefferson, Cuccia, Jeffus, Quint, Shinn
Absent: [1] Ayala

Chair Agnich declared the motion failed.

Boardmember Quint moved move that the Permit and License Appeal Board, in Appeal of the Denial of a Boarding Home Facility License of Ngozi Tilley located at 6538 Tioga Circle, affirm the decision of the director of code compliance in accordance with Chapter 8A of the Dallas City Code because our evaluation of the testimony and evidence show that the boarding home facility is located within 2,000 feet of another boarding home facility or group dwelling facility.

Motion seconded by Chair Agnich.

After discussion, Chair Agnich called a record vote on Boardmember Quint's motion.

Voting Yes: [8] Agnich, Saxer, Thomas, Jefferson, Cuccia, Jeffus, Quint, Shinn

Voting No: [3] Torres, Jackson, Gonzalez

Absent: [1] Ayala

Chair Agnich declared the motion adopted.

Item 4: Appeal Hearing Two:
Notice of Final Determination as a Habitual Criminal Property
Habitual Criminal Property under Section 27-48 of the Dallas City Code.

Representative: Sade L. Lewis
Business Name: **Bhagat Holdings, Ltd**
Location: 2415, 2435, and 2445 W.Northwest Hwy, 75241
Denial: Notice of Final Determination as a Habitual Criminal Property
Issuing Department: DPD
Council District: 6
Date Filed with CSO: November 4, 2025

The following witnesses were sworn in by the City Secretary's Office:

Detective Antonio Gomez, Dallas Police Department City's witness

Boardmember Agnich moved that the Permit and License Appeal Board in Appeal of the Habitual Criminal Property designation for Bhagat Holdings, Ltd. Located at 2415, 2435, and 2445 W. Northwest Highway, affirm the decision of the chief of police in accordance with Chapter 27 of the Dallas City Code.

Motion seconded by Boardmember Saxer.

After discussion, Chair Agnich called a record vote on his motion.

Voting Yes: [7] Agnich, Torres, Saxer, Jackson, Cuccia, Quint,
Shinn

Voting No: [0]

Absent When Vote Taken: [4] Thomas, Jefferson, Jeffus, Gonzalez

Absent: [1] Ayala

Chair Agnich declared the motion adopted.

THE STATE OF TEXAS

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FINDINGS OF FACT AND ORDER
OF THE PERMIT AND LICENSE
APPEALS BOARD OF THE
CITY OF DALLAS, TEXAS

COUNTY OF DALLAS

I. JURISDICTION OF PERMIT AND LICENSE APPEALS BOARD

A. APPEAL OF DENIAL. Section 8A-9 of the Dallas City Code provides:

(b) the director shall deny the boarding home facility license if:

(1) the director determines that the requirements of Subsection (a) have not been met; or

(2) the boarding home facility is located within 2,000 feet of another boarding home facility or group dwelling facility.

(A) This paragraph does not apply to a boarding home facility licensed before February 22, 2023 and that continuously maintains a boarding home license.

On December 17, 2025, the director of code compliance services denied the boarding home license application to Ngozi Tilley (“Applicant”) at 6538 Tioga Circle, Dallas, Texas 75241, because the boarding home facility is located within 2,000 feet of another boarding home facility or group dwelling facility. The applicant appealed the director’s decision to the Permit and License Appeals Board pursuant to Sections 8A-12 and 2-96(a) of the Dallas City Code which state:

Section 8A-12

“If the director denies the issuance or renewal of a license or suspends or revokes a license issued under this chapter, the action is final unless the licensee files an appeal with the permit license and appeal board in accordance with Section 2-96 of this code.”

Section 2-96

“(a) If the director of a city department denies, suspends, or revokes a license or permit over which the director has regulatory authority, and no appeal is provided by ordinance to another city board, the action is final unless the applicant, licensee, or permittee files a written appeal to the permit and license appeal board with the city secretary within 10 calendar days after the date of receiving notice of the director’s action.”

B. COMPOSITION OF PANEL. Section 2-95 of the Dallas City Code provides, in pertinent part:

“(a) There is hereby created the permit and license appeal board of the city, which shall be composed of 15 members. Each city council member shall appoint one member to the board. The mayor shall appoint the board chair, and the full city council shall appoint the vice-chair.

(b) The permit and license appeal board shall hear appeals of department directors’ actions on licenses and permits issued by the city filed in accordance with Section 2-96 of this chapter and requests for exemptions from locational restrictions filed in accordance with Section 14-2.3, 14-2.4, or 41A-14 of this code, whichever applies.”

* * *

II. FINDINGS OF FACT

On February 5, 2026, the Board considered the evidence and arguments presented by the Applicant and the director of code compliance. Board member Robert Quint made the motion to affirm the decision of the director of code compliance, in accordance with Chapter 8A and Chapter 2-96 of the Dallas City Code, seconded by Robert Agnich. The Board approved the motion by a vote of 8-3.

The Board finds the following:

The boarding home facility is located within 2,000 feet of another boarding home facility or group dwelling facility.

* * *

III. ORDER OF THE PERMIT AND LICENSE APPEALS BOARD

It is hereby adjudged and ordered by the Permit and License Appeals Board that the Applicant **has not satisfied** its burden of proof as required by Dallas City Code and therefore, affirms the decision of the director of code compliance.

APPROVED AS TO FORM:

GENERAL COUNSEL, PERMIT AND LICENSE APPEALS BOARD

BY 
General Counsel

THE PERMIT AND LICENSE APPEALS BOARD

BY Jonathan Saxe (John Saxe) Voting on the motion Aye Nay

BY Rounds Voting on the motion Aye Nay

BY [Signature] Voting on the motion Aye Nay

BY Marsha Jackson Voting on the motion Aye Nay

BY [Signature] Voting on the motion Aye Nay

BY [Signature] Voting on the motion Aye Nay

BY Fredia Sutphen Thomas
Fredia Sutphen Thomas (Feb 11, 2026 20:34:40 CST) Voting on the motion Aye Nay

BY JOHNNY JEFFERSON jr Voting on the motion Aye Nay

BY Richard A. Cuccia, II
Richard A. Cuccia, II (Feb 7, 2026 07:45:15 CST) Voting on the motion Aye Nay

BY Stephen H. Jeffus
Stephen H. Jeffus (Feb 6, 2026 08:51:23 CST) Voting on the motion Aye Nay

BY Robert Quint
Robert Quint (Feb 5, 2026 17:36:05 CST) Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

**PERMIT AND LICENSE APPEAL BOARD
2026 ATTENDANCE REPORT**

HEARING: 6538 TIOGA CIR. **DATE:** 02/05/2026

TIME: 8:37 AM 1:58 PM **HEARING FILE:** 25-5054
Start End

<u>POSITION</u>	<u>BOARD MEMBER</u>	<u>ATTENDANCE</u>
Chair / Place 15	Robert Agnich	P
Place 01	Jonathan Saxer	P
Place 02	Carmen Ayala	A
Place 03	VACANT	V
Place 04	VACANT	V
Place 05	Fredia Thomas	PV
Place 06	Laura Baez Torres	P
Place 07	Johnny Jefferson	PV
Place 08	Dr. Marsha Lynn Jackson	P
Place 09	Richard Cuccia	PV
Place 10	Stephen Jeffus	PV
Place 11	James Krohn	OH
Place 12	Robert Quint	PV
Place 13	Jennifer Shinn	P
Place 14	Javan Gonzalez	P

Legend: A--Absent; AW--Appeal Withdrawn at hearing; AWVT--Absent When Vote Taken; CON--Conflict; P--Present; PV--Present Virtually; V--Vacant; OH--Observe Hearing

THE STATE OF TEXAS

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FINDINGS OF FACT AND ORDER
OF THE PERMIT AND LICENSE
APPEALS BOARD OF THE
CITY OF DALLAS, TEXAS

COUNTY OF DALLAS

I. JURISDICTION OF PERMIT AND LICENSE APPEALS BOARD

A. APPEAL OF DENIAL. Section 27-48 of the Dallas City Code provides:

(a) A property is presumed a habitual criminal property if the property is the site:

(1) of five or more abatable criminal activities within 365 days resulting in either a report of a law enforcement agency documenting an investigation of an abatable criminal activity on the property or enforcement action against any person associated with the abatable criminal activity on the property; and

(2) at which persons have historically committed abatable criminal activities, according to recent crime data.

(b) An owner of a habitual criminal property is presumed to have knowingly tolerated the abatable criminal activity at the owner's property by failing to take reasonable steps, including those outlined in Section 27-49(b)(1) of this chapter, as amended, to abate the abatable criminal activity.

On October 23, 2025, the real property of Bhagat Holdings, Ltd. (“Applicant”), located at 2415, 2435, and 2445 W. Northwest Highway, Dallas, Texas, was designated as a habitual criminal property under Chapter 27, Article VIII, of the Dallas City Code. Applicant appealed the chief of police’s decision to the Permit and License Appeals Board pursuant to Sections 27-51 and 2-96(a) of the Dallas City Code which state:

Section 27-51

“The chief’s determinations under Sections 27-49 and 27-50 of this chapter, as amended, are final unless the owner files a written appeal to the permit and license appeal board. The appeal must be filed with the city secretary not later than 10 calendar days after the date the owner receives the notice of the chief’s final determination. A person who does not attend the accord meeting is not entitled to an appeal under this section for one year after the accord meeting date in the notice. Only the owner is entitled to an appeal under this article.”

Section 2-96

“(a) If the director of a city department denies, suspends, or revokes a license or permit over which the director has regulatory authority, and no appeal is provided by ordinance to another city board, the action is final unless the applicant, licensee, or permittee files a written appeal to the

permit and license appeal board with the city secretary within 10 calendar days after the date of receiving notice of the director's action.”

B. COMPOSITION OF PANEL. Section 2-95 of the Dallas City Code provides, in pertinent part:

“(a) There is hereby created the permit and license appeal board of the city, which shall be composed of 15 members. Each city council member shall appoint one member to the board. The mayor shall appoint the board chair, and the full city council shall appoint the vice-chair.

(b) The permit and license appeal board shall hear appeals of department directors’ actions on licenses and permits issued by the city filed in accordance with Section 2-96 of this chapter and requests for exemptions from locational restrictions filed in accordance with Section 14-2.3, 14-2.4, or 41A-14 of this code, whichever applies.”

* * *

II. FINDINGS OF FACT

On February 5, 2026, the Board considered the evidence and arguments presented by the Applicant and the Dallas Police Department. Board member Robert Agnich made the motion to **affirm the decision of the chief of police** in accordance with Chapter 27 and Section 2-96 of the Dallas City Code, seconded by Jonathan Saxer. The Board approved the motion by a vote of 7-0.

The Board finds the following:

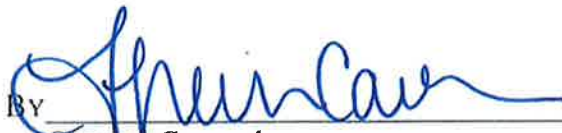
- (1) The property is the site of five or more abatable criminal activities within 365 days resulting in either a report of a law enforcement agency documenting an investigation of an abatable criminal activity on the property or enforcement action against any person associated with the abatable criminal activity on the property; and
- (2) The property is the site at which persons have historically committed abatable criminal activities, according to recent crime data.
- (3) The owner of a habitual criminal property **knowingly** tolerated the abatable criminal activity at the owner's property by failing to take reasonable steps, including those outlined in Section 27-49(b)(1) of this chapter, as amended, to abate the abatable criminal activity.

* * *

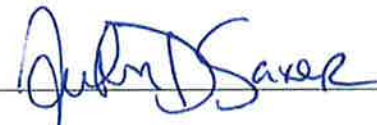
II. ORDER OF THE PERMIT AND LICENSE APPEALS BOARD


It is hereby adjudged and ordered by the Permit and License Appeals Board that the Applicant has not satisfied its burden of proof as required by the Dallas City Code, and therefore, **affirms the decision of the Chief of Police** in accordance with Chapter 27 and Section 2-96 of the Dallas City Code.

APPROVED AS TO FORM:
GENERAL COUNSEL, PERMIT AND LICENSE APPEALS BOARD

BY 
General Counsel

THE PERMIT AND LICENSE APPEALS BOARD

BY  Voting on the motion Aye Nay

BY  Voting on the motion Aye Nay

BY  Voting on the motion Aye Nay

BY  Voting on the motion Aye Nay

BY  Voting on the motion Aye Nay

BY Richard A Cuccia, II
Richard A Cuccia, II (Feb 7, 2026 07:43:37 CST) Voting on the motion Aye Nay

BY RS Quint (Feb 5, 2026 17:36:47 CST) Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

BY _____ Voting on the motion Aye Nay

**PERMIT AND LICENSE APPEAL BOARD
2026 ATTENDANCE REPORT**

HEARING: BHAGAT HOLDINGS, LTD. **DATE:** 02/05/2026

TIME: 8:37 AM 1:58 PM **HEARING FILE:** 25-6692
Start End

<u>POSITION</u>	<u>BOARD MEMBER</u>	<u>ATTENDANCE</u>
Chair / Place 15	Robert Agnich	P
Place 01	Jonathan Saxer	P
Place 02	Carmen Ayala	A
Place 03	VACANT	V
Place 04	VACANT	V
Place 05	Fredia Thomas	PV
Place 06	Laura Baez Torres	P
Place 07	Johnny Jefferson	PV
Place 08	Dr. Marsha Lynn Jackson	P
Place 09	Richard Cuccia	PV
Place 10	Stephen Jeffus	PV
Place 11	James Krohn	OH
Place 12	Robert Quint	PV
Place 13	Jennifer Shinn	P
Place 14	Javan Gonzalez	P

Legend: A–Absent; AW–Appeal Withdrawn at hearing; AWVT–Absent When Vote Taken; CON–Conflict; P–Present; PV–Present Virtually; V–Vacant; OH–Observe Hearing