

Memorandum



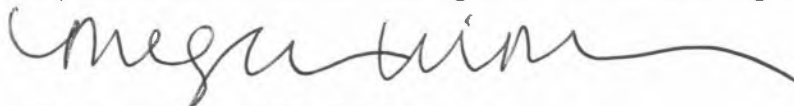
DATE March 7, 2024

TO Tony Shidid, Chair
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Consideration of authorizing a public hearing to determine the proper zoning on property zoned a CR Community Retail District, a CR Community Retail District with a D-Liquor Control Overlay, a CS Commercial Service District, an IM Industrial Manufacturing District, an LO-1 Limited Office District, an MF-2(A) Multifamily District, an NO(A) Neighborhood Office District, an NS(A) Neighborhood Service District, a P(A) Parking District, Planned Development District No. 439, Planned Development District 645, an R-5(A) Single Family District, an R-7.5(A) Single Family District, an R-7.5(A) Single Family District with Specific Use Permit No. 139 for an electrical substation, an R-7.5(A) Single Family District with Specific Use Permit No. 162 for a meeting house for the Boy Scouts of America, and a TH-3(A) Townhouse District in an area comprised of 1) the **Casa Guanajuato** Neighborhood, generally bounded by Brooklyn Avenue and Page Avenue to the north, S. Tyler Street to the east, W. Clarendon Drive to the south, and S. Montclair Avenue to the west; 2) the **South Edgefield** Neighborhood, generally bounded by W. Clarendon Drive to the north, Elmwood Branch to the east, DART rail line to the south, and S. Montclair Avenue to the west; and 3) the **Polk Vernon** Neighborhood, generally bounded by DART rail line to the north, S. Vernon Avenue to the east, Illinois Avenue to the south, and S. Polk Street to the west and containing approximately 277.83 acres.

Consideration is to be 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 authorize the hearing and not the rezoning of property at this time.



Megan Wimer, AICP, CBO
Manager – Service Area Planning
Planning and Urban Design

Memorandum



DATE February 1, 2024

TO Andrea Gilles, Director (I)
Planning and Urban Design Department

SUBJECT Request for Agenda Item for an Authorized Hearing

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property zoned a CR Community Retail District, a CR Community Retail District with a D-Liquor Control Overlay, a CS Commercial Service District, an IM Industrial Manufacturing District, an LO-1 Limited Office District, an MF-2(A) Multifamily District, an NO(A) Neighborhood Office District, an NS(A) Neighborhood Service District, a P(A) Parking District, Planned Development District No. 439, Planned Development District 645, an R-5(A) Single Family District, an R-7.5(A) Single Family District, an R-7.5(A) Single Family District with Specific Use Permit No. 139 for an electrical substation, an R-7.5(A) Single Family District with Specific Use Permit No. 162 for a meeting house for the Boy Scouts of America, and a TH-3(A) Townhouse District in an area comprised of 1) the **Casa Guanajuato** Neighborhood, generally bounded by Brooklyn Avenue and Page Avenue to the north, S. Tyler Street to the east, W. Clarendon Drive to the south, and S. Montclair Avenue to the west; 2) the **South Edgefield** Neighborhood, generally bounded by W. Clarendon Drive to the north, Elmwood Branch to the east, DART rail line to the south, and S. Montclair Avenue to the west; and 3) the **Polk Vernon** Neighborhood, generally bounded by DART rail line to the north, S. Vernon Avenue to the east, Illinois Avenue to the south, and S. Polk Street to the west and containing approximately 277.83 acres.

Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.

A map depicting the perimeter boundary of the area to be considered and a justification statement for the request are attached.

Thank you for your attention to this matter.


Christian Chernock, Commissioner D1


Commissioner D5


Commissioner Plac 15

Cc Arturo del Castillo, Assistant Director (I), Planning and Urban Design Department
Megan Wimer, Manager – Service Area Planning, Planning and Urban Design Department

**Casa Guanajuato/S. Edgefield/Polk Vernon
Authorized Hearing Justification**

In keeping with recommendations from the West Oak Cliff Area Plan, neighborhood representatives are requesting a neighborhood centered authorized hearing to explore and establish appropriate zoning regulations in order to help maintain the existing neighborhood character, while allowing for a gentle increase in density. A review of the current development standards has been requested; specifically, density, lot coverage, and setbacks, as well as consideration of the following:

- The appropriateness of the TH-3(A) Townhouse district (bounded by Wilbur Street to the north and W. Illinois Avenue to the south and including lots on both sides of S. Tyler Street and Boyd Street).
- Duplexes and triplexes compatible with established character and scale, by right.
- Accessory dwelling units (ADUs) by right.
- Sidewalks and streetscapes, specifically on Nolte Drive, Pembroke Avenue, Tyler Street, and Boyd Street.
- Parking (for ADUs, resident only).
- Landscaping and greenspaces.

